



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250217

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

The applicant is seeking approval of a non-residential development plan acting as a preliminary plat in district B3-2 on about 13.18 acres generally located at 8601 North Madison Avenue for retail, office, and drive-thru uses.

### Discussion

The submitted plan is for a non-residential development plan consisting of seven (7) lots each with a commercial building and associated parking areas. The plan lists the proposed uses as a mix of office, retail, drive thru, and medical office. The maximum height for the buildings is listed at a maximum of 35' (feet); the applicant submitted development guidelines with a mix of brick and EIFS and a list of prohibited construction materials.

The City Plan Commission heard the application at the 02/05/2025 City Plan Commission hearing; there was no public testimony attached to the case or given at the hearing. The Commission recommended approval with conditions with a 6-0 vote.

### 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 which authorizes the physical development of the property.
3. How does the legislation affect the current fiscal year?  
Not applicable as this is a zoning ordinance which authorizes the physical development of the 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 which authorizes the physical development of the property.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
Not applicable as this is a zoning ordinance which authorizes the physical development of the property.

**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 this ordinance has no direct fiscal impact.

**Citywide Business Plan (CWBP) Impact**

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?  
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
  - Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
  - Ensure quality, lasting development of new growth.
  - Increase and support local workforce development and minority, women, and locally owned businesses.
  - Create a solutions-oriented culture to foster a more welcoming business environment.
  - Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
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## Prior Legislation

CD-CPC-2022-00003 - approved a development plan and a preliminary plat to create one (1) Lot and one (1) Tract for multifamily residential uses containing 144 units. Approved via Ordinance No. 220258 on 03/31/2022

## Service Level Impacts

No service level impacts expected.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
Not applicable as this is a zoning ordinance which authorizes the physical development of the property.
2. How have those groups been engaged and involved in the development of this ordinance?  
Not applicable as this is a zoning ordinance which authorizes the physical development of the property. Public engagement is required by the Zoning and Development Code. The applicant held a public engagement meeting 01/21/2025 in compliance with the Code.
3. How does this legislation contribute to a sustainable Kansas City?  
The applicant did not provide information about how the proposed development contributes to a sustainable Kansas City.
4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)

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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:  
N/A

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)