



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250804

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 3 acres generally located at 3200 and 3201 Troost Ave from District B4-5 (Heavy Business/Commercial) and B3-2 (Community Business) to District MPD (Master Planned Development) and approving a development plan to allow for a multi-unit building to be constructed on each site. (CD-CPC-2025-00075).

Discussion

The project proposes two multi-unit buildings (194 affordable housing units total) on two separate lots, with parking behind the buildings. This site is unique due to its intersection at Troost and Linwood Blvd, making the project subject to the Troost Corridor Overlay District and the Boulevard and Parkway Standards.

City Council Key Points

- Rezoning from B4-5 and B3-2 to MPD.
- Construct 194 affordable units (total), within two separate buildings on the two subject lots.
- City staff recommended Approval, Subject to Conditions.
- City Plan Commission 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 rezoning and development of the subject sites.
3. How does the legislation affect the current fiscal year?
Not applicable - as this is an ordinance authorizing the rezoning and development of the subject sites.

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 rezoning and development of the subject sites.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
This ordinance authorizes 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

Ordinance 150581 | Approved July, 6th, 2015

Creating the Troost Corridor Overlay District in the area generally bounded by 22nd Street on the north, Volker Boulevard/Swope Parkway on the south, and one-half block east and west of Troost Ave.

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 rezoning and development of the subject sites.
2. How have those groups been engaged and involved in the development of this ordinance?
Section 88-505-12, Public Engagement, does apply to this request. The applicant hosted a meeting on July 7, 2025. A meeting summary is attached to the City Plan Commission staff report.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable – as this is an ordinance authorizing the rezoning and development of the subject sites.
4. Does this legislation create or preserve new housing units?
Yes (Press tab after selecting)

Total Number of Units 194

Number of Affordable Units 194 (60% AMI)

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)