



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 241057

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

A request to approve an area plan amendment to amend the Line Creek Valley Area Plan future land use recommendation from residential low density to mixed use community on about 2 acres generally located at NW Barry Road and NW Winter Avenue. (CD-CPC-2024-00170)

Discussion

The Zona Rosa ownership group is proposing to rezone a 1.5 acre parcel of undeveloped land on the northeast corner of NW Barry Road and NW Winter Avenue from B3-3/R-2.5 and R-7.5 to B3-3 to allow for commercial land uses. In 2008, the City Council approved a Chick-fil-A, but no permit was pulled within two years of approval and the previously approved development plan has since lapsed. The approved ordinance, which is no longer in full force and effect, did require the developer to enter into a Cooperative Agreement with the City prior to issuance of a final certificate of occupancy. The developer was required to contribute \$7,200 towards the cost of improving the intersection at NW Barry Road and NW Winter Avenue.

The Line Creek Valley Area Plan, which originally recommended commercial uses on the subject property, was amended in 2009 when the KCI Area Plan was being revised and now currently recommends Residential Low Density as the future land use. NW Barry Road is identified as a thoroughfare on the City's Major Street Plan and the corridor is generally comprised of commercial uses, multi-unit residential structures, institutional uses and heavy vehicular traffic.

On November 20, 2024, staff recommended approval of the application and the City Plan Commission (CPC) recommended approval of the area plan amendment with a vote 6-0.

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.
3. How does the legislation affect the current fiscal year?
Not applicable, as this is a zoning ordinance.
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.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
No specific users have been identified for the proposed developer, therefore it is extremely difficult for staff to determine if this legislation will generate revenue.

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 as 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?
Housing and Healthy Communities (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):

- Utilize planning approaches in neighborhoods to reduce blight, ensure sustainable housing, and improve resident wellbeing and cultural diversity.
- Maintain and increase affordable housing supply to meet the demands of a diverse population.
- Address the various needs of the City's most vulnerable population by working to reduce disparities.
- Foster an inclusive environment and regional approach to spur innovative solutions to housing challenges.
- Ensure all residents have safe, accessible, quality housing by reducing barriers.
- Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

Prior Legislation

On February 5, 2008, Case No. 12645-GP-1 was approved by the City Plan Commission to allow for rezoning from District GP-3/4 (regional business/high density residential) and District GP-6 (low density residential) to District GP-3/4 (regional business/high density residential), and approval of a preliminary development plan for a 3,921 square foot restaurant with drive-through. (Zona Rosa District A). The City Council approved the request on March 6, 2008 (Ord. No. 080147).

Service Level Impacts

The area plan amendment resolution is required to allow for commercial uses on the subject property. Staff does anticipate that future commercial development may require additional public infrastructure (vehicular and pedestrian improvements).

Other Impacts

1. What will be the potential health impacts to any affected groups?
Additional vehicular traffic could be generated by additional commercial uses.
2. How have those groups been engaged and involved in the development of this ordinance?
Area plan amendments (resolutions) do not require public engagement. The applicant did hold public engagement for the rezoning application (CD-CPC-2024-00153) on November 12, 2024.
3. How does this legislation contribute to a sustainable Kansas City?
No sustainable contributions have been identified for the proposed project.

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)