



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250326

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

Approving a major amendment to a previously approved development plan on about 4.8 acres to construct a new emergency care hospital in District B3-2/R-0.5 generally located at 6735 Holmes Rd. CD-CPC-2025-00016

### Discussion

Development plans allow the City Council to review projects proposing significant development, to determine compliance with the purposes of the Zoning and Development Code and other city goals, policies, or regulations. Major amendments to previously approved development plans occur when one or more changes listed in 88-516-06-A are proposed.

The proposed project would site a new 24,946 sq ft emergency care hospital on the subject property, triggering a major amendment to the existing Research Medical Center Development Plan. The proposal also takes advantage of an existing access point off of Holmes Rd and underutilized parking. The existing and proposed hospital facilities will operate independently with no anticipated crossover of employees or patrons.

#### City Council Key Points

- Major amendment to a previously approved development plan.
- Proposed project = constructing a new emergency care hospital on the subject site.
- Eventually, the existing facilities on the site will be decommissioned.
- City staff recommended Approval, Subject to Conditions.
- There was no public testimony on this application.
- City Plan Commission recommended Approval, Subject to Conditions.

## 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 the major amendment of a previously approved development plan.
3. How does the legislation affect the current fiscal year?  
Not applicable – as this is an ordinance authorizing the major amendment of a previously approved development plan.
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 the major amendment of a previously approved development plan.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
The ordinance approves the construction of an emergency care hospital, which may generate revenue.

### 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)

No account strings need to be verified as this ordinance has no 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

021296: APPROVED

Approving an amendment to a previously approved preliminary plan in District PD/R-5, C-2 (Planned District/High Apartments, Local Retail Business) on approximately on 40.3 acre tract of land generally bounded by Rockhill Road and Holmes Road on the west, Troost Avenue on the east, 65th Street on the north, and 68th Street on the south for the purposes of deleting an approximately 3.9 acre tract of land from said preliminary plan.

170632: APPROVED

Approving a major amendment to the existing Baptist Medical Center development plan to delete an approximately 5.4-acre tract from the plan.

## Service Level Impacts

No impact expected.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
Not applicable – as this is an ordinance authorizing the major amendment of a previously approved development plan.
2. How have those groups been engaged and involved in the development of this ordinance?  
Public engagement as required by 88-505-12 does apply to this request. The applicant hosted a meeting on 03/11/2025. A summary of the meeting is attached to the CPC staff report.

No one appeared to provide testimony during the CPC public hearing.

3. How does this legislation contribute to a sustainable Kansas City?  
Not applicable - as this is an ordinance authorizing the major amendment of a previously approved development plan.
4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)

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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:

N/A

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

No(Press tab after selecting)

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?  
No(Press tab after selecting)