



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 230930

Submitted Department/Preparer: City Planning

Revised 10/17/23

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: Director of City Planning and Development Department  
Rezoning an area of about 2.59 acres generally located at the southeast corner of Leeds Trafficway and Emanuel Cleaver II Boulevard from District R-2.5 to District M1-5. (CD-CPC-2023-00142).

### Discussion

The request to rezone is required for Hiland Dairy to expand their operations. The applicant conducted public engagement as required by the Zoning and Development Code. Any future development will have to comply with the Boulevard and Parkway Standards.

Hiland Dairy is seeking to rezone this property (roughly 2.6 acres) in order to grow the operations of their existing plant which is located directly south of the subject property. This ordinance utilizes planning approaches to improve the City's neighborhoods.

### 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 (subdivision of subject property/physical development of subject property/allowed uses on subject property).
3. How does the legislation affect the current fiscal year?  
Not applicable as this is a zoning ordinance authorizing (subdivision of subject property/physical development of subject property/allowed uses on 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 is a zoning ordinance authorizing (subdivision of subject property/physical development of subject property/allowed uses on subject property).

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

The rezoning will allow for Hiland Dairy to expand their operations.

**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):
  - 
  - 
  - 
  - 
  - 
  -

**Prior Legislation**

There is no prior legislation on the subject property.

**Service Level Impacts**

This ordinance is to rezone 2.6 acres from residential to manufacturing. If the land is developed the property owner will be required to stabilize the steep slope along Leeds Trafficway and make stormwater improvements.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
This zoning ordinance can have a potential health impact to reduce the amount of illegal dumping that is currently occurring on and near this property.
2. How have those groups been engaged and involved in the development of this ordinance?  
The applicant held a public engagement meeting and notified all property owners within 300' of the subject property prior to the City Plan Commission hearing.
3. How does this legislation contribute to a sustainable Kansas City?  
The proposed rezoning can allow for economic growth and physical improvements to stormwater management and illegal dumping within the immediate area.
4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)  
  
This is not applicable as the rezoning is intended to accommodate manufacturing uses.  
[Click or tap here to enter text.](#)
5. 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.](#)
6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?  
  
No(Press tab after selecting)
7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

No(Press tab after selecting)