



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260603

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 0.8 acres generally located at the northwest corner of Ward Parkway Plaza and West 81st Street from District R-6 (Residential) to District B1-1 (Neighborhood Business). (CD-CPC-2026-00053).

Discussion

The applicant is requesting to rezone half of the approximately 0.8-acre site from District R-6 to District B1-1, except the 15 feet of the north side of the lot to create a zoning buffer from the residential district to the north. This buffer area will ensure that no development occurs within at least 15 feet of the property to the north. The subject site is a multi-tenant building across two previously platted lots that have been consolidated. In 2025, the applicant applied for a building addition (CRBC-2025-40142) on the rear side of the building and an interior renovation. During staff review, staff found an expansion of the parking area that encroached onto the R zoned District. The parking area expansion did not receive proper permitting and was in place when the current owner purchased the property. Staff worked with the applicant to add the following condition onto the permit: "That the applicant gain approval of a rezoning and seek the proper permits for the parking lot addition on the northern portion of the property prior to certificate of occupancy." Per 88-420-04 D (4): Access to off-street parking areas serving nonresidential uses may not traverse residentially zoned property. Approval of the rezoning would allow the expansion of the parking lot to remain.

There was no public testimony at the City Plan Commission. There was one letter submitted to City Staff prior to CPC that is attached to the staff report with this ordinance.

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 an ordinance authorizing a rezoning of private property.
3. How does the legislation affect the current fiscal year?
Not applicable as this is an ordinance authorizing 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 an ordinance authorizing 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 an ordinance authorizing 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

There is no prior legislation for this site.

Service Level Impacts

Not applicable as this is an ordinance authorizing 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

City Plan Commission recommendation: Approval
Staff recommendation: Approval

Other Impacts

1. What will be the potential health impacts to any affected groups?

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

3. How does this legislation contribute to a sustainable Kansas City?

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

