



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260507

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 587 acres generally located between Lou Holland Drive and N. Broadway Freeway from District M1-5 to District KCIA. (CD-CPC-2026-00048).

Discussion

Staff recommended rezoning to the KCIA special purpose district as it is the most applicable to the use of the Downtown Airport property, although it was named more specifically for the Kansas City International Airport.

The subject site is legally nonconforming as the current Zoning and Development Code doesn't explicitly allow airport operations in any zoning district aside from KCIA, which is a special purpose zoning district created for the Kansas City International Airport. The Downtown Airport was established in 1927, shortly after the City's first Zoning Code was adopted in 1923. The 1923 Zoning Code lists aviation field in a U-7 special class zoning district along with refuse dumps, amusement parks, and cemeteries. Aviation field is also listed as a special class allowed in any zoning district with a special use permit in the 1954 Zoning Code. Due to the proposed expansion of this nonconforming use, staff advised rezoning to KCIA, as it best fits the airport operations and continued development.

Staff and CPC recommend approval. There was no public testimony at the CPC hearing.

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 a zoning change.

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

Not applicable as this is a zoning 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 is a zoning ordinance authorizing a zoning change.

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

Not applicable as this is a zoning ordinance authorizing 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

This rezoning ordinance will allow a more streamlined approval process for future development of the Downtown Airport.

Staff Recommendation

City Planning and Development & Councilman Bunch

Select One: ☒ Sponsored
☐ Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One: ☒ Recommend
☐ Do Not Recommend
☐ Not Applicable

Staff and CPC recommend approval of this rezoning.

Other Impacts

1. What will be the potential health impacts to any affected groups?
No health impacts were studied with this rezoning request.
2. How have those groups been engaged and involved in the development of this ordinance?
The applicant completed public engagement as required by 88-505-12.
3. How does this legislation contribute to a sustainable Kansas City?
This rezoning ordinance will allow a more streamlined approval process for future development of the Downtown Airport.

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:

Not applicable as this is a zoning ordinance authorizing 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)