



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250362

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 Line Creek Valley Area Plan on about 20 acres generally located at the southwest corner of Northwest 68th Street and North Madison Avenue by changing the recommended land use from Residential Low Density to Residential Medium Density allowing for the creation of 57 lots and 5 tracts for the purpose of a single unit home development. (CD-CPC-2024-00038)

Discussion

The applicant is proposing to rezone 20.51 acres from District R-80 to District R-6. This rezoning will allow for a medium density residential development. The project site is a vacant parcel made up of 2 unplatted parcels. The proposed rezoning is associated with an accompanying Development Plan.

The future land use as identified in the Line Creek Valley Area Plan for this site is residential low density. This future land use corresponds with the R-7.5 and R-10 zoning districts. The Community Planning Division identified the need for an Area Plan Amendment to update these parcels to Residential Medium Density.

Staff Recommendation: Approval

CPC Recommendation: Approval

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 updating the Line Creek Area Plan. .
3. How does the legislation affect the current fiscal year?

Not applicable as this is a resolution updating the Line Creek 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 updating the Line Creek Area Plan.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?

Not applicable as this is a resolution updating the Line Creek Area Plan.

Office of Management and Budget Review

(OMB Staff will complete this section.)

- | | | |
|---|------------------------------|--|
| 1. This legislation is supported by the general fund. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 2. This fund has a structural imbalance. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 3. Account string has been verified/confirmed. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

Additional Discussion (if needed)

No account string to verify as this resolution has no direct 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 applicable prior legislation. This is a companion case to a ordinance for a rezoning and development plan.

Service Level Impacts

Not applicable as this is a resolution updating the Line Creek Area Plan.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this is a resolution updating the Line Creek Area Plan.
2. How have those groups been engaged and involved in the development of this ordinance?
Not applicable as this is a resolution updating the Line Creek Area Plan.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this is a resolution updating the Line Creek Area Plan.

4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Not applicable as this is a resolution updating the Line Creek Area Plan.
[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 a resolution updating the Line Creek Area Plan.

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 a resolution updating the Line Creek Area Plan.

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

No(Press tab after selecting)