



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240023

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

Sponsor: Director of City Planning and Development.

Approving a rezoning from UR (Urban Redevelopment) and B4-5 (Heavy Commercial) to B4-5 and Development Plan on approximately 2 acres generally located at 4627 Madison Ave, creating a multi-unit development. (CD-BZA-2023-00153 and 155)

Discussion

Development Plan review and approval is intended to ensure compliance with KCMO Zoning and Development Code, minimize land use conflicts, and encourage the compatible arrangement of site features to promote public safety and general welfare.

City Council Key Points

- Rezoning from UR and B4-5 to B4-5 to update the zoning map to existing conditions.
- Proposed 202 multi-unit apartment building.
- Deviations = Height to the Plaza Bowl Overlay District.

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 related ordinance authorizing the rezoning of property and approval of a Development Plan.
3. How does the legislation affect the current fiscal year?
Not applicable as this is a zoning related ordinance authorizing the rezoning of property and approval of a Development Plan.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.

The subject ordinance does not authorize incentives, dedication of right-of-way, or construction of new public facilities.

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)

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):
- Utilize planning approaches in neighborhoods to reduce blight, ensure sustainable housing, and improve resident wellbeing and cultural diversity.
 - Maintain and increase affordable housing supply to meet the demands of a diverse population.
 - Address the various needs of the City's most vulnerable population by working to reduce disparities.
 - Foster an inclusive environment and regional approach to spur innovative solutions to housing challenges.
 - Ensure all residents have safe, accessible, quality housing by reducing barriers.
 - Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

Prior Legislation

190100

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 Ter), between Madison Avenue on the west and J.C. Nichols Parkway on the east ... and recognizing this ordinance as having an accelerated effective date.

Service Level Impacts

No impact expected.

Other Impacts

1. What will be the potential health impacts to any affected groups?
No, this zoning related ordinance authorizes a rezoning and Development Plan which is not expected to have health impacts and has not been evaluated for health impacts.
2. How have those groups been engaged and involved in the development of this ordinance?
This ordinance requires public engagement prior to a recommendation from the City Plan Commission, see Staff Report for more details.
3. How does this legislation contribute to a sustainable Kansas City?
N/A
4. Does this legislation create or preserve new housing units?
Yes (Press tab after selecting)

Total Number of Units 202

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:

[Click or tap here to enter text.](#)

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)