



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 230861

Submitted Department/Preparer: City Planning

Revised 8/3/23

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

Sponsor: City Planning and Development Director & City Plan Commission

Rezoning an area of about 2.6 acres generally located at NE Barry Rd and N. Brighton Ave from District B1-1 to District B3-3. (CD-CPC-2023-00127).

Discussion

The applicant is requesting to rezone this property to allow for the construction of an auto repair facility.

Explanation of CWBP Response:

The proposed rezoning allows a greater variety of uses which makes it more likely the undeveloped property will development, and in turn makes it more likely to generate employment and revenue for the city.

Fiscal Impact

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

2. What is the funding source?

This is not applicable as this is a zoning ordinance authorizing permitted uses on private property.

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

This is not applicable as this is a zoning ordinance authorizing permitted uses on private property.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.

This is not applicable as this is a zoning ordinance authorizing permitted uses on private property. N. Brighton Avenue is on the City's Major Street Plan and the applicant has dedicated public right-of-way to allow for future improvements that will be the responsibility of the City.

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

This ordinance authorizes permitted uses on private property which is currently undeveloped. Rezoning may facilitate development, which ultimately may 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)

There is no account string to verify as this ordinance has no fiscal impact.

Citywide Business Plan (CWBP) Impact

1. View the [FY23 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):
- Maintain and increase affordable housing supply to meet the demands of a diverse population
 - Broaden the capacity and innovative use of funding sources for affordable housing
 - Invest in neighborhood stabilization and revitalization to reduce blight, ensure sustainable housing, and improve the wellbeing of residents while sustaining their diverse cultures
 - Ensure all occupants of residences have quality, efficient, and healthy housing with minimal economic or regulatory barriers
 - Address the various needs of the City's most vulnerable population
 - Utilize planning approaches to improve the City's neighborhoods

Prior Legislation

None

Service Level Impacts

No impact expected.

Other Impacts

1. What will be the potential health impacts to any affected groups?
This zoning ordinance authorizes permitted uses which has not been evaluated for its health impact.
2. How have those groups been engaged and involved in the development of this ordinance?
This ordinance requires public engagement prior to a recommendation from the City Plan Commission (CPC). The developer held a public engagement meeting on 9-12-2023.
3. How does this legislation contribute to a sustainable Kansas City?
City Planning and Development Staff evaluated this against the following sustainability goals and objectives in The KC Spirit Playbook:

Affordable Community: We will create and nurture an affordable community and strive for abundant opportunity and employment at a livable wage for our residents.

4. Department staff certifies the submission of any applicable Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), Non-Discrimination documents, and Letters of Intent to Subcontract (LOIs) to CREO prior to 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.](#)

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

No(Press tab after selecting)

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

No(Press tab after selecting)

