



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 230991

Submitted Department/Preparer: City Planning

Revised 11/01/23

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 1.1 acres generally located at Van Brunt Boulevard and E. Linwood Boulevard from District B3-2 to District B4-2. (CD-CPC-2023-00147).

Discussion

The request to rezone is required to allow for a digital menu board sign for a Taco Bell. The drive-through facility was approved by the BZA in 2022 and the use is permitted via a special use permit (SUP) since it is within and adjacent to 150' of boulevard. The existing zoning (B3-2) does not permit a digital menu board sign.

Historically speaking, staff does not usually support a rezoning to allow for a sign. In this case, the Boulevard and Parkway Standards provides a safety net in which it prohibits or requires a special use permit for any uses that could be detrimental to the public health, safety and welfare of nearby properties or residents.

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 Taco Bell to have a digital menu board sign.

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):
- Utilize planning approaches in neighborhoods to reduce blight, ensure sustainable housing, and improve resident wellbeing and cultural diversity.
 - Maintain and increase affordable housing supply to meet the demands of a diverse population.
 - Address the various needs of the City's most vulnerable population by working to reduce disparities.
 - Foster an inclusive environment and regional approach to spur innovative solutions to housing challenges.
 - Ensure all residents have safe, accessible, quality housing by reducing barriers.
 - Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

Prior Legislation

The BZA approved Case. No. CD-SUP-2022-00033 to approve a drive-through facility generally located at E. Linwood Boulevard and Van Brunt Boulevard on 12/13/2022.

Service Level Impacts

No service level impact is anticipated.

Other Impacts

1. What will be the potential health impacts to any affected groups?
The zoning ordinance can have a health impact related to vision issues due to the brightness of the screen.
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?
Creating a future-proofed city by better anticipating and reacting to new technologies and evolving conditions. New technology and innovation can improve the efficiency and effectiveness of urban systems and support sustainable growth and development.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

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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:

[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)

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)