



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240528

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 approximately 4.629 acre tract of land located at 12100 Wornall Road from R-7.5 (Residential 7.5) to R-1.5 (Residential 1.5), to allow for student housing at the site. (CD-CPC-2024-00059)

Discussion

This ordinance would rezone about 4.6 acres located at 12100 Wornall Road from a lower-density R-7.5 district to a more-dense R-1.5 district to allow for development of student housing at the site.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
No fiscal impact identified.
3. How does the legislation affect the current fiscal year?
No fiscal impact identified.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
No fiscal impact identified.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
No

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 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

Case No. 7625-A - On February 28, 1978 the Board of Zoning Adjustment approved an amended conditional use permit for a convalescent home at 12000 Wornall Road, subject to conditions of developments be limited to 241 beds, no house keeping units, dedication of greenway to Parks and Recreation Department to the proposed Santa Fe trace, and the agreements set forth by the City Engineer on platting, right-of-way dedication, dedicate sewers, etc.

Service Level Impacts

The Public Works Department, not Avila University will pay to construct a pedestrian crossing on Wornall Road.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Pedestrians might be hit by vehicles when crossing Wornall Road.
2. How have those groups been engaged and involved in the development of this ordinance?
The applicant was required to comply with the Public Engagement requirements (88-505-12)
3. How does this legislation contribute to a sustainable Kansas City?
Promotes walkability
4. Does this legislation create or preserve new housing units?
Yes (Press tab after selecting)

Total Number of Units [Click or tap here to enter text.](#)

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)