



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250344

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 residential development plan serving as a preliminary plat for approximately 278 units on about 1.98 acres, generally located on the parcels encompassed by Broadway Boulevard on the West, West 45th Terrace on the North, Wornall Road on the East, and West 46th Street on the South.

Discussion

The proposed plan is for a residential development plan with approximately 278 units and associated parking garage. The proposed plan will encompass the entire block, requiring the demolition of the existing structures. The proposed structure will be 77 feet tall and will feature walk-out apartments along the west and the north. The parking garage includes 296 parking spaces. The applicant is seeking deviations from the setback requirements on all sides of the development and the minimum lot area per unit requirement.

The City Plan Commission heard the application at the March 19, 2025 meeting. Six residents provided public testimony at the hearing in opposition to the project, specifically the height, the amount of parking, lack of green space for animal refuse, and density. The City Plan Commission added three additional conditions (conditions 9, 10, 12 as listed in the attached CPC disposition letter).

Prior to ordinance request the applicant worked with City Staff (Public Works and City Planning and Development) to discuss the added conditions and submitted revised plans showing the pet relief areas, updated native landscaping, and short term bicycle parking locations. Additionally, staff removed condition 1 in the CPC disposition letter because the applicant received approval from the Historic Preservation Committee regarding the demolition of the existing structures prior to CPC.

The applicant held a public engagement meeting in compliance with the Zoning and Development Code; written public testimony is attached to the Staff Report Packet.

The City Plan Commission recommended approval, subject to conditions with a vote of 4-0.

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 for the physical development of the subject property.
3. How does the legislation affect the current fiscal year?
Not applicable as this is a zoning ordinance for the physical development of the subject 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 a zoning ordinance for the physical development of the subject property.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this is a zoning ordinance for the physical development of the subject 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)

Not applicable as this is a zoning ordinance for the physical development of the subject property.

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

None

Service Level Impacts

No service level impacts expected.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this is a zoning ordinance authorizing the physical development of the property.
2. How have those groups been engaged and involved in the development of this ordinance?
Not applicable as this is a zoning ordinance authorizing the physical development of the property. Public engagement is required by the Zoning and Development Code, the applicant held a public engagement meeting on March 10, 2025.

3. How does this legislation contribute to a sustainable Kansas City?
The proposed building incorporates sustainable design features, including Energy Star appliances, low-flow washing machines, heat-selective roofing, smart thermostats, and electric vehicle (EV) charging stations.

4. Does this legislation create or preserve new housing units?
Yes (Press tab after selecting)

Total Number of Units 278

Number of Affordable Units 0

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)

N/A

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

No(Press tab after selecting)

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?
No(Press tab after selecting)