

# City of Kansas City, Missouri



## Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: City Planning

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

The applicant is seeking approval of a 7-story mixed use building with 105 residential units, associated parking garage, and 2,400 square feet of retail space on the ground floor.

### Discussion

The applicant is proposing a seven (7) story tall mixed use development with approximately 2,400 square feet of retail on the ground floor, 105 residential units, 107 parking spaces, and associated amenities. The applicant is proposing adequate landscaping along E 3<sup>rd</sup> Street and Grand Boulevard, however the applicant is seeking a deviation to the required number of street trees along Walnut Street. Due to the lack of natural light, location of the parking garage entrance, and the change in grade of the property staff is in support of granting the deviation. The proposed development will have a small loading area along Grand Boulevard that will allow the garbage truck to pull out of the right of way, wheel the garbage to the truck and pull out in a forward motion. The development is in compliance with all applicable codes and ordinances. After discussion, the City Plan Commission voted to recommend approval of the project with conditions.

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No

2. What is the funding source?

NA

3. How does the legislation affect the current fiscal year?

NA

4. Does the legislation have fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.

NA

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?

NA

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### 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

### Additional Discussion (if needed)

NA

### Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Housing and Healthy Communities (Press tab after selecting.)

Which objectives are impacted by this legislation (select all that apply):

- Maintain and increase affordable housing supply to meet the demands of a diverse population
- Broaden the capacity and innovative use of funding sources for affordable housing
- Invest in neighborhood stabilization and revitalization to reduce blight, ensure sustainable housing, and improve the wellbeing of residents while sustaining their diverse cultures
- Ensure all occupants of residences have quality, efficient, and healthy housing with minimal economic or regulatory barriers
- Address the various needs of the City's most vulnerable population
- Utilize planning approaches to improve the City's neighborhoods

### Prior Legislation

See CPC Staff Report

### Service Level Impacts

See CPC Staff Report

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### Other Impacts

1. What will be the potential health impacts to any affected groups?  
NA
2. How have those groups been engaged and involved in the development of this ordinance?  
NA
3. How does this legislation contribute to a sustainable Kansas City?  
NA
4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?  
NA
5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?  
NA