



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250331

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 1.2 acres generally located at the northwest corner of Montgall Avenue and East 35th Street from Districts R-2.5 and B3-2 to District UR (Urban Redevelopment) and approving a development plan to allow for an assisted living facility. (CD-CPC-2025-00022)

### Discussion

The applicant is seeking approval of a Urban Redevelopment Plan in proposed District UR acres generally located at the northwest corner of Montgall Avenue and East 35th Street. The proposal is to consolidate the approximate 1.2 acres of land into one (1) lot.

The proposed building foot print is approximately 17,916 square feet. No parking spaces are shown on the plans. A shared parking agreement with the site to the north will be provided. The main entrance of the building will be at the northeast corner of the site along Montgall, near the existing building to the north.

Landscaping for this project includes street trees and interior landscaping. Species provided include Autumn Splendor Sugar Maples, Japanese Zelkova, Eastern Redbuds, White Fringetree, Jane Magnolia, Honey Locust, Little Henry Sweet spire, and Annabelle hydrangeas.

Proposed architectural materials and articulation are consistent with adjacent buildings. Materials include three different colors of brick and wood trim.

During review, staff requested additional landscaping and transparency along Prospect Avenue in order to provide better aesthetics along the corridor as well as provide "eyes on the street". Additionally, staff requested further details on the trash enclosure and logistics on trash pickup. The applicant agreed to the corrections and provided additional windows along Prospect Avenue and 35<sup>th</sup> Street. The applicant also added a gabled roof to relate more to the adjacent building to the north. Elevations of the trash enclosure was provided and reviewed to ensure compatibility with the structure.

One person appeared for public testimony before the CPC to ask questions about the project boundaries.

Staff Recommendation: Approval with 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 a rezoning and development of a property.
3. How does the legislation affect the current fiscal year?  
Not applicable as this is an ordinance authorizing a rezoning and development of a 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 an ordinance authorizing a rezoning and development of a property.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
Not applicable as this is an ordinance authorizing a rezoning and development of a property.

### 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 because this ordinance does not have a 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.
- ☐

### **Prior Legislation**

No prior legislation for the subject site.

### **Service Level Impacts**

Not applicable as this is an ordinance authorizing a rezoning and development of a property.

### **Other Impacts**

1. What will be the potential health impacts to any affected groups?  
Not applicable as this is an ordinance authorizing a rezoning and development of a property.
2. How have those groups been engaged and involved in the development of this ordinance?  
Not applicable as this is an ordinance authorizing a rezoning and development of a property.
3. How does this legislation contribute to a sustainable Kansas City?  
Not applicable as this is an ordinance authorizing a rezoning and development of a property.
4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)

Not applicable as this is an ordinance authorizing a rezoning and development of a property.

[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:

Not applicable as this is an ordinance authorizing a rezoning and development of a property.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

Not applicable as this is an ordinance authorizing a rezoning and development of a property.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

No(Press tab after selecting)