City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260712
Submitted Department/Preparer: City Planning
Revised 01/30/26

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 0.5 acres generally located at the northeast corner of Washington Avenue and Avenida Caesar Chavez from District B4-2 (Commercial) to DX-5 (Downtown Mixed Use). (CD-CPC-2026-00083).

Discussion

The applicant is proposing to rezone 0.5 acres from District B4-2 to District DX-5. No development is currently proposed for this site. The subject site is three lots with two used for surface parking and the northern parcel developed with a one-story office building. The proposed rezoning does not require an accompanying plan, and no development is proposed at this time.

The DX zoning district requires that any development meets the standards of Section 88-130-06, the Downtown Development Standards. This standard requires new construction in Downtown districts to provide ground-floor spaces with a minimum floor-to-ceiling height of 13 feet and a minimum amount of nonresidential floor area based on the lot's frontage and size.

Staff Recommendation: Approval
CPC Recommendation: Approval

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 the rezoning of a private parcel.

3. How does the legislation affect the current fiscal year?
   Not applicable as this is an ordinance authorizing the rezoning of a private parcel.

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 the rezoning of a private parcel.

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

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

There is not prior legislation for this site.

Service Level Impacts

Not applicable as this is an ordinance authorizing the rezoning of a private parcel.

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

Approval

Other Impacts

1. What will be the potential health impacts to any affected groups?
   Not applicable as this is an ordinance authorizing the rezoning of a private parcel.

2. How have those groups been engaged and involved in the development of this ordinance?
   Not applicable as this is an ordinance authorizing the rezoning of a private parcel.

3. How does this legislation contribute to a sustainable Kansas City?

Not applicable as this is an ordinance authorizing the rezoning of a private parcel.

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

   Not applicable as this is an ordinance authorizing the rezoning of a private parcel.
   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:
   Not applicable as this is an ordinance authorizing the rezoning of a private parcel.

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 the rezoning of a private parcel.

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