



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: Ordinance 260443
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

Rezoning an area of about 23.5 acres generally located at 4710 Jefferson Street from District B4-5 to District MPD and approving a development plan to allow for maintenance and redevelopment of the Country Club Plaza. (CD-CPC-2025-00164).

Discussion

Master Planned Development (MPD) districts are intended to accommodate development that may be difficult, if not impossible, to carry out under otherwise applicable zoning districts. The proposed MPD Plan encompasses an area commonly known as the Country Club Plaza, a vibrant activity center with amenities important to both residents and visitors. This mixed-use development MPD Plan supports four (4) out of the eleven (11) specific objectives for MPD development.

The proposed MPD Plan is composed of two parts: (1) the development plan that identifies the MPD district (includes site plans, existing grading, utility plans, etc.); (2) associated design guidelines, which identify how the Country Club Plaza district will be preserved and enhanced as the area is updated to meet modern-day needs.

City Council Key Points

- Rezoning from B4-5 to MPD.
- Development Plan identifies uses, development standards, and deviations that encourage the enhancement of the district.
- Highlights include, increasing the maximum height of buildings on several blocks throughout the district, identifying character contributing buildings/facades, and streetscape recommendations.
- City Plan Commission recommended Approval, Subject to Conditions.

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 the subject site

3. How does the legislation affect the current fiscal year?

Not applicable, as this is an ordinance authorizing the rezoning of the subject site

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 the subject site

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?

This ordinance authorizes the rezoning of the subject site, which may help generate revenue as new buildings and uses are developed within the district.

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.
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Prior Legislation

Ordinance 151036: Approved

Amending Chapter 88, Zoning and Development Code, to add use and height restrictions for uses located within an area known as the Country Club Plaza generally bounded by Summit Street, Jefferson Street, and Pennsylvania Ave on the west, W. 47th Street, W. 46th Street, and W. 46 Terrace on the north Broadway, Wyandotte Street, and JC Nichols Parkway on the east, and Ward Parkway on the south.

Ordinance 190100: Approved

Approving a Special Character Overlay to be known as the Plaza Bowl Overlay District, which includes use and height regulations for the area generally located on the south and north sides of W. 47th Street (extending northerly to the north side of W. 46th Terrace), between Madison Avenue on the west and J.C. Nichols Parkway on the east; reducing the contingent appropriation in the amount of \$10,000.00; appropriating \$10,000.00 from the Unappropriated Fund Balance of the General Fund for the purpose of educating the public about the requirements of this ordinance; and recognizing this ordinance as having an accelerated effective date. (CD-CPC-2018-00159)

Ordinance 250639 (CD-CPC-2025-00127): APPROVED

Amending Chapter 88, Zoning and Development Code, by repealing Section 88-120-03, "Uses"; Section 88-120-04, "Lot and Building Standards", and Section 88-810-395 "Country Club Plaza" and enacting in lieu thereof new sections of like number and subject matter to adjust the area included in the area known as the Country Club Plaza.

CD-ROW-2025-00037: UNDER REVIEW

The applicant has proposed the vacation of existing public sidewalks throughout the MPD district. Plan sheets need to be updated, and further coordination with other (non-City Planning and Development) City Departments needs to occur. Continued to the December 29, 2025 meeting.

Service Level Impacts

Click or tap here to provide a description of how this ordinance will impact service levels. List any related key performance indicators and impact.

Staff Recommendation

Click or tap here to enter department.

Select One: Sponsored

Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One: Recommend

Do Not Recommend

Not Applicable

CPC recommended approval with conditions

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 the subject site
2. How have those groups been engaged and involved in the development of this ordinance?
Section 88-505-12, Public Engagement, does apply to this request. The applicant hosted a meeting on November 24, 2025. A meeting summary is attached to the CPC staff report.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this is an ordinance authorizing the rezoning of the subject site
4. Does this legislation create or preserve new housing units?
Yes (Press tab after selecting)

Total Number of Units Total number of units 1,100 maximum

Number of Affordable Units Unknown

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:

This is a rezoning ordinance

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)