



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250943

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

Rezoning an area of about 1.8 acres generally located 150 feet north of the intersection of North Platte Purchase Drive and Northwest 78th Street from District R-80 to District R-7.5 to allow for the creation of an additional residential lot. (CD-CPC-2025-00146).

Discussion

The applicant is requesting to rezone approximately 1.8 acres from District R-80 to District R-7.5. The subject site is currently a single unplatted lot. The rezoning request does not require an accompanying development plan, special use permit, or area plan amendment. However, there is a Minor Subdivision Type II Lot Split (CLDMS-2025-00052) application currently on hold until this proposed rezoning is completed.

Approval of the rezoning would allow the applicant to create an additional lot from the 1.8 acres (please see the attachment). The R-80 Zoning District restricts the creation of the proposed additional lot. R-80 Zoning District requires a minimum of 80,000 square feet to create an additional lot. The Minor Subdivision Lot Split proposes to create an additional lot to the east of the lot that is 1.12 acres in size. The subdivision will also adjust the lot line to north, and create a flag lot to allow for the proposed Lot 1 to have access to the sewer main off North Liberty Street. This review will be a separate process, following approval of the proposed rezoning.

There has been no public testimony received by staff or verbally at the CPC.

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

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 because this legislation does not have any 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

There is no prior legislation that pertains to the rezoning of this property. However, there is a minor subdivision lot split association with this case, which is plan number CLDMS-2025-00052.

Service Level Impacts

Not applicable as this is an ordinance authorizing a rezoning of land

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 land
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 land
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this is an ordinance authorizing a rezoning of land
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 land
[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 land

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 land

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

No(Press tab after selecting)