



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250168

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 development plan which also serves as a preliminary plat to allow for five (5) residential townhomes in two (2) phases on one (1) lot, in District R-5 (Residential), on about 0.73 acres generally located at the southeast corner of W. 49<sup>th</sup> Street and Sunset Drive (609 W. 49<sup>th</sup> Street). (CD-CPC-2023-00159).

### Discussion

The applicant is seeking approval of a development plan which also serves as a preliminary plat, in District R-5 (Residential) to allow for five (5) residential townhomes in two (2) phases on one (1) lot. The development plan acts as a preliminary plat to allow the existing building (duplex) to remain and seeks entitlement for three additional townhomes. Phase I is to allow for a minor subdivision (condo plat) of the existing duplex and creation of a separate tract that allows for phase II. This phase will house the three-unit condo plat (3D) to allow for the sale of the units.

The existing structure is a three-story building with garages on the first floor. The proposed buildings will also be three stories due to the topography of the site. The new building will be constructed of primarily stucco and accented with Pac clad metal flush panels. The foundation and exterior walls will be structurally engineered with reinforced concrete walls.

Access to the development will be via vacated W. 49<sup>th</sup> Street. This is a private drive that serves this parcel and the 433 Ward Parkway Condominiums. As part of the approval of the development and the vacation of W. 49<sup>th</sup> Street, a permanent turnaround was required at the terminus of W. 49<sup>th</sup> Street. This development will be able to provide the required turnaround per KCFD specifications.

The site slopes from south to north towards Ward Parkway (Brush Creek). The 45-40 feet change in grade from north to south presents additional challenge on this site. The developer has been stabilized the site with retaining walls and ground cover.

Staff Recommendation: Approval with Conditions  
CPC Recommendation: 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 an ordinance authorizing a development plan on private property. .
3. How does the legislation affect the current fiscal year?  
Not applicable as this is an ordinance authorizing a development plan on private 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 an ordinance authorizing a development plan on private property.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
Not applicable as this is an ordinance authorizing a development plan on private property.

## 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?  
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**

There is no prior legislation for this property.

### **Service Level Impacts**

Not applicable as this is an ordinance authorizing a development plan on private property.

### **Other Impacts**

1. What will be the potential health impacts to any affected groups?  
Not applicable as this is an ordinance authorizing a development plan on private property.
2. How have those groups been engaged and involved in the development of this ordinance?  
Not applicable as this is an ordinance authorizing a development plan on private property.
3. How does this legislation contribute to a sustainable Kansas City?  
Not applicable as this is an ordinance authorizing a development plan on private property.
4. Does this legislation create or preserve new housing units?

No (Press tab after selecting)

Not applicable as this is an ordinance authorizing a development plan on private property.

[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:

Not applicable as this is an ordinance authorizing a development plan on private property.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

Not applicable as this is an ordinance authorizing a development plan on private property.

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

No(Press tab after selecting)