



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 241090

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 an area plan amendment to the Red Bridge Area Plan from Residential Low Density to Residential Medium Density on about 13.43 acres for the parcels east of Holmes Road bounded between E 115th St. on the North and E 117th St on the south, beginning at the east right-of-way line of Holmes Road and extending east between 377 feet at E 117th St, 518 feet at the widest point and 423 feet at E 115th street. (CD-CPC-2024-00133)

Discussion

The proposed project consists of a rezoning to district MPD and area plan amendment. The proposed area plan amendment is split to allow for a buffer area to the east of the property where lower density neighborhoods are located. Exhibit A shows where the split amendment is defined.

At the City Plan Commission meeting, the Commission heard presentations from staff and the applicant and took public testimony. There were various members of the public in opposition to the project with concerns ranging from landscaping, density, public improvements, and architectural materials for the proposed development. Public engagement as required by the Zoning and Development Code was completed on October 29, 2024.

The companion rezoning to district MPD and preliminary development was also considered during the Commission meeting. The details for the companion case are addressed in a separate docket memo.

The City Plan Commission recommended Approval of the Area Plan Amendment.

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 resolution authorizing an amendment to the Red Bridge Area Plan.
3. How does the legislation affect the current fiscal year?
Not applicable as this is a resolution authorizing an amendment to the Red Bridge Area Plan.
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 resolution authorizing an amendment to the Red Bridge Area Plan.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this is a resolution authorizing an amendment to the Red Bridge Area Plan.

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)

Not Applicable

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

Not applicable.

Service Level Impacts

Not applicable

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this is a resolution authorizing an amendment to the Red Bridge Area Plan.
2. How have those groups been engaged and involved in the development of this ordinance?
Not applicable as this is a resolution authorizing an amendment to the Red Bridge Area Plan.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this is a resolution authorizing an amendment to the Red Bridge Area Plan.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

This is a resolution authorizing an amendment to the Red Bridge Area Plan, the companion rezoning case will address this question.

[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)