



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 240820

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 development plan, serving as a major amendment, on about 14.6 acres to allow for a Goodwill facility with associated uses in District B2-2 generally located at 5000 E Bannister Road. (CD-CPC-2024-00102)

### Discussion

The ordinance will approve a development plan for an existing building to allow for a Goodwill retail outlet facility along with an adult education center for people over 21 years old to work towards earning a high school diploma. There is also a childcare component to the building to provide childcare for the adults taking classes.

The previous plan on the site only allowed an entertainment and spectator sports facility and this ordinance will amend the allowed uses to anything permitted in a B2 zoning district. See staff report for additional details.

Staff recommended approval with conditions. There was no public testimony on this case. The City Plan Commission unanimously recommended 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 a zoning ordinance authorizing physical development on subject property by a private developer.
3. How does the legislation affect the current fiscal year?  
Not applicable as this is a zoning ordinance authorizing physical development on subject 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 zoning ordinance authorizing physical development on subject property with no improvements to public infrastructure.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?

This ordinance authorizes physical development of the subject property, 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 string to verify 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.
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## Prior Legislation

CD-CPC-2018-00012, 00113 – Ordinance No. 180822 – Rezoning a 15 acre tract of land, generally located at the northwest corner of I-435 and E Bannister Road, from District UR to District B2-2, and approving a development plan to allow for an entertainment and spectator sport facility. Approved 10/25/2018.

## Service Level Impacts

None expected

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
This ordinance was not evaluated for potential health impacts.
2. How have those groups been engaged and involved in the development of this ordinance?  
This project complies with the public engagement requirements in section 88-505-12.
3. How does this legislation contribute to a sustainable Kansas City?  
This ordinance will allow a variety of uses that are an asset to serving a population of people, particularly concentrated in Jackson County who do not have a complete high school education.
4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)

Click or tap here to enter text.

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:

Private development project.

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

No(Press tab after selecting)

Click or tap here to enter text.

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