



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240982

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 an amendment to a previously approved development plan on about 1.5 acres to allow for a multi-unit apartment complex ~232 ft in height in District B4-5 (Heavy Business/Commercial) generally located at 4615 Roanoake Pkwy. (CD-CPC-2024-00120)

Discussion

Major amendments to approved development plans must be reviewed and approved in accordance with the development plan review procedures within the Zoning and Development Code. The subject major amendment is triggered by 88-516-06-A.1.c (increase building height by more than 10% or 6 ft, whichever is less).

The original development plan for the subject property was approved on January 18, 2017 (ordinance 170023) for a 13-story building containing 257 units. Since that time, the development plan has been amended twice (ordinance 170405 approved on June 8, 2017 and ordinance 220155 approved on February 24, 2022).

This amendment is requested to allow the developer to add an additional story to the building, for a planned development of 18 stories (approximately 232 feet total) containing 279 units. The plans also request a deviation to the maximum Floor Area Ratio (FAR) allowed by the Zoning and Development Code.

City staff recommended Approval, subject to conditions. There was no public testimony at the CPC meeting. The CPC recommended approval, subject to conditions.

Fiscal Impact

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

2. What is the funding source?
Not applicable - as this is an ordinance authorizing the amendment of a previously approved development plan.
3. How does the legislation affect the current fiscal year?
Not applicable - as this is an ordinance authorizing the amendment of a previously approved development plan.
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 an ordinance authorizing the amendment of a previously approved development plan.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
The proposed development plan permits residential development 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 [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.
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Prior Legislation

170023

Approving a development plan to allow a multi-unit residential development in District B4-5) (Heavy Business/Commercial) on about 1.5 acres generally located at 4600 Madison Avenue; and deleting said property from a previously approved development plan (9326-P11)

170405

Approving a major amendment to a development plan to add two stories to a multi-unit residential development in District B4-5 on about 1.5 acres generally located at 4600 Madison Avenue (CD-CPC-2020-00096)

220155

Approving a major amendment to a development plan to allow for adjusted building height, revised entry drive, and adjustments to the rooftop amenity space to a multi-unit residential development in District B4-5 on about 1.5 acres generally located at 4600 Madison Avenue (CD-CPC-2021-00203)

Service Level Impacts

No impact expected.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable - as this is an ordinance authorizing the amendment of a previously approved development plan

2. How have those groups been engaged and involved in the development of this ordinance?

Public engagement as required by 88-505-12 does apply to this request. The applicant hosted a meeting on 10/02/2024. A summary of the meeting is attached to the CPC staff report.

3. How does this legislation contribute to a sustainable Kansas City?

The Long-Range Planning Division analyzed the proposed project against sustainable-related goals in the KC Spirit Playbook. More information would be needed to determine if the legislation contributes to a sustainable Kansas City.

4. Does this legislation create or preserve new housing units?

Yes (Press tab after selecting)

Total Number of Units 279

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.

Please Select (Press tab after selecting)

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)