



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 230821

Submitted Department/Preparer: City Planning

Revised 8/3/23

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

Rezoning an area of about 1.2 acres generally located at 625 Prospect Ave from District B3-2 (Community Business), B4-5 (Heavy Business), and R-6 (Residential) to District UR (Urban Redevelopment) and approving a preliminary development plan with preliminary plat to allow for retail and apartment uses. (CD-CPC—2023-00109)

### Discussion

#### City Council Key Points

- Rezoning to Urban Redevelopment (UR) District and approval of a preliminary development plan and preliminary plat.
- The plan area is within the Independence Plaza Urban Renewal Area tax incentive plan making the proposed project eligible for rezoning to District UR.
- The plan area is within the Independence Corridor Overlay District (ICO) which promotes design excellence and walkability along the corridor.
- Plan and plat propose vertical mixed use development with ground floor commercial and apartments above.
- Two deviations requested; (1) Maximum building height to the ICO, and (2) Parking reduction retail uses. See Section C of ordinance.
- A mixture of housing and retail options improves social and economic conditions within a neighborhood.

#### Explanation of Answers to CWBP Questions:

- **The project proposes redeveloping a parking lot for a mixture of commercial and residential uses in an arrangement compatible with the surrounding area. This represents an investment in the neighborhood and contributes to its stability.**

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
Not applicable as this is a zoning ordinance authorizing land uses, subdivision of land and physical development of property by a private developer.

3. How does the legislation affect the current fiscal year?  
Not applicable as this is a zoning ordinance authorizing a subdivision, physical development and use of land.
  
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
The developer has expressed interest in financial incentives; however, incentives require separate approval and are not authorized by the passage of this ordinance. This ordinance only authorizes the corresponding subdivision, physical development and uses of the land.
  
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
This ordinance authorizes physical development of the subject property, which may generate revenue.

**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)**

There is 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?  
Housing and Healthy Communities (Press tab after selecting.)
  
3. Which objectives are impacted by this legislation (select all that apply):
  - Maintain and increase affordable housing supply to meet the demands of a diverse population
  - Broaden the capacity and innovative use of funding sources for affordable housing

- Invest in neighborhood stabilization and revitalization to reduce blight, ensure sustainable housing, and improve the wellbeing of residents while sustaining their diverse cultures
- Ensure all occupants of residences have quality, efficient, and healthy housing with minimal economic or regulatory barriers
- Address the various needs of the City's most vulnerable population
- Utilize planning approaches to improve the City's neighborhoods

## Prior Legislation

Ordinance 160513 APPROVED

Creating a Special Character Overlay District to be called Independence Corridor Overlay (ICO) for the Independence Corridor in the area generally bounded by Independence Ave from Forest to Ewing, Paseo from Independence to 8<sup>th</sup> St and Prospect from Independence to 7<sup>th</sup> St; and removing the Independence Ave East and West Special Review Districts.

\*\* Amendment in 2018 to update signage provisions.

## Service Level Impacts

No impact expected.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
City Planning and Development Staff evaluated this against the following health-related goals/objectives in the KC Spirit Playbook
  - Attract and retain new residents while ensuring current residents can age-in-place.
  - Makes walking, biking, transit riding, and scooter riding safe, convenient, and inviting and accommodates safe and convenient access for all modes of travel.

The proposed project sites 78 additional housing units in an established residential neighborhood. Also, all modes of transportation are available near the proposed project. The Independence Ave bus route is one of the busiest routes in the City. There is a sidewalk network that connects residents to Independence Ave and other areas of the neighborhood.

2. How have those groups been engaged and involved in the development of this ordinance?  
This ordinance requires public engagement prior to City Plan Commission review. The developer host a community meeting on 7/13/2023.

3. How does this legislation contribute to a sustainable Kansas City?  
City Planning and Development Staff evaluated this against the following sustainability goals/objectives in The KC Spirit Playbook:
  - Contribute to the City Environmental Sustainability and Resilience
4. Department staff certifies the submission of any applicable Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), Non-Discrimination documents, and Letters of Intent to Subcontract (LOIs) to CREO prior to 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.](#)

5. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

6. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

No(Press tab after selecting)