City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260682
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 an amendment to the KCI Area Plan on about 7.6 acres generally located at 12220 NW Skyview Avenue by changing the recommended place type from Neighborhood 1 to Business Center for The Hub. (CD-CPC-2026-00029)

Discussion

The proposed development plan, in companion with area plan amendment and rezoning, were filed to abate zoning violations on the property. Three zoning violations were issued for uses not allowed in the AG-R district including warehousing, event venue, and outdoor vehicle storage. There are minimal site improvements proposed, as the two existing buildings on site are intended to remain. The former school building, the closest building to NW Skyview Avenue, is currently being reused as a mixed-use building including office, event venue, and sports and recreation, participant uses. The existing building to the west is being used as leasable storage space.

During the time this area plan amendment and associated development applications have been pending, the Community Planning Division has also been working on the updated KCI Area Plan. That plan shifts from using future land uses to place types. The previous low density residential future land use corresponds with the new Neighborhood 1 place type. The previous commercial future land use corresponds to the new Business Center place type.

The City Plan Commission recommended continuance of this case from the April 15, 2026 hearing and directed the applicant to continue working with staff to revise the development plan, as staff recommended denial of all companion cases. After multiple resubmittals, the applicant included a list of permitted uses for the site that correspond to uses in the Zoning and Development Code. They also identified proposed pavement for accessory outdoor storage and the total amount of gravel they are requesting a variance for through a separate application.

Staff recommended denial of the area plan amendment, rezoning, and development plan. CPC recommended approval of the area plan amendment and rezoning of only 1 of the subject parcels and approval with conditions of the development plan with the modification that it will only govern the parcel to be rezoned.

Fiscal Impact

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

2. What is the funding source?
   Not applicable as this resolution will modify a City Area Plan.

3. How does the legislation affect the current fiscal year?
   Not applicable as this resolution will modify a City Area Plan.

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 resolution will modify a City Area Plan.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
   Not applicable as this resolution will modify a City Area Plan.

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 Resolution 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

Related Cases:
ZDC-2025-1152 – Notices of violation for improper use of an AG-R zoned property for outdoor vehicle storage, small event venue, and warehousing.

CD-BZA-2026-00079 - A request to approve a variance to allow gravel in a proposed B4-1 district, and any other necessary variances, on about 23 acres generally located at 12220 NW Skyview Avenue. Scheduled for August 12, 2026 Board of Zoning Adjustment hearing

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

City Plan Comission recommends approval.

Other Impacts

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

2. How have those groups been engaged and involved in the development of this ordinance?
   Area Plan amendments don't require public engagement but public engagement was completed for the companion rezoning and development plan ordinance.

3. How does this legislation contribute to a sustainable Kansas City?
   None

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)