City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260672
Submitted Department/Preparer: City Planning
Revised 01/30/25

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

Approving a development plan on about 2.6 acres to allow for multiple commercial buildings on one lot in District B2-2 generally located at 9840 N Cedar Avenue. (CD-CPC-2026-00067)

Discussion

The proposed plan contains three medical office buildings on one lot. The three buildings will total approximately 17,650 square feet. A minimum of 70 parking spaces are required and 109 spaces will be provided, which is under the 141 maximum allowed spaces. All parking will be located to the rear (west) of the buildings and have an interior drive connection to the lot to the south.

Pedestrian sidewalks will be provided to the public right-of-way to connect into the sidewalk system in this commercial development area. Sidewalks will also be provided in the parking lot area towards building entrances.

Proposed landscape species include Red Oak, Honeylocust, Maple, Juniper, Redbud, and others. Proposed building materials include brick and EIFS.

Staff and CPC recommend approval with conditions. Two neighbors provided testimony at the hearing. One neighbor had concerns with the vegetation between the subject site and residential neighborhood to the west. The other neighbor asked for confirmation about proposed lighting levels.

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 physical development on a private property.

3. How does the legislation affect the current fiscal year?
   Not applicable as this is an ordinance authorizing physical development on a private 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 an ordinance authorizing physical development on a private property.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
   Not applicable as this is an ordinance authorizing physical development on a private 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)
This ordinance has no 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):

   ☐ Develop strategies focusing on areas traditionally underserved by economic development and redevelopment efforts.
   ☒ Ensure quality, lasting development throughout the City; and continuing to grow the economy and the population of Kansas City in all areas.

- ☐ Increase and support local workforce development and small and locally owned businesses.
- ☐ Create a more efficient, solutions-oriented environment, making it easier to operate within the City.
- ☐ Implement an economic development and tourism strategy to attract major investment and visitors.
- ☐

Prior Legislation

Case No. 6158-CP-7 – Ordinance No. 000889 Rezoning from District R-1a (one-family dwellings, medium density) and District CP-2 (local planned business center) to District CP-2, and approval of a preliminary development plan for a retail/ office development (Highland Park Business Center). Approved August 5, 2000

Service Level Impacts

None

Staff Recommendation

City Planning and Development

Select One: ☒ Sponsored
☐ Directive: Res/Ord # Click to enter Res/Ord. No.

Select One: ☒ Recommend
☐ Do Not Recommend
☐ Not Applicable

Staff and CPC recommend approval with conditions as listed in the ordinance.

Other Impacts

1. What will be the potential health impacts to any affected groups?
   This ordinance was not evaluated for potential health impacts.

2. How have those groups been engaged and involved in the development of this ordinance?

This project completed public engagement as required by section 88-505-12.

3. How does this legislation contribute to a sustainable Kansas City?
   The proposed development will fill in an undeveloped parcel.

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)

   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)