



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250265

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

Rezoning an area of about 0.4 acres generally located at the northwest corner of West 47th Street and Belleview Avenue from Districts R-1.5 (Residential) and B1-1 (Commercial) to District B2-2 (Commercial) and approving a development plan to allow for an expansion of an existing building and permitting an event venue in lieu of a Special Use Permit. (CD-CPC-2025-00006 & CD-CPC-2025-00005).

Discussion

The applicant is proposing to rezone approximately 0.4 acres from Districts B1-1 and R-1.5 to District B2-2. This rezoning will allow for the expansion of an existing building to add a third floor with a roof top bar. The project site consists of an existing building which is currently vacant. The proposed rezoning is associated with the accompanying plan.

The applicant is seeking approval of a Development Plan in proposed District B2-2 on approximately 0.4 acres generally located at the northwest corner of West 47th Street and Belleview Avenue, allowing for the expansion of an existing building. This application is in lieu of a Special Use Permit, which would be required for an Entertainment Venue in the B2 zoning district.

The existing building footprint is approximately 7,500 square feet. There are 23 parking spaces shown on the plans located on the north side of the building. The applicant is proposing a shared parking agreement with the property located at 4700 Belleview Avenue which will provide an additional 100 spaces. Access to the site will come from the exiting curb cut on Belleview Avenue located on the eastern side of the site, north of the building. Vehicular circulation is not proposed to change from the existing pattern. No additional pedestrian connections will be provided. The site currently has sidewalks on both street frontages.

Landscaping for this project includes continuous shrub lines to screen vehicular use areas and landscaping along the façade of the building on Belleview. Some species

provided include Green Gem Boxwood, Green Mountain Boxwood, Hicksi Yew, and Perfecta Juniper.

There was no public testimony on this application before the CPC. The West Plaza Neighborhood Association submitted a letter indicating their "non-opposition" to the project.

Staff Recommendation Development Plan: Approval with Conditions
Staff Recommendation Rezoning: Approval

CPC Recommendation Development Plan: Approval with Conditions
CPC Recommendation Rezoning: 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 private use of a property. .
3. How does the legislation affect the current fiscal year?
Not applicable as this is an ordinance authorizing private use of a property.
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 private use of a property.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this is an ordinance authorizing private use of a property.

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 as this is an ordinance authorizing private use of a property.

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

There is no prior legislation on the subject site.

Service Level Impacts

Not applicable as this is an ordinance authorizing private use of a property.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this is an ordinance authorizing private use of a property.
2. How have those groups been engaged and involved in the development of this ordinance?
Not applicable as this is an ordinance authorizing private use of a property.

3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this is an ordinance authorizing private use of a property.

4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Not applicable as this is an ordinance authorizing private use of a property.
[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:
Not applicable as this is an ordinance authorizing private use of a property.

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

No(Press tab after selecting)

Not applicable as this is an ordinance authorizing private use of a property.

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