



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: Ordinance No. 240822

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 and preliminary development plan also serving as a preliminary plat from districts R-1.5 and M1-5 to district MPD for approximately 1,084 units and an area plan amendment to amend the Heart of the City Area Plan from Residential Medium Density and Industrial to Mixed Use Neighborhood.

Discussion

The proposed project consists of a rezoning to district MPD, preliminary development plan acting as a preliminary plat, and area plan amendment. The proposal includes multiple phases offering a mixture of market-rate and affordable housing, retail, amenity spaces, and associated parking areas.

The applicant is requesting a deviation from the lighting standards of the code to allow a higher foot-candle onto the right-of-way.

There were various corrections remaining on the project during the City Plan Commission meeting, the corrections have since been revised and approved by the City. At the City Plan Commission hearing the Commissioners heard from Staff and the applicant. The Commissioners discussed adding a condition regarding the lighting deviation, changes to condition language, and removing conditions.

The City Plan Commission recommended approval of the area plan amendments and approval with conditions for the rezoning to district MPD and the development plan at the meeting on September 4, 2024.

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 of the property.
3. How does the legislation affect the current fiscal year?
Not applicable as this is a zoning ordinance authorizing the physical development of the property.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.

The proposed ordinance authorizes the construction of public infrastructure. Once completed the infrastructure will be accepted by the city and become the City's responsibility to maintain.

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)

Click or tap here to enter text.

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

Not applicable.

Service Level Impacts

The proposed development will have various phases and structures requiring review, permitting, inspections for multiple years requiring input from several city departments. The new infrastructure and residential units will require maintenance and monitoring.

Other Impacts

1. What will be the potential health impacts to any affected groups?
This is a zoning ordinance authorizing the physical development of the subject property.
2. How have those groups been engaged and involved in the development of this ordinance?
This zoning ordinance requires public engagement prior to a recommendation from City Plan Commission. The developer held a public engagement meeting on August 13, 2024.
3. How does this legislation contribute to a sustainable Kansas City?
This application was reviewed against the KC Spirit Goals. It aligns with the Diversity and Opportunity, Environment for People of All Ages, Strong and Accessible Neighborhoods, Sustainable and Equality and Well-Designed City goals.
4. Does this legislation create or preserve new housing units?
Yes (Press tab after selecting)

Total Number of Units 1,084

Number of Affordable Units Approximately 410 units

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:

This is a zoning ordinance authorizing the physical development of the subject property.

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)