



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250534

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 6 acres allow for a 7,244 square foot building addition to the existing Jay Wolfe Toyota Dealership.in District B3-3 generally located at the southeast corner of North Congress Ave and Northwest Prairie View Road. (CD-CPC-2025-00058)

Discussion

The applicant is seeking approval of a major amendment to a previously approved Development Plan in District B3-3 on about 6 acres generally located at the southeast corner of North Congress Ave and Northwest Prairie View Road allowing for a 7,244 square foot building addition to the existing Jay Wolfe Toyota Dealership.

The proposed amendment is more than 10% of the existing structure which requires a Major Amendment to an existing Development Plan per Section 88-516-06 of the Zoning and Development Code.

The addition is proposed on the western portion of the existing building and will be constructed of brick to match the structure. It will include a garage door with transparent glass and will serve as additional space for the dealership's service department. The proposed architectural materials and articulation are consistent with the existing building and surrounding development.

Landscaping improvements to the entire site are also included in the proposal. This will bring the site into conformance with current landscaping standards. These include street trees, continuous shrub lines to screen vehicular use areas, and interior plantings. Notable species include New Harmony Elm, Ginkgo, Paperbark Maple, Shenandoah Switchgrass, and Inkberry.

Staff Recommendation: Approval with Conditions

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

Not applicable as this is an ordinance authorizing development of private 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

Case No. 6401-GP: On May 24, 1972 the City Plan Commission recommended approval of a General Planned Development District on 7.8 acres for industrial warehouse uses. **(Ordinance No. 41477, passed August 11, 1972).**

Case No. 247-S-24: On May 3, 1988 the City Plan Commission dismissed a request for an amendment to the KCIA General Development and Land Use Plan to amend about 85 acres from General Industry and General Transient Regional Business to Regional Business.

Case No. 10251-GP-4: On June 17, 1997 the City Plan Commission recommended approval of an amendment to a previously General Planned Development District Plan generally located between N. Congress Avenue and N.W. Prairie View Road approximately 800 ft. south of N.W. 97th Terrace, in District GP-1 (General Industrial) to allow four one-story buildings totaling 86,360 sq. ft. for office, retail and warehouse uses. **(Ordinance No. 971355, passed October 16, 1997).**

Service Level Impacts

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

Other Impacts

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

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

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

Not applicable as this is an ordinance authorizing development 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 an ordinance authorizing development 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 an ordinance authorizing development 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)