



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: City Planning

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 on about 0.41 acres to allow for a development plan for a multi-unit building with associated parking in District M1-5 generally located on Broadway Boulevard between West 3rd Street and West 4th Street.

Discussion

The proposed development is a nine (9) story multi-unit development with eighty-eight (88) units and associated amenities. The development is located adjacent to Broadway Bridge, the bridge is going to be demolished which will allow for the building to get more sunlight, increased pedestrian traffic, and a connection to the trail system. The developer is requesting a waiver to the Floor Area Ratio to allow for a FAR of 5.31 instead of 5.0. The building is taking up the entirety of the lot, therefore the developer is also seeking alternative compliance for the landscaping requirements by including landscaping throughout as many floors/amenity areas of the developments as available. The developer is required to seek approval of an alternative compliance parking plan in order to keep the building at its current height and avoid the need to create additional surface parking.

The City Plan Commission recommended approval with conditions for the development plan with an added condition of:

- The applicant shall investigate the configuration of the sidewalk on the West side for potential bumpouts prior to building permit.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No

2. What is the funding source?

NA

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

NA

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

NA



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

NA

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.

Citywide Business Plan (CWBP) Impact

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
- 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

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See Staff Report

Service Level Impacts

See Staff Report

Other Impacts

1. What will be the potential health impacts to any affected groups?
NA
2. How have those groups been engaged and involved in the development of this ordinance?
NA
3. How does this legislation contribute to a sustainable Kansas City?
NA
4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?
NA
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")?
NA