



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250136

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

Amending Ordinance No. 220656 which approved a preliminary plat in District MPD on about 24.24 acres generally located at E. 52nd Terrace and Belmont Avenue by repealing condition 8 contained in Section A of the Ordinance, which required the developer to enter into a secured deferral agreement for street improvements to Belmont Avenue, and replacing it with a new condition concerning future improvements to Belmont Avenue.

Discussion

This legislation would amend condition 8, established via Ordinance 220656. The previous condition stated that the developer would be required to enter into a secured deferral agreement for street improvements to Belmont Avenue, along the platted frontage of the property.

This legislation would remove the existing condition 8, and replace with a new condition: The City would be responsible for street improvements along the western frontage of Belmont Avenue if future development at the northern terminus of Belmont Avenue requires public improvements. The City is specifically not responsible for street improvements for the Halo Village MPD, or if Belmont Avenue is vacated.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
None identified.
3. How does the legislation affect the current fiscal year?
Uncertain, this legislation assumes City responsibility for half street improvements if future development is proposed north of Belmont Avenue.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Uncertain, future costs would be dependent on any proposed development.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Potentially.

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 direct 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

Ord. No. 220656 approved by Council on August 11, 2022 approved a preliminary plat in District MPD (Master Planned Development) on about 24.24 acres generally located at E. 52nd Terrace and Belmont Avenue. (CD-CPC-2022-00055)

On June 16th, 2021 a request to rezone to MPD (Master Planned Development) was approved by the City Council (Ordinance No. 210507). On September 7, 2021 an MPD Final Plan (Case No. CD-CPC-2021-00139) was approved by the City Plan Commission.

Service Level Impacts

Uncertain, future service level impacts would be dependent on any proposed development.

Other Impacts

1. What will be the potential health impacts to any affected groups?
No potential health impacts have been identified.
2. How have those groups been engaged and involved in the development of this ordinance?
The applicant held public engagement related to the overall project in 2021.
3. How does this legislation contribute to a sustainable Kansas City?
The application does not identify sustainability measures.
4. Does this legislation create or preserve new housing units?
Yes (Press tab after selecting)

Total Number of Units 22

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)