



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: City Planning

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 from District R-80 (Residential) to B-4 (Commercial) and approval of a Development Plan to allow for the private storage of vehicles in District B-4 on about 5 acres generally located at the northeast corner of Charlotte Street and 134th Street.

Discussion

See City Plan Commission Staff Report for a detailed description and analysis of proposal. See City Plan Commission Disposition Letter for the Commission's recommended conditions. SUMMARY OF CHANGES FOLLOWING CITY PLAN COMMISSION: Removed condition stating: That the developer enter into a Secured Deferral Agreement for the half street improvement to _____ and _____ as required by Chapter 88, prior to issuance of a Temporary or Final Certificate of Occupancy. The Secured Deferral Agreement shall be for a period of 10 years, until further improvements occur on the property, or until street improvements occur on the opposite side of the street, whichever occurs first. Modified the following conditions adding "If development were to occur on the eastern side of the lot": The developer shall submit a Preliminary Stream Buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements if development were to occur on the eastern side of the lot. The developer shall submit a final stream buffer plan to the Land Development Division for approval prior to issuance of any building permits and obtain permits for the Stream Buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements if development were to occur on the eastern side of the lot. Modified the following conditions adding "For the purposes of a garage": The developer must pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division for the purposes of a garage.

Fiscal Impact

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

2. What is the funding source?

N/A

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



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N/A

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

N/A

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

N/A

Budget Review

(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

Additional Discussion (if needed)

N/A

Citywide Business Plan Impact

N/A

Prior Legislation

See CPC Staff Report

Service Level Impacts

See CPC Staff Report

Other Impacts

- 1. What will be the potential health impacts to any affected groups?

Not Applicable as this is a Zoning and Development Code



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2. How have those groups been engaged and involved in the development of this ordinance?

Public engagement per 88-505-12 has been conducted.

3. How does this legislation contribute to a sustainable Kansas City?

Not Applicable as this is a Zoning and Development Code

4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?

Not Applicable as this is a Zoning and Development Code

5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?

Not Applicable as this is a Zoning and Development Code.