



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 230994

Submitted Department/Preparer: Please Select

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

Sponsor: Director of City Planning and Development Department

Approving a major amendment to a Master Planned Development on about 2.6 acres to allow for the creation of townhome development with 56 residential units in District MPD (Master Planned Development) generally located at the southeast corner of Northwest 96th Street and Highway 169. (CD-CPC-2023-00146)

Discussion

Please see City Plan Commission Staff Report for full discussion. No requested waivers or deviations.

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 zoning ordinance authorizing physical development of private property.
3. How does the legislation affect the current fiscal year?
Not applicable as this is a zoning ordinance authorizing physical 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 a zoning ordinance authorizing physical development of private property.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this ordinance does not authorize dedication of right-of-way or construction of public infrastructure.

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)

There is no account string to verify as there is 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

Case No. CD-CPC-2018-00147 – Ordinance 180947, approved by Council on December 20, 2018, approved an amendment to a previously approved development plan in District MPD on approximately 19 acres generally located at the southeast corner of Highway 169 and Northwest 96th Street, to allow for the modification to Phase IV, by changing the uses from commercial to residential

Service Level Impacts

No impact expected.

Other Impacts

1. What will be the potential health impacts to any affected groups?
This zoning ordinance authorizes the construction of townhomes which have not been evaluated for its health impact.
2. How have those groups been engaged and involved in the development of this ordinance?
Not Applicable.
3. How does this legislation contribute to a sustainable Kansas City?
City Planning and Development Staff evaluated this against the sustainability goals/objectives in The KC Spirit Playbook.
4. Does this legislation create or preserve new housing units?
Yes (Press tab after selecting)

Total Number of Units 56
Number of Affordable Units 0

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)

