



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: TMP-6072

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

Rezoning an area of about 5.5 acres generally located on the east side of North Oak Trafficway at Northeast Hill Street from District B3-2 (Commercial) to B3-4 (Commercial) and approving a development plan on approximately 8.5 acres to allow for multi-unit residential development. (CD-CPC-2025-00121 & CD-CPC-2025-00122).

Discussion

REZONING REVIEW

The applicant is requesting to rezone approximately 5 acres from District B3-2 to District B3-4. This rezoning would not change the permitted uses but would update the intensity designation, which affects lot and building standards. Specifically, the change would increase the maximum floor area ratio from 2.2 to 4.0 and increase the allowable building height from 45 feet to 65 feet.

The request is tied to an accompanying Development Plan that proposes construction of a multi-unit residential building with a height of 60 feet. The project site consists of five lots, two of which currently contain existing buildings.

The eastern portion of the site, which contains the stream buffer and tree preservation area is not proposed to be rezoned and will remain R-6.

Staff Recommendation Rezoning: Approval

CPC Recommendation Rezoning: Approval

PLAN REVIEW

The applicant is seeking approval of a Development Plan in proposed District B3-4 acres generally located on the east side of North Oak Trafficway at the intersection of Northeast Hill Street.

The proposal consolidates the existing unplatted parcels into one lot and three tracts to accommodate three multi-unit residential buildings. No deviations from the standards of the B3-4 District are requested.

The development includes two apartment buildings with footprints of approximately 14,300 square feet each and one building with a footprint of approximately 18,800 square feet, for a total of 167 dwelling units. The site plan identifies 255 parking spaces located east of the buildings. Vehicular access will be provided from two existing curb cuts along North Oak Trafficway on the west side of the site, with internal circulation routed to the east behind the buildings. No access is provided on the eastern side of the site due to elevation change of 40 feet. This area will be left undisturbed.

Pedestrian connections are proposed along the north and south property lines and between the buildings to ensure site connectivity.

The landscape plan includes street trees, building-adjacent plantings, and interior parking lot landscaping. Proposed species include Eastern Redbud, Autumn Brilliance Serviceberry, Swamp White Oak, Regal Prince Oak, Hydrangea, Gem Box Inkberry Holly, Sea Green Juniper, and Fairview Yew.

The architectural design incorporates materials and articulation consistent with surrounding development. Primary materials include brick veneer, cement lap siding, and textured masonry.

Staff Recommendation Development Plan: Approval with Conditions
CPC Recommendation Development Plan: 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 the development of private property.
3. How does the legislation affect the current fiscal year?
Not applicable as this is an ordinance authorizing the development of 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 the development of 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 the development of 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)

This ordinance has no direct fiscal impact as it is approving the rezoning of private property.

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.
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Prior Legislation

No prior legislation on this site.

Service Level Impacts

Not applicable as this is an ordinance authorizing the development of private property.

Other Impacts

1. What will be the potential health impacts to any affected groups?

Not applicable as this is an ordinance authorizing the development of 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 the development of private property.

3. How does this legislation contribute to a sustainable Kansas City?

Not applicable as this is an ordinance authorizing the development of 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 the development of 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 the development of 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 the development of 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)