



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250873

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 0.15 acres generally located 150 feet north of the intersection of West 36th Street and Baltimore Avenue from District R-6 (Residential) to District R-1.5 (Residential) to allow for a multi-unit house. (CD-CPC-2025-00109).

Discussion

The applicant is requesting to rezone approximately 0.15 acres from District R-6 to District R-1.5. The subject site is a single platted lot. The rezoning request does not require an accompanying development plan, special use permit, or area plan amendment. Approval of the rezoning would allow the applicant to complete an interior remodel of the existing structure into a three-unit house. The current R-6 zoning district does not allow for a multi-unit house. The applicant stated this structure has previously been used as a three-unit house. The existing structure caught fire in March of 2025 and needs a full remodel. City Staff found no evidence of this house being legally converted into a three-unit house. There is a variance case from 1985 to allow for an additional unit in an already constructed duplex, but City staff is unable to find any information on if the hearing was held, or if the case was approved, or denied. There are houses on the same block that have obtained Certificates of Legal Non-Conformance to continue operating multi-unit houses in the current R-6 Zoning District. The applicant has chosen to move forward with a rezoning application.

Staff recommended approval of the rezoning request. There was no public testimony at the City Plan Commission. The City Plan Commission recommended 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 the rezoning of land.

3. How does the legislation affect the current fiscal year?

Not applicable as this is an ordinance authorizing the 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 the 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 the 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)

This ordinance has no direct 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 variance case from 1985 to allow for an additional unit in an already constructed duplex, but City Staff is unable to find any information on if the hearing was held, or if the case was approved, or denied.

Service Level Impacts

Not applicable as this is an ordinance authorizing the 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 the rezoning of land.
2. How have those groups been engaged and involved in the development of this ordinance?
Rezoning are required by code to host a public engagement meeting. A public engagement meeting was held on August 19, 2025.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this is an ordinance authorizing the 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 the 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 the 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 the 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)