



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 260599

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 1.7 acres generally located at the northeast and northwest corners of Belleview Avenue and W 30th Street from District R-2.5 to District DX-2. (CD-CPC-2026-00018)

### Discussion

The subject site contains three parcels. The existing 115,857 square foot building sits on the eastern parcel and the 68-space parking lot covers the two western parcels. The applicant is seeking an area plan amendment and rezoning at the advice of Planning staff to abate zoning violations for uses not permitted in an R-2.5 zoning district and operating outside of the previously approved certificate of legal nonconforming use.

Several members of the public spoken in opposition to the rezoning at the CPC public hearing. CPC recommended approval 6-1.

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
Not applicable as this ordinance authorizes a zoning change.
3. How does the legislation affect the current fiscal year?  
Not applicable as this ordinance authorizes a zoning change.
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 ordinance authorizes a zoning change.

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

Not applicable as this ordinance authorizes a zoning change.

**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 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):
  - 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**

None

## Service Level Impacts

None

## 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 and staff recommend approval

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
Not applicable as this ordinance authorizes a zoning change.
2. How have those groups been engaged and involved in the development of this ordinance?  
This ordinance complies with the public engagement requirement per 88-505-12.
3. How does this legislation contribute to a sustainable Kansas City?  
Not applicable as this ordinance authorizes a zoning change.
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:

This ordinance authorizes a zoning change.

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)