City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250359
Submitted Department/Preparer: Please Select
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

Rezoning an area of about one acre generally located at northwest corner of Prospect Avenue and Dr. Martin Luther King Jr. Boulevard from District R-2.5 (Residential) to District B1-1 (Neighborhood Business) and approving a development plan on about three acres to allow for an expansion of an existing day care campus. (CD-CPC-2025-00004 & CD-CPC-2025-00008)

Discussion

The applicant is proposing to rezone a portion of the 3 acre site from R-2.5 (Residential) to B1-1 (Community Business) and proposing a mixed-use development plan, also serving as a preliminary plat. The site is located on the northwest corner of Dr. Martin Luther King Jr. Boulevard and Prospect Avenue. The subject site is currently split between R-2.5 and B1-1; rezoning to B1-1 will create consistent zoning throughout the lots.

The plan proposes to develop the four existing parcels into a 3-phase development. The first phase of this project is an expansion of the existing Emmanuel Family and Child Development Center, located at 4736 Prospect. This expansion includes a new 12,200 square foot building along with a community outdoor space, connecting the existing building and the proposed building, which will span across the 3 eastern lots. On the lot to the west, there is a proposed parking lot with 32 parking spaces. Future developments for phases two and three will undergo Project Plan approval, which requires approval from the City Plan Commission, ensuring compliance with the Zoning and Development Code. Phase two proposes an event center and phase three proposes a mulit-family housing development.

Staff recommended approval of the rezoning and approval with conditions of the Development Plan. There was no public testimony at the City Plan Commission

meeting. The City Plan Commission unanimously recommended approval of the rezoning and approval with conditions of the development plan.

Fiscal Impact

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

2. What is the funding source?
   Not applicable as this is an ordinance authorizing a rezoning and physical development of land.

3. How does the legislation affect the current fiscal year?
   Not applicable as this is an ordinance authorizing a rezoning and physical development of land.

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 an ordinance authorizing a rezoning and physical development of land.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
   Not applicable as this is an ordinance authorizing a rezoning and physical development of land.

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 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.
☐

Prior Legislation

Not applicable as this is an ordinance authorizing the rezoning and development of a parcel of land.

Service Level Impacts

No service level impact expected.

Other Impacts

1. What will be the potential health impacts to any affected groups?
   This ordinance authorized the rezoning and physical development of the property.

2. How have those groups been engaged and involved in the development of this ordinance?
   This ordinance authorizes the physical development of the property, the applicant held a public engagement meeting in compliance with the Zoning and Development Code on February 25, 2025.

3. How does this legislation contribute to a sustainable Kansas City?
   No information was provided to staff regarding how the legislation contributes to a sustainable Kansas City.

4. Does this legislation create or preserve new housing units?

No (Press tab after selecting)

Not applicable as this is an ordinance authorizing a rezoning and development of land that won't create new housing units.
Not applicable as this is an ordinance authorizing a rezoning and development of land that won't create new housing units.

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:
   Not applicable as this is an ordinance authorizing a rezoning and development of land.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

   No(Press tab after selecting)

Not applicable as this is an ordinance authorizing a rezoning and development of land.

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