



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240486

Submitted Department/Preparer: City Planning

Revised 11/01/23

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 22 acres generally located at 601 Hardesty from District UR (Urban Redevelopment) and M1-5 (Manufacturing) to District UR (Urban Redevelopment) and approving a development plan, with associated preliminary plat and area plan amendment, to allow for mixed-use purposes. (CD-CPC-2024-00039 and 43)

Discussion

Urban Redevelopment (UR) districts promote the development and redevelopment of underdeveloped and blighted sections of Kansas City by accommodating flexibility in design to help ensure the realization of the stated purposes of an approved plan for redevelopment.

The proposed redevelopment sites a mixture of uses (residential, retail, restaurants, and daycare with supportive uses/amenities) in existing structures and various site improvements within the Independence Corridor Overlay (ICO) District.

City Council Key Points

- Rezoning from M1-5 and UR to UR.
- Amending the Truman Plaza Area Plan from Light Industrial to Mixed-Use Community.
- Proposed residential and commercial uses with associated amenities and parking.

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 an area plan amendment and rezoning + development plan.
3. How does the legislation affect the current fiscal year?
Not applicable – as this is an ordinance authorizing an area plan amendment and rezoning + development plan.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
The developer has expressed interest in financial incentives; however, incentives require separate approval and are not authorized by the passage of this ordinance.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
This ordinance authorizes physical development of the subject property, which may generate revenue.

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 resolution has no fiscal impact.

Citywide Business Plan (CWBP) Impact

1. View the [FY23 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

Ordinance 180216

Amending a Special Character Overlay District called the Independence Corridor Overlay (ICO) for the Independence Corridor by modifying the signage provisions.

Ordinance 220747

Approving the Historic Northeast Lofts PIEA General Development Plan on about 22 acres (3 parcels), generally located at the southeast corner of Independence Ave and Hardest Ave. No

Service Level Impacts

No impact expected.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable – as this is an ordinance authorizing an area plan amendment and rezoning + development plan.

2. How have those groups been engaged and involved in the development of this ordinance?

Public engagement as required by 88-505-12 does apply to this request. The applicant hosted a meeting on 4/24/24. A summary of the meeting is attached to the CPC staff report, see Attachment #3.

3. How does this legislation contribute to a sustainable Kansas City?
City Planning and Development Staff evaluated this against sustainability goals/objectives in the KC Spirit Playbook and determined the project aligns with sustainability guidelines.

4. Does this legislation create or preserve new housing units?
Yes (Press tab after selecting)

Total Number of Units 489

Number of Affordable Units unknown

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.

Please Select (Press tab after selecting)

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)