



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 230820

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

Approving a development plan and preliminary plat constituting a major amendment to a previously approved development plan, in district B2-2 on about 4.8 acres generally located at 520 NE 107th Street. (CD-CPC-2023-00105)

Discussion

Key Points:

- Previously-approved plan allowed development of a strip mall style development.
- Ordinance proposes new plan to change the style from a strip mall to a pad site style development to accommodate a car wash and a new plat to accommodate the division of land in a manner consistent with the plan changes.

Explanation of Citywide Business Plan Answers:

Utilize planning approaches to improve the City's neighborhoods was selected as an applicable objective related to the Citywide Business Plan as the proposed development lies near a neighborhood. As can often be the case with commercial developments like this, the objectives offered are not directly applicable.

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 authorizing physical development of subject property, subdivision of land, and allowed uses on private subject property.
3. How does the legislation affect the current fiscal year?
Not applicable as this is a zoning ordinance authorizing physical development of subject property, subdivision of land, and allowed uses on private subject property.

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 ordinance does not authorize dedication of right-of-way or construction of public infrastructure.

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

This ordinance authorizes physical development of the subject property, which 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)

Click or tap here to enter text.

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

Ordinance 070339 - To amend a previously approved development plan to permit development of 58,982 sq. ft. of commercial space including a convenience store with gasoline sales and car wash, fast food restaurant, bank, office, and retail center in District CP-2 (Local planned business center). Approved April 19, 2007

Service Level Impacts

No impact expected.

Other Impacts

1. What will be the potential health impacts to any affected groups?
This zoning ordinance authorizes new development which has not been evaluated for its health impact).
2. How have those groups been engaged and involved in the development of this ordinance?
Public engagement per 88-505-12 was completed
3. How does this legislation contribute to a sustainable Kansas City?
Striving for enhanced site planning and pedestrian safety.
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:
Not applicable for private development
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)

