



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 241011

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

A request to approve a residential development in district B2-2 on about 14 acres generally located at N. Jefferson Street and NW Cookingham Drive.

### Discussion

The applicant is proposing to construct 121 residential units on two lots directly south of NW Cookingham Drive. The proposed building types will consist of eight-plex, six-plex, four-plex and five-unit ranch townhomes. N. Jefferson Street is a public street that runs north-south which connects NW Cookingham Drive to an existing single family (detached homes) community. The applicant will construct public sidewalks along both sides of N. Jefferson Street and internal sidewalks on the private streets to serve the future units. The applicant is continuing to coordinate with Public Works to determine if the units facing N. Jefferson Street will be eligible for city trash and recycling service.

The applicant conducted the required public engagement on July 16, 2024.

Staff recommended Approval with Conditions. Three citizens testified at the August 21, 2024 hearing in opposition to the proposed development, primarily voicing concerns about vehicular traffic. The City Plan Commission voted 6-0 to recommend Approval with Conditions.

### 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.
3. How does the legislation affect the current fiscal year?  
Not applicable, as this is a zoning ordinance.

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.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
The proposed development could lead to increased population, which may impact the local tax base.

### **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 direct 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**

In 1993, the site was previously approved for a retail development. The project never came to fruition.

## Service Level Impacts

Staff does not anticipate service level impact from the proposed development.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
No potential health impacts have been identified.
2. How have those groups been engaged and involved in the development of this ordinance?  
The applicant held the required public engagement on July 16, 2024.
3. How does this legislation contribute to a sustainable Kansas City?  
No sustainable contributions have been identified for the proposed project.
4. Does this legislation create or preserve new housing units?  
Yes (Press tab after selecting)

Total Number of Units 121 dwelling units

Number of Affordable Units [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)