City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240432
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

Rezoning an area of about 30.26 acres generally located at E. 87th Street and Interstate 435 from District UR (Urban Redevelopment) to District UR and approving a development plan to allow for manufacturing uses. (CD-CPC-2024-00025).

Discussion

This application is triggered by the requirements of 88-516-06-A of the Zoning and Development Code. The applicant is proposing 29 additional parking stalls which is more than 2,000 square of additional impervious surface coverage.

Fiscal Impact

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

2. What is the funding source?
   This is a zoning ordinance and has not been evaluated against this subject matter.

3. How does the legislation affect the current fiscal year?
   This is a zoning ordinance and has not been evaluated against this subject matter.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
   This is a zoning ordinance and has not been evaluated against this subject matter.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
   This is a zoning ordinance and has not been evaluated against this subject matter.

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)
No account string to verify as there is 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

CD-CPC-2020-00058 – approval of a major amendment to a previously approved UR Plan per Ordinance No. 130144 to include stream re-alignment, a larger building to the west in the future, and building additions to the existing building on Lot 1 was approved by the CPC on June 1st, 2021 (Ordinance No. 210501). CD-AA-2021-00105- approval of a UR final plan to amend the proposed orientation of the proposed building on Lot 2 and the defined layout of the employee parking. CD-CPC-2022-00132 – Approval of a major amendment to a previously approved UR Plan to construct two buildings and a fuel island (Ordinance No. 220871).

Service Level Impacts

No service level impacts to City services are anticipated from this ordinance request.

Other Impacts

1. What will be the potential health impacts to any affected groups?
   No potential health impacts are anticipated.

2. How have those groups been engaged and involved in the development of this ordinance?
   The applicant complied with 88-505-12 of the Zoning and Development. No property owners within 300' of the subject property attended the required public engagement meeting held on 3/28/2024.

3. How does this legislation contribute to a sustainable Kansas City?
   The applicant is providing additional landscaping along East 87th Street.

4. Does this legislation create or preserve new housing units?
   No (Press tab after selecting)

   Click or tap here to enter text.
   Click or tap here to enter text.

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)

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?
   No(Press tab after selecting)