



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: TMP-6172
Submitted Department/Preparer: City Planning
Revised 6/10/24

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

Executive Summary

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 12 acres generally located at the southwest corner of NW 88th Street and N. Baltimore Avenue, north of Metro North Drive from District MPD to District O-3. (CD-CPC-2025-00101).

Discussion

This is a rezoning without a plan from District MPD to District O-3. The applicant is requesting to rezone the 12-acre tract of land generally located at the southwest corner of NW 88th Street and N. Baltimore Avenue, north of Metro North Drive from District MPD to District O. The site used to house a budget cinema that has since been demolished. The vacant site was part of the original Metro North Mall but was left out of the Metro North Crossing UR development plan. There is about 40-foot change in grade from NW 88th Street to Metro North Mall Drive.

Ordinance No. 200369 passed by City Council on May 21, 2020, rezoned the parcel from District B3-2 to District MPD, and approved an MPD plan that allowed for 250,000 square feet of office facility with 297 parking spaces. The plan allowed for a 5-story office building with 40,000 square foot per floor. The plan also allowed for future expansion of another 50,000 square foot. The MPD plan limits the development of this parcel to the development described above. The proposed rezoning will allow all the uses permitted pursuant to 88-120-03. These uses include Residential uses, Public/Civic uses, limited Light Commercial and Office (including Medical Office) uses.

City Staff Recommended approval.

The CPC Recommends approval.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?

Not applicable as this is an ordinance authorizing a zoning map amendment of privately owned land.

3. How does the legislation affect the current fiscal year?

Not applicable as this is an ordinance authorizing a zoning map amendment of privately owned land.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.

Not applicable as this is an ordinance authorizing a zoning map amendment of privately owned land.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?

Not applicable as this is an ordinance authorizing a zoning map amendment of privately owned land.

Office of Management and Budget Review

(OMB Staff will complete this section.)

- | | | |
|---|------------------------------|--|
| 1. This legislation is supported by the general fund. | ☐ Yes | ☒ No |
| 2. This fund has a structural imbalance. | ☐ Yes | ☒ No |
| 3. Account string has been verified/confirmed. | ☐ Yes | ☒ No |

Additional Discussion (if needed)

Not Applicable because this legislation does not have any fiscal impact.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - ☒ Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
 - ☐ Ensure quality, lasting development of new growth.
 - ☐ Increase and support local workforce development and minority, women, and locally owned businesses.

- ☐ Create a solutions-oriented culture to foster a more welcoming business environment.
- ☐ Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
- ☐

Prior Legislation

CD-CPC-2020-00036 – Ordinance No. 200369 passed by City Council on May 21, 2020, rezoned about 12 acres from District B3-2 to District MPD, and approved a development plan that allowed for an office building.

Service Level Impacts

Click or tap here to provide a description of how this ordinance will impact service levels. List any related key performance indicators and impact.

Other Impacts

1. What will be the potential health impacts to any affected groups?
This ordinance requires public engagement prior to a recommendation from City Plan Commission. The developer held a public engagement meeting on September 10, 2025. See attached summary as part of the staff report.
2. How have those groups been engaged and involved in the development of this ordinance?
This ordinance requires public engagement prior to a recommendation from City Plan Commission. The developer held a public engagement meeting on September 10, 2025. See attached summary as part of the staff report.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this is an ordinance authorizing a zoning map amendment of privately owned land.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)

Please provide reasoning why not:

[Click or tap here to enter text.](#)

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

[Click or tap here to enter text.](#)

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

No(Press tab after selecting)