



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: TMP-5949  
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 the Gashland/Nashau Area Plan on about 14 acres generally located at the northwest corner of NE Barry Road and N Prospect Avenue by changing the recommended land use from Residential Low Density to Residential High Density for the Bungalows at Maple Woods residential development. (CD-CPC-2025-00081)

### Discussion

This resolution is companion to the ordinance proposed for rezoning with a development plan. The plan proposed by ordinance is described below.

The proposed development includes 153 residential for-rent units. Proposed buildings will be cottage-style, single story buildings with one or two bedrooms, in addition to some two-unit, attached buildings. An amenity area with pool and clubhouse/office will be located near the main entrance in the northern portion of the site. During the Development Review Committee review process, Public Works staff agreed to give the applicant a portion of the excess right-of-way along N Prospect Avenue. The applicant will vacate the portion of right-of-way as shown on the development plan prior to obtaining any building permits, which is why some of the proposed buildings appear to be over the current property line. No vacation of right-of-way has been applied for as of the publication of this staff report.

There are two proposed access points off N Prospect Avenue. All internal drives will be private with 314 parking spaces provided throughout the site. Approximately 102 of the parking spaces will be garage spaces scattered around the site. Sidewalk along N Prospect Avenue will be provided as well as internal pedestrian connections between buildings.

Landscaping will be provided around the site as well as street trees along N Prospect Avenue. Low grow grass and wildflower seed mix will be planted in the stormwater detention areas. Proposed species include Maple, Catalpa, Crabapple, Oak, Dogwood, and others.

Architectural style is consistent across the different residential buildings and amenity building. Proposed materials include brick veneer, board and batten, and horizontal siding.

## 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 resolution to amend future land uses in the Gashland/Nashua Area Plan.
3. How does the legislation affect the current fiscal year?  
Not applicable as this is a resolution to amend future land uses in the Gashland/Nashua Area 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 a resolution to amend future land uses in the Gashland/Nashua Area Plan.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
Not applicable as this is a resolution to amend future land uses in the Gashland/Nashua Area Plan.

## 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.

## 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

None

### Service Level Impacts

The resolution to amend the Gashland/Nashua Area Plan will not have service level impacts. Refer to the companion ordinance documents for potential service level impacts.

### Other Impacts

1. What will be the potential health impacts to any affected groups?  
The resolution was not evaluated for potential health impacts.
2. How have those groups been engaged and involved in the development of this ordinance?  
This project complies with the public engagement requirements in section 88-505-12.
3. How does this legislation contribute to a sustainable Kansas City?  
The proposed development ordinance association with this resolution will create additional residential units.
4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)

Click or tap here to enter text.

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)