



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260304

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 1 acre generally located at the northwest corner of North Cleveland Avenue and Northeast Winn Road from District R-6 (Residential) to B1-1 (Commercial). (CD-CPC-2026-00005).

Discussion

The applicant is proposing to rezone approximately one acre from District R-6 (Residential) to B1-1 (Commercial). This rezoning will allow for the commercial building to be reused for a neighborhood grocery store. The project site is a commercial building. A Certificate of Legal Non-Conforming Use was issued for the site in 1954 to allow for a second-hand merchandise business. The letter notes that this building was used for commercial business prior to the City annexing the area in 1950. The store has not been operational since approximately 2008 and the CLNU is no longer valid. The proposed rezoning does not require an accompanying plan.

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

Prior Legislation

There is no prior legislation for this site.

Service Level Impacts

Not applicable as this is an ordinance that authorizes the rezoning of private property.

Staff Recommendation

City Planning & Development

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

Select One: Recommend
 Do Not Recommend
 Not Applicable

Approval

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this is an ordinance that authorizes the 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 that authorizes the rezoning of private property.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this is an ordinance that authorizes the 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 that authorizes the 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 that authorizes the 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 that authorizes the 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)