



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 251057

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 an amendment to a previously approved development plan on about 13.18 acres in District B3-2 generally located at 8601 N. Madison Avenue to expand the allowed uses to include those allowed in the B3-2 zoning district. The major amendment is also acting as a special use permit for Lot 6 to allow for Motor Vehicle Repair, General.

Discussion

The previously approved plan proposed a non-residential development consisting of seven (7) lots, and specific uses listed for each lot. The current proposal removes the specific uses from each lot and expands the uses in the development area to all those allowed in the B3-2. The applicant provided a list of prohibited uses on their site plan.

The development plan also acts as a special use permit for Lot 6 for Motor Vehicle Repair, General. The applicant submitted plans with additional details and elevations for Lot 6.

The City Plan Commission heard the case on December 3, 2025. There was no public testimony. The Commission voted to approve with conditions at the hearing, removing a condition requiring revised elevations as new elevations were provided prior to the meeting.

One of the conditions the City Plan Commission approved stated, "All outstanding corrections shall be resolved prior to Ordinance Request". The applicant requested a Council introduction and removed this condition from the ordinance language. There are two outstanding corrections from the Water Services Department that need to be resolved. The corrections are:

1. Provide a phased development plan including phasing of utilities for each phase.
2. Storm sewer line connecting to Storm Drain within State R/W to be Public from connection point in State R/W to connection point in N Madison (connection to back of street inlet). The public storm sewer alignment shall be located in its own public

easement and outside of the proposed access and utility easement. All other Storm Sewer on site to be private within a private easement and covenant to maintain. Designate same on plan.

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 the proposed uses on the property.
3. How does the legislation affect the current fiscal year?
Not applicable as this is a zoning ordinance authorizing the proposed uses on the property.
4. Does the legislation have a fiscal impact in future fiscal years? Please note the difference between one-time and recurring costs.
Not applicable as this is a zoning ordinance authorizing the proposed uses on the property.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this is a zoning ordinance authorizing the proposed uses on the 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)

This legislation has no fiscal funding attached to it.

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-2024-00192 - approving a non-residential development plan also acting as a preliminary plat in district B3-2 on about 13.18 acres generally located at 8601 North Madison Avenue. Approved via Committee Sub. 250217 on March 20, 2025.

CD-AA-2025-00060 - A request to approve a Minor Amendment to an approved Development Plan which serves as a Preliminary Plat in District B3-2 (commercial) on about 13.18 acres generally located at 8601 N Madison Avenue. Approved July 28, 2025.

CD-CPC-2022-00003 - approved a development plan and a preliminary plat to create one (1) lot and one (1) tract for multifamily residential uses containing 144 units. Approved via Ordinance No. 220258 on March 31, 2022.

Service Level Impacts

None.

Other Impacts

1. What will be the potential health impacts to any affected groups?
No health impacts were evaluated with this ordinance.

2. How have those groups been engaged and involved in the development of this ordinance?

This project complies with the public engagement process required by section 88-505-12.

3. How does this legislation contribute to a sustainable Kansas City?

Click or tap here to enter text.

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:

Click or tap here to enter text.

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)