



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250085

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 1.83 acres generally located at the northwest and northeast corners of E 31st Street and Walnut Street, northeast corner of E 31st Street and Grand Avenue, and northeast corner of E 31st Street and McGee Street from District UR to District UR and approving a development plan, also serving as a preliminary plat, to allow a major amendment to an existing UR plan for 5 multi-unit residential buildings. (CD-CPC-2024-00190).

### Discussion

Proposed development plan includes seven parcels along East 31st Street to be developed with five buildings totaling 234 residential units. Each building will have a parking garage generally at the lowest point of grade. The development provides one parking space for each residential unit. The entire site generally slopes from east to west with the most topographical change over proposed Lot 2 and Lot 3.

Street trees and sidewalk improvements on the side streets (Walnut Street, Grand Avenue, and McGee Street) will be constructed by the developer. The plans indicate all street trees and sidewalk improvements on East 31st Street will be made by the City per the 31st Street Improvement Project.

Proposed building materials include masonry veneer, cast stone, and stucco (for detail articulation). Each building will have a main entrance on E 31st Street, as required by the Main Corridor Overlay.

Staff recommended approval with conditions. CPC voted unanimously to recommend approval with conditions. The Union Hill neighborhood was involved with the proposed plans and are generally in support of the proposed residential development. The developer has also signed a "Good Neighbor" agreement with the Union Hill Neighborhood Association.

## Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?  
The majority of this proposed development will be privately funded. There are notes on the plans about right-of-way improvements along E 31<sup>st</sup> Street to be constructed as part of the "31<sup>st</sup> Street Improvement Project."
3. How does the legislation affect the current fiscal year?  
Not applicable as this is a zoning ordinance authorizing physical development of a property by a private developer.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
Minimal fiscal impact is expected in future fiscal years. See Office of Management and Budget Review section below.
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)

Funding for the referenced 31<sup>st</sup> Street Improvement Project was appropriated via Ordinance 241060. Estimated reimbursement revenue from the 4<sup>th</sup> Amendment to the Union Hill TIF was appropriated to fund improvements via the Union Hill Streetscape Improvements project: 3090-895914-B-89061082.

## 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

CD-CPC-2024-00003 - Ordinance 240395 - a major amendment to the previously approved Union Hill UR plan to allow an additional principle use on about 0.12 acres generally located at 408 E 31st Street. Approved 4/18/2024

10494-URD-1 - Ordinance No. 030255 - Approving an amendment to a previously approved development plan in District URD on approximately a 52 acre tract of land generally bounded by E 28th Street and E 29th Street on the north, Gillham Road on the east, E 31st Street on the south, and Main Street and Warwick Trafficway on the west. Approved 4/5/2003

### Service Level Impacts

No impact expected.

### Other Impacts

1. What will be the potential health impacts to any affected groups?  
This ordinance was not evaluated for potential health impacts.
2. How have those groups been engaged and involved in the development of this ordinance?  
This project complies with the public engagement requirements in section 88-505-12.

3. How does this legislation contribute to a sustainable Kansas City?  
This ordinance will authorize 234 new residential units, providing housing in the city.

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

Total Number of Units 234

Number of Affordable Units unknown

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:

Private development project.

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)