



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240569

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

Rezoning an area of about 50 acres generally located at Raytown Road and Blue Ridge Cutoff from Districts M1-5, R-7.5 and B3-2 to District MPD, and approving an MPD preliminary development plan which serves as a preliminary plat for a manufactured home community consisting of one lot and two tracts. (CD-CPC-2024-00018)

Discussion

This ordinance would rezone about 50 acres located at Raytown Road and Blue Ridge Cutoff from multiple existing zoning districts to a master planned development (MPD), in addition to approving a preliminary development plan which is attached to this ordinance, subject to 39 different conditions.

City staff is supportive of providing more housing choice and affordability options but is extremely concerned with the concentration and density of the proposed plan. The proposed plan does not comply with the Blue Ridge Area Plan which recommends residential low density.

City staff recommends denial of this application because the proposed development does not comply with the MPD objectives outlined in 88-280-01:

- The current site layout does not meet the minimum standards for a residential district. There is no front yard since it only serves as a driveway. 88-420-11 states the maximum percentage of pavement in the front yard cannot exceed 40%. The proposed front yards are nearly 100% impervious.
- The standard minimum depth for a backyard is ~25', the Stonecroft plan shows a backyard of close to 5'.

Simply put, no greater public benefit is being achieved with the current site plan and layout of the proposed homes.

- The proposed density, concentration of impervious surfaces and lack of private open spaces (i.e. front yard or back yard) does not promote a sustainable, long-term community.

- There is no dedicated storage area for any residents who might have a boat or trailer. There is no room on each "lot" for a resident to have a small shed to provide storage.

No economic opportunity is provided for residents if they do not have anywhere to store their belongings, therefore the proposed plan does not comply with the above objective.

- The proposed driveways coupled with the number of bedrooms (3) in each unit does not promote an inter-connected hierarchy of design that balances pedestrian mobility when compared to the area dedicated for vehicles.

- The proposed concentration of units and impervious surfaces does not promote a high-quality livable environment.

Staff has not been provided with enough landscape information that would meet this objective. Staff had discussed with the applicant that a more detailed landscape plan would be provided prior to building plans being submitted.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
No fiscal impact expected.
3. How does the legislation affect the current fiscal year?
No fiscal impact expected.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Staff is concerned this legislation will have a fiscal impact in future fiscal years due to the proposed concentration of manufactured units on this site.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
No fiscal impact expected.

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 no fiscal impact is expected.

Citywide Business Plan (CWBP) Impact

- 1. View the [Adopted 2025-2029 Citywide Business Plan](#)
- 2. Which CWBP goal is most impacted by this legislation?
Inclusive Growth and Development (Press tab after selecting.)
- 3. Which objectives are impacted by this legislation (select all that apply):
 - Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
 - Ensure quality, lasting development of new growth.
 - Increase and support local workforce development and minority, women, and locally owned businesses.
 - Create a solutions-oriented culture to foster a more welcoming business environment.
 - Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
 -

Prior Legislation

There are no controlling cases associated with the subject property.

Service Level Impacts

Staff is concerned about the long-term viability of the proposed development related to the maintenance of private utilities and private streets which depend entirely on who is managing the site. Staff also has concerns related to full KCPD and KCFD access to the site.

Other Impacts

1. What will be the potential health impacts to any affected groups?
The site layout does not promote a healthy and sustainable community.
2. How have those groups been engaged and involved in the development of this ordinance?
The applicant complied with 88-505-12 of the Zoning and Development Code.
3. How does this legislation contribute to a sustainable Kansas City?
This development does not contribute to sustainable Kansas City.
4. Does this legislation create or preserve new housing units?
Yes (Press tab after selecting)

Total Number of Units 157
Number of Affordable Units 0

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:

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)

