

# City of Kansas City, Missouri



## Docket Memo

Ordinance/Resolution # **230647**

Submitted Department/Preparer: Please Select

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

A request to rezone 5015 Garfield Ave from R-6 (Residential) to UR (Urban Redevelopment), with associated Development Plan and Area Plan Amendment [Swope Area Plan, from Low-Density Residential to Residential Medium High], to construct low-income apartments on the subject site.

### Discussion

Urban Redevelopment (UR) districts promote the development and redevelopment of underdeveloped and blighted sections of Kansas City by accommodating flexibility in design to help ensure the realization of the stated purposes of an approved plan for redevelopment. Development plans accompany these types of rezoning to allow for the City Council to review plans proposing significant development, to determine whether such plans further the purpose of the Zoning and Development Code.

The proposed project includes 45 affordable housing units (divided up between eight structures) with an interior parking lot.

At the City Plan Commission meeting, City staff presented the case and the applicant team spoke about their requests. Also neighbors appeared for testimony; they stated that while they are not opposed to the project, they have concerns about health, safety, shelter for inclement weather, traffic, parking, crime, and waste disposal. The applicant team responded that the units would have a safe space for shelter during inclement weather; waste will be collected in a dumpster during construction; they they have a budget for cameras and security; the amount of parking will suffice to accommodate the tenant's needs. In reference to traffic, Ahnna Nanoski stated that the Public Works Department determined that a traffic impact study was not necessary considering the amount of units. Commissioners approved the case with conditions. Motion passed 4:0.

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?

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N/A

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

N/A

4. Does the legislation have fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.

N/A

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

N/A

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### 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

### Additional Discussion (if needed)

Click or tap here to enter text.

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### Citywide Business Plan (CWBP) Impact

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View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Housing and Healthy Communities (Press tab after selecting.)

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

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- 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

No.

### Service Level Impacts

See CPC Staff Report.

### Other Impacts

1. What will be the potential health impacts to any affected groups?  
N/A
2. How have those groups been engaged and involved in the development of this ordinance?  
N/A
3. How does this legislation contribute to a sustainable Kansas City?  
N/A
4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?  
N/A
5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?  
N/A