



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250364

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

Approving an area plan amendment to the Swope Area Plan future land use recommendation from residential medium-high density to mixed-use community on about one acre generally located at the northwest corner of Prospect Avenue and Dr. Martin Luther King Jr. Boulevard. (CD-CPC-2025-00037)

### Discussion

The applicant is proposing an area plan amendment to the Swope Area Plan future land use recommendation from residential medium-high density to mixed-use community on about one acre, mixed-use development plan on the northwest corner of Dr. Martin Luther King Jr. Boulevard and Prospect Avenue.

The proposed rezoning request does not align with the Swope Area Plan recommendation of residential medium-high density; however, the proposed B1-1 zoning will be complementary to the adjacent developments. The applicant applied for an area plan amendment to bring the land use designations into conformance with the proposed development plan. The details for the companion rezoning and development plan are addressed in a separate docket memo.

Staff recommended approval of the rezoning and area plan amendment, and approval with conditions of the Development Plan. There was no public testimony at the City Plan Commission meeting. The City Plan Commission unanimously recommended approval of the area plan amendment.

### Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No

2. What is the funding source?  
Not applicable as the proposed resolution authorizes an area plan amendment to the Swope Area Plan.
3. How does the legislation affect the current fiscal year?  
Not applicable as the proposed resolution authorizes an area plan amendment to the Swope Area Plan.
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 the proposed resolution authorizes an area plan amendment to the Swope Area Plan.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
Not applicable as the proposed resolution authorizes an area plan amendment to the Swope Area Plan.

### **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 resolution 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):
  - ☐ 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 related to this area plan amendment other than the rezoning ordinance, CD-CPC-2025-00008.

## Service Level Impacts

No impact expected.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
Not applicable as the proposed resolution authorizes an area plan amendment to the Swope Area Plan.
2. How have those groups been engaged and involved in the development of this ordinance?  
Not applicable as the proposed resolution authorizes an area plan amendment to the Swope Area Plan.
3. How does this legislation contribute to a sustainable Kansas City?  
Not applicable as the proposed resolution authorizes an area plan amendment to the Swope Area Plan.
4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)  
  
Not applicable as the proposed resolution authorizes an area plan amendment to the Swope Area Plan  
Not applicable as the proposed resolution authorizes an area plan amendment to the Swope Area Plan.

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 the proposed resolution authorizes an area plan amendment to the Swope Area Plan

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

No(Press tab after selecting)

Not applicable as the proposed resolution authorizes an area plan amendment to the Swope Area Plan

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

No(Press tab after selecting)