



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 241015

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 time extension for the approved development schedule for the Brighton Village Master Planned Development Plan on approximately 23 acres generally located at the southwest corner of N. Brighton Avenue and N.E. Pleasant Valley Road by extending the commencement and completion dates by four years. (CD-CPC-2019-00172)

Discussion

This ordinance would grant a time extension to the approved development schedule for the Brighton Village Master Planned Development, by extending the commencement date to 2025-2029 and the completion date to 2028-2032.

The approved Brighton Village Master Planned Development (MPD) allows for an approximately 85,870 square foot commercial development and a 210-unit multi-family residential development. The Development Plan layout and uses are not changing with this request. The Brighton Village MPD plan was approved by Ordinance 150519 on July 9, 2015. The plan originally proposed a commencement date during years 2015-2019, with completion to occur 2020-2025. An extension of time was approved by the City Council in 2019 which changed the commencement date to 2024 and the completion date to 2029. The applicant is requesting to change the commencement date to the years 2025-2029 and the completion date to the years 2028-2032. The applicant cites market conditions as the reason for the delay.

Staff recommended approval of the time extension. There was no public testimony. CPC voted unanimously to recommend approval.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No

2. What is the funding source?
This ordinance has no fiscal impact.
3. How does the legislation affect the current fiscal year?
This ordinance has no fiscal impact.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
This ordinance has no fiscal impact.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
This ordinance has no fiscal impact.

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)

No account string to verify as this ordinance has no 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?
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 No. 150519 - Approved 07/09/2015. Rezoned approximately 23 acres from Districts B2-2 and R-80 to District MPD and approved an MPD preliminary development plan for commercial uses and multifamily residential uses. (10053-MPD-8)

Ordinance No. 190805 - Approved 10/10/2019. Approved a time extension for the approved development schedule for the Brighton Village Master Planned Development Plan by extending the commencement and completion dates by four years. (CD-CPC-2019-00172)

Service Level Impacts

Not applicable as this is a time extension request for a previously approved Master Planned Development.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this is a time extension request for a previously approved Master Planned Development.
2. How have those groups been engaged and involved in the development of this ordinance?
Not applicable as this is a time extension request for a previously approved Master Planned Development.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this is a time extension request for a previously approved Master Planned Development.

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

Click or tap here to enter text.
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:
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)