



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: Please Select

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

A request to approve an Area Plan Amendment to the Briarcliff/Winnwood Area Plan from Residential Medium Density to Residential High Density for an area approximately 19.79 acres generally located at 3350 North Holmes Street

Discussion

The development is proposing four building containing 340 residential units, amenity deck, 558 parking stalls, and a proposed trail connection to North Oak Trafficway. The development is located north of the City of Kansas City and north of the Hillside Drainage Ditch and Levee managed by the North Kansas City District. The developer is working with the North Kansas City Levee District to ensure the calculations, methods of detention, and proposed improvements meet the standards of the Levee District. The developer is preserving a majority of the trees along North Cherry Street as shown on their tree preservation plan, the developer is also requesting a waiver to the half street improvements along North Cherry. Full improvements to North Holmes Street are being proposed in lieu of the half street improvements along North Cherry Street. Staff supports the waiver to the half street improvements due to the concern regarding the impact additional impervious surfaces would have on the runoff to North Cherry. The development will be in compliance with all applicable plans and policies after all conditions have been met.

The City Plan Commission recommended adding three conditions to the application. The first two were recommended by the North Kansas City Levee District to ensure corrections to the Stormwater Drainage Study be completed and receive approval at the time of Project Plan submittal and to ensure all proper permits are applied for and approved prior to the issuance of permits. The City Plan Commission recommended adding a final condition requiring the developer to widen the cul de sac on North Kenwood Road to 50 feet.

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



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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

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)

Click or tap here to enter text.

Citywide Business Plan (CWB) 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



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Prior Legislation

NA

Service Level Impacts

See CPC Staff Report

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