



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 241088

Submitted Department/Preparer: City Planning

Revised 6/10/24

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 rezoning from district R-7.5 (residential 7.5) to district MPD (Master Planned Development) and approval of a preliminary development plan acting as a preliminary plat on about 17.24 acres generally located at the southeast corner of Holmes Road and East 115th Street. (CD-CPC-2024-00134)

Discussion

The developer is proposing a rezoning to district MPD comprised of 39 buildings with three different building types for a total of 174 units. The single family and two-unit structures are located closer to Campbell and the four-unit structures are located along Holmes Road. The development is proposing alleys to provide access to the rear loaded garages. The construction materials consist primarily of brick.

The City Plan Commission heard the application on November 6, 2024. Various citizens in opposition provided public testimony during the hearing regarding landscaping, density, construction materials, and public improvements. A packet of compiled public testimony is attached. The Commission discussed various conditions and corrections to the plans required prior to the submittal of the ordinance request; the finalized list of conditions is included in the ordinance language.

The companion area plan amendment was also considered during this Commission hearing; the details for the amendment are included in a separate docket memo.

The City Plan Commission recommended approval with conditions for the proposal with a 5-1 vote.

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 the physical development and allowed uses on the subject property.
3. How does the legislation affect the current fiscal year?
Not applicable as this is a zoning ordinance authorizing the physical development and allowed uses on the subject property.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Not applicable as this is a zoning ordinance authorizing the physical development and allowed uses on the subject property.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
This ordinance authorizes the 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)

Not applicable.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 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

CD-CPC-2022-00009 – A request to approve a rezoning from R-7.5 to MPD (Master Planned Development) District to allow construction of 34 units multiplex on about 3.44 acres. The application was not heard at City Plan Commission prior to being marked as inactive.

Service Level Impacts

No impact expected.

Other Impacts

1. What will be the potential health impacts to any affected groups?
This zoning ordinance authorizes the residential development of the subject property. The proposal includes a mixture of single-family, two-unit, and four-unit structures. These are not expected to have a health impact.
2. How have those groups been engaged and involved in the development of this ordinance?
The rezoning to district Master Planned Development (MPD) requires public engagement. A public engagement meeting was conducted by the applicant in compliance with the Zoning and Development Code.
3. How does this legislation contribute to a sustainable Kansas City?
The Long Range Planning Division reviewed the proposed development against the KC Spirit Playbook and the Red Bridge Area Plan. They stated the following regarding the KC Spirit Playbook, "This project does not align with the following Playbook goals, as the majority of the housing, except for the single family, does not allow for aging in place or people with disabilities, though it does provide a variety of price point housing for economic diversity.

It also does not make provisions to protect the old growth trees or note that there are any green development considerations. However, this project does align with the Connected City Goal via the connected streets, the siting of the front facing buildings that embrace the street, rear loaded parking and garages that do not have multiple access points over sidewalks that are safer for pedestrians, and pedestrian walkways that connect with a public sidewalk."

- Susan Cronander

4. Does this legislation create or preserve new housing units?
Yes (Press tab after selecting)

Total Number of Units 174 units

Number of Affordable Units [Click or tap here to enter text.](#)

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)