



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260604

Submitted Department/Preparer: City Planning

Revised 01/30/25

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 0.3 acres generally located at 8699 N Bellefontaine Ave from Districts R-1.5 (Residential) and B2-2 (Commercial) to District B2-2 (Commercial). (CD-CPC-2026-00065).

Discussion

The applicant requests approval to rezone approximately 0.335 acres from District R-1.5 (Single-Family Residential) to District B2-2 (Community Business). Currently, the tract is mostly zoned R-1.5 with some portions of the tract B2-2. Approval of this rezoning will bring the full tract into the B2-2 district. The rezoning is intended to accommodate a landscape buffer that will screen a vehicular drive-through lane located immediately south of the subject property. Drive throughs must be at least 50 feet from any residential zoning district. This rezoning will allow the site to the south to be developed in accordance with the drive through standards of Section 88-340 of the Zoning and Development Code.

The subject site is a platted tract that functions as a transitional landscape buffer between the commercial properties to the south and the residential properties to the north. There is no plan submitted or required with this rezoning request. The tract is currently split-zoned between District R-1.5 and District B2-2; approval of the request would bring the entire tract into the B2-2 zoning designation.

Staff Recommendation: Approval

CPC Recommendation: 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 a rezoning of private property.
3. How does the legislation affect the current fiscal year?
Not applicable as this is a rezoning of private 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 a rezoning of private property.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this is a rezoning of private 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)

Click or tap here to enter text.

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):
 - Develop strategies focusing on areas traditionally underserved by economic development and redevelopment efforts.
 - Ensure quality, lasting development throughout the City; and continuing to grow the economy and the population of Kansas City in all areas.
 - Increase and support local workforce development and small and locally owned businesses.

- Create a more efficient, solutions-oriented environment, making it easier to operate within the City.
- Implement an economic development and tourism strategy to attract major investment and visitors.
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Prior Legislation

Case No. CD-CPC-2024-00184 - Ordinance 250146 approved a major amendment to a previously approved development plan in District R-1.5, B2-2 and B4-3 on about 36 acres generally located at the northwest corner of N. Indiana Avenue and NE Barry Road.

Service Level Impacts

Not applicable as this is a rezoning of private property.

Staff Recommendation

City Planning and Development

Select One: Sponsored
 Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One: Recommend
 Do Not Recommend
 Not Applicable

Staff and CPC recommend approval

Other Impacts

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

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

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

Not applicable as this is a rezoning of private 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 a rezoning of private 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 a rezoning of private property.

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

No(Press tab after selecting)