



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: TMP-6363

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 1.37 acres generally located at 9820 N Oak Trafficway from District MPD to District B2-2. (CD-CPC-2025-00178).

Discussion

This is a companion rezoning with case CD-CPC-2025-00198 for an amendment to the future land use recommendation in the Gashland/Nashua Area Plan at the same location.

Popeye's was originally planned for the subject site and an MPD final plan was approved in 2022 to allow construction of the drive-through restaurant. The previous MPD final plan for Popeye's on Lot 5 lapsed after two years (2024) due to lack of construction of the project. Section 88-520-04-E states that if the developer fails to commence the project approved by the MPD final plan within two years of approval, the MPD will have no further effect for that area and the regulations of R-80 govern those portions of the MPD.

Popeye's is still expected to develop the property with their drive-through restaurant in the new B2-2 zoning.

Staff and CPC recommend approval without conditions. There was no public testimony before CPC.

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 to rezone property to change allowed land uses.

3. How does the legislation affect the current fiscal year?
Not applicable as this is an ordinance to rezone property to change allowed land uses.
4. Does the legislation have a fiscal impact in future fiscal years? Please note the difference between one-time and recurring costs.
Not applicable as this is an ordinance to rezone property to change allowed land uses.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this is an ordinance to rezone property to change allowed land uses.

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 legislation 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.
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Prior Legislation

CD-CPC-2025-00099 – Ordinance 250836 – Rezoning an area of about 2.83 acres located at 9790 N Oak Trfy from District MPD to District MPD, and approving an amendment to a previously approved development plan to allow for the development of the site for retail and general auto repair service uses. Approved October 2, 2025

Service Level Impacts

None

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this is an ordinance to change allowed land uses.
2. How have those groups been engaged and involved in the development of this ordinance?
The ordinance is in compliance with public engagement as required by 88-505-12.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this is an ordinance to change allowed land uses.
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:

Resolution to amend a future land use recommendation in an Area Plan.

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)