



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 251000

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

Amending the KCI Area Plan by amending the Proposed Land Use Plan and Map for an approximately 107 acre tract of land generally located at the southwest corner of Northwest 100th Street and North Platte Purchase Drive by changing the recommended land use designation from "Commercial, Residential Low Density, Open Space / Buffer, and Mixed Use Community" to "Residential Medium Density." (CD-CPC-2025-00130)

### Discussion

Ashlar Homes, LLC and Capstone Communities, LLC applied to amend the KCI Area Plan for a 107-acre tract at the southwest corner of NW 100th Street and North Platte Purchase Drive.

Current Land Use Designation: Commercial, Residential Low Density, Open Space/Buffer, and Mixed Use Community.

Proposed Change: Residential Medium Density.

Process: The City Plan Commission held a hearing on October 15, 2025, allowed public testimony, and recommended approval of the amendment.

Action: The KCI Area Plan is officially amended to reflect the new designation, as shown in Exhibit A attached to the ordinance.

Essentially, this change shifts the area from a mix of commercial and low-density uses to allow for medium-density residential development, enabling more housing units than previously permitted.

### Fiscal Impact

1. Is this legislation included in the adopted budget?

☐ Yes ☒ No

2. What is the funding source?  
Click or tap here to provide fund name(s) and the full account string.
3. How does the legislation affect the current fiscal year?  
Click or tap here to enter text.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
Click or tap here to enter text.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
Click or tap here to enter text.

### 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)

This legislation does not have any funding attached to it.

## 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

None

## Service Level Impacts

No service level impacts as a result of this resolution.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
No health impacts were reviewed with this resolution.
2. How have those groups been engaged and involved in the development of this ordinance?  
Public engagement as required by section 88-505-12 was completed with the companion ordinance 251019.
3. How does this legislation contribute to a sustainable Kansas City?  
The resolution to amend the area plan will have no impact as the KCI Area Plan is going through a major update at this time.
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)