



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250325

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 1.9 acres generally located at 9200 NW 119th Ter from District AG-R (Agricultural - Residential) to District B3-3 (Community Business). CD-CPC-2024-00178

Discussion

The applicant is seeking to rezone the subject property from AG-R (Agricultural - Residential) to B3-3 (Commercial Business) so the site's zoning district reflects existing conditions. It is unclear why the site is split-zoned exactly in this manner, city staff assumes it is a result of I-29 and NW Cookingham Dr development. Since a part of the building is located in an AG-R district, signage located in that portion of the district must comply with residential sign regulations. As a commercial business, they prefer to be subject to non-residential sign standards. Thus, their request for the rezoning.

City Council Key Points

- The site is currently split zoned (AG-R and B3-3).
- The subject rezoning request brings the entire site under the B3-3 zoning designation.
- City staff recommended Approval.
- There was no public testimony before 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 a rezoning.

3. How does the legislation affect the current fiscal year?
Not applicable – as this is an ordinance authorizing a rezoning.
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 a rezoning.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable – as this is an ordinance authorizing a rezoning.

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)

No account string to verify because this ordinance does not have a 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

None.

Service Level Impacts

No impact expected.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable – as this is an ordinance authorizing a rezoning.
2. How have those groups been engaged and involved in the development of this ordinance?
Public engagement as required by 88-505-12 does apply to this request. The applicant hosted a meeting on 02/10/2025. A summary of the meeting is attached to the CPC staff report.

No one appeared to provide testimony during the CPC's public hearing.

3. How does this legislation contribute to a sustainable Kansas City?
Not applicable.
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:
N/A

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

No(Press tab after selecting)