



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 230812

Submitted Department/Preparer: City Planning

Revised 8/3/23

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

Sponsor: Approving a development plan which acts as a preliminary plat allowing residential development on 0.47 acres generally located at the southeast corner of Locust Street and East 19th Street. (CD-CPC-2023-00096)

Discussion

See City Plan Commission staff report.

Key Points:

- Construction of two townhouse buildings; one facing west toward Locust St. with 7 units and the other facing east toward a vacant lot. Both have pedestrian access.
- 2 car rear-loaded garages are proposed for each unit.
- As required by the City Plan Commission, the applicant submitted revised elevations and landscape plans therefore conditions 6 & 7 of the City Plan Commission Disposition Letter have been satisfied and are not included in the ordinance.

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 authorizing the physical development of the property.
3. How does the legislation affect the current fiscal year?
Not applicable as this is a zoning ordinance authorizing the physical development of the property.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
The proposed ordinance dedicates public right-of-way and authorizes construction of public infrastructure. Once completed, the infrastructure will be accepted by the city and become the City's responsibility to maintain.
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)

The physical development of land authorized by this ordinance this ordinance furthers the purposes and intent of The KC Spirit Playbook, which makes housing policy recommendations relevant to the purposes of this ordinance.

Citywide Business Plan (CWBP) Impact

1. View the [FY23 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):
 - ☐ Maintain and increase affordable housing supply to meet the demands of a diverse population
 - ☐ Broaden the capacity and innovative use of funding sources for affordable housing
 - ☐ Invest in neighborhood stabilization and revitalization to reduce blight, ensure sustainable housing, and improve the wellbeing of residents while sustaining their diverse cultures

- ☐ Ensure all occupants of residences have quality, efficient, and healthy housing with minimal economic or regulatory barriers
- ☐ Address the various needs of the City's most vulnerable population
- ☒ Utilize planning approaches to improve the City's neighborhoods

Prior Legislation

Ordinance No. 950083 – vacating Locust Street from the south line of 19th street to the north line of 20th street, approved on 02/19/1995.

Service Level Impacts

No impact expected.

Other Impacts

1. What will be the potential health impacts to any affected groups?
This zoning ordinance authorizes 13 residential units which are not expected to have health impacts.
2. How have those groups been engaged and involved in the development of this ordinance?
This ordinance requires public engagement prior to a recommendation from City Plan Commission. The developer held a public engagement meeting on July 24, 2023.
3. How does this legislation contribute to a sustainable Kansas City?
City Planning and Development Staff evaluated this against the sustainability goals and objectives in The KC Spirit Playbook.
4. Department staff certifies the submission of any applicable Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), Non-Discrimination documents, and Letters of Intent to Subcontract (LOIs) to CREO prior to the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)
Please provide reasoning why not:
Private development does not require CREO review.
5. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

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

No(Press tab after selecting)