



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260555

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

Approving a development plan in District B3-2 (Neighborhood Business) to allow for commercial/retail development on about 4.6 acres generally located south of N.W. Barry Road and west of N. Platte Purchase Drive (2201 N.W. Barry Road). (Case No. CD-CPC-2026-00066)

Discussion

The proposed plan includes an existing retail building to remain and the addition of outdoor light equipment sales and rental as a second principal use. Originally, staff considered the outdoor sales to be accessory to the principal building; however, the Zoning Code only allows accessory outdoor retail sales to be 15 percent of the gross floor area of the principal building, which the proposed plan exceeds. The majority of the site will remain the same aside from the proposed fenced area on the west side of the site and added screening of a permanent trailer display on the east side of the site.

Proposed fencing facing NW Barry Road will be either a horizontal pre-finished vinyl or aluminum. The other sides of the fenced area may be chain link with gates on the east and west sides for vehicles to pull through. Exact species for landscape screening will be determined prior to planting, but possible species include Hornbeam, Aspen, and Dogwood. Fencing and landscaping will be reviewed further with the building permit.

CPC voted to recommend approval with the conditions attached to the staff report and 4 additional conditions found in the CPC Disposition Letter and written below.

1. Deliveries, loading, unloading, refuse collection, and outdoor material handling shall not occur outside of the normal business hours of 7:00am to 9:00pm.
2. Idling of trucks or equipment shall not occur outside of the normal business hours of 7:00am to 9:00pm.

3. The applicant shall utilized effective litter-control measures and exercise prompt cleanup of any trash or debris that leaves the property.
4. All dumpsters and refuse areas to remain enclosed and regularly serviced to prevent overflow, odors, and wind-blown debris.

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 land use and physical development on a private property.
3. How does the legislation affect the current fiscal year?
Not applicable as this ordinance authorizes land use and physical development on a 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 ordinance authorizes land use and physical development on a private property.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this ordinance authorizes land use and physical development on a 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)

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

Staff and CPC recommended approval subject to conditions.

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 ordinance complies with public engagement as required by 88-505-12.
3. How does this legislation contribute to a sustainable Kansas City?
Not directly.
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)