



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: Ord 251056

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

Sponsor: Councilmember Kevin O'Neill

Approving a development plan on about 43 acres generally located at 9600 N.E.

Reinking Road in District R-10 for construction of a religious assembly development.

(CD-CPC-2025-00135)

Discussion

The plan proposes a 22,879 square foot church with 222 parking spaces. The building will be located on the west side of the property and outside of any stream buffer area. There is one proposed curb cut off NE Shoal Creek Parkway on the south side of the property. There will be no curb cuts off NE Reinking Road due to the existing stream corridors and topography.

There are internal sidewalks proposed around the building and through the eastern parking lot to provide safe pedestrian circulation from parking areas to the building entrances. Sidewalk along the western side of the proposed vehicular drive from NE Shoal Creek Parkway is also shown on the plans.

Proposed landscape species include Honey Locust, Eastern Redbud, Swamp White Oak, Red Oak, Juniper, and others.

Building materials include horizontal metal panels, vertical metal panels, and limestone veneer.

At the City Plan Commission hearing, the Commission voted to remove a correction from the Water Dept requiring all perimeter water mains be constructed in NE Reinking Rd and NE Shoal Creek Pkwy. Staff was not in support of this correction being removed. The plans associated with the ordinance show the proposed water main to be extended from the north in NE Reinking Rd only to the northeast corner of the subject property. CPC recommended approval with conditions.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
No applicable as this is private development on private property.
3. How does the legislation affect the current fiscal year?
No applicable.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Due to the lack of construction of perimeter water mains, the City may eventually need to build out infrastructure to fill in the gap at NE Shoal Creek Pkwy and NE Reinking Rd.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
No. the site will be developed with a religious assembly use which will have exemptions from certain taxes.

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)

This legislation 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.
- ☐

Prior Legislation

None

Service Level Impacts

Only requiring minor extension of the public water main to serve the very corner of this site will add cost to the next developer down the road or the rate payers if the City needs to build out infrastructure abutting a property that is greenfield development.

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 process required in 88-505-12.
3. How does this legislation contribute to a sustainable Kansas City?
The proposed development will maintain stream areas and sensitive natural features.
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

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)