



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 230858

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

Approving a development plan on about 0.3 acres to allow for a mixed-use building in District DX-15 generally located at 1818 and 1822 Main Street. (CD-CPC-2023-00120)

Discussion

This is a proposed mixed use building containing ground-level nonresidential uses and upper level residential uses on directly on the existing streetcar route. A small parking garage is proposed, but it will be accessed entirely from the alley in-lieu of Main Street in part to avoid conflict with streetcar operations.

CWBP Response Explanation:

“Maintain and increase affordable housing supply to meet the demands of a diverse population” was chosen as the applicable CWBP objective because the applicant has indicated a small percentage of units will be “affordable.”

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

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. Generally speaking, dense residential development such as this, provides a greater return on investment.

Office of Management and Budget Review

(OMB Staff will complete this section.)

- | | | |
|---|------------------------------|--|
| 1. This legislation is supported by the general fund. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 2. This fund has a structural imbalance. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 3. Account string has been verified/confirmed. | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

Additional Discussion (if needed)

There is no account string to verify as this ordinance has no fiscal impact.

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

Case No. 14271-P – Ordinance 120145 Rezoning an area of approximately 100 acres known as the Downtown Streetcar Area South, generally located between I-670 on the north, Grand Boulevard on the east, the Kansas City Terminal Railway on the south and Wyandotte Street on the west, from Districts M 1-5 Manufacturing 1 (dash 5), B4-5 Heavy Business/Commercial (dash 5) and DC-15 (Downtown Core (dash 15) but not including the existing UR (Urban redevelopment) zones and the Adult Entertainment Overlay District CX/O zone, to District DX-15 Downtown Mixed Use (dash 15).

Service Level Impacts

No impact expected.

Other Impacts

1. What will be the potential health impacts to any affected groups?
This zoning ordinance authorizes physical development of housing which, has not been evaluated for its health impact.
2. How have those groups been engaged and involved in the development of this ordinance?
Public Engagement per 88-505-12 was completed for this project.
3. How does this legislation contribute to a sustainable Kansas City?
Project will provide additional housing and density in the downtown area.
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:
This ordinance authorizes physical development on private property.
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)