



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240466

Submitted Department/Preparer: City Planning

Revised 11/01/23

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 which also serves as a preliminary plat in District B3-2 on about 18.97 acres generally located at the southwest corner and southeast corner of N.W. Englewood Road and North Mercier Drive to allow for residential development. (CD-CPC-2024-00033)

Discussion

The applicant is seeking approval of a major amendment to a previously approved development plan, also serving as a preliminary plat, to allow approximately 127 residential units in district B3-2 and R-2.5 on about 19.5 acres generally located at the southwest and southeast corners of NW Englewood Road and N. Mercier Drive.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
This is a zoning ordinance and has not been evaluated against this subject matter.
3. How does the legislation affect the current fiscal year?
This is a zoning ordinance and has not been evaluated against this subject matter.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
This is a zoning ordinance and has not been evaluated against this subject matter.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
This is a zoning ordinance and has not been evaluated against this subject matter.

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)

No account string to verify as this ordinance has no fiscal impact.

Citywide Business Plan (CWBP) Impact

1. View the [FY23 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

CD-CPC-2022-00044 – Ordinance 220420 – A request to approve a development plan and a preliminary plat for multi-family residential uses containing 304 units in District B3-2 on about 19.5 acres generally located at NW Englewood Road and N. Mercier Drive.

Service Level Impacts

None

Other Impacts

1. What will be the potential health impacts to any affected groups?
No negative impacts are anticipated.
2. How have those groups been engaged and involved in the development of this ordinance?
The applicant held a public engagement meeting pursuant to 88-505-12 of the Zoning and Development Code.
3. How does this legislation contribute to a sustainable Kansas City?
This legislation is required to ensure that the developer complies with City standards.
4. Does this legislation create or preserve new housing units?
Yes (Press tab after selecting)

Total Number of Units 126
Number of Affordable 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:
6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

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