



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 230931

Submitted Department/Preparer: City Planning

Revised 10/17/23

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

Approving the request to amend the Martin City Area Plan by changing the recommended land use from Residential Medium Density, Residential Low Density and Open Space Buffer land use to Residential Low Density and Open Space Buffer land use designation on about 365 acres, in an area generally bordered by 150 Hwy on the north, E. 155th Street on the south, Prospect Avenue on the east and Holmes Road on the west. (CD-CPC-2023-00074)

Discussion

This is a request for an amendment to the Martin City Area Plan to change the recommended land use plan from Residential Medium Density, Residential Low Density and Open Space Buffer land use to Residential Low Density and Open Space Buffer land use designation to allow for development of a detached residential development.

This is an amendment to the Martin City Area Plan to change the recommended land use to allow for the development of residential detached lots.

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 use of the subject property for residential development.
3. How does the legislation affect the current fiscal year?
Not applicable as this is a zoning ordinance authorizing use of the subject property for residential development.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
This ordinance will allow residential development of the property and will permit the Development Review Committee to approve a pending preliminary plat for a 580-lot

residential subdivision. Once approved the developer will be required to install public infrastructure and once that is complete it will be accepted by the City and become the city's responsibility to maintain.

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)

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):

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Prior Legislation

A companion case to subdivide the property through the preliminary plat process is pending before the Development Review Committee. The DRC has final authority in approving preliminary plats when no waivers or modifications from code requirements, including public improvements, are proposed. None are proposed and therefore DRC can approve the preliminary plat if the rezoning before City Council is approved. After preliminary plat approval occurs, the developer will be required to construct required

public improvements and submit final plats for each phase of the subdivision. The final plats will come to Council for approval at that time.

Service Level Impacts

No impact expected.

Other Impacts

1. What will be the potential health impacts to any affected groups?
This area plan amendment authorizes the change in future land use which has not been evaluated for its health impact.
2. How have those groups been engaged and involved in the development of this ordinance?
The relevant policies from The KC Spirit Playbook were developed through a robust public engagement process.
3. How does this legislation contribute to a sustainable Kansas City?
City Planning and Development Staff evaluated this against the following sustainability goals/objectives in The KC Spirit Playbook:
 - *Preserves the existing lakes and dams.*
4. Does this legislation create or preserve new housing units?
Yes (Press tab after selecting)

Total Number of Units 580
Number of Affordable Units None
5. Department staff certifies the submission of any applicable Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), Non-Discrimination documents, and Letters of Intent to Subcontract (LOIs) to CREO prior to 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 a zoning ordinance authorizing use of the subject property for residential development and subdivision of the same.
6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

No(Press tab after selecting)