



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250089

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

Approving a residential development plan for a 6-unit cottage house development in district R-1.5 on about 0.68 acres generally located on East 10th Street between Van Brunt Boulevard and Elmwood Avenue.

Discussion

The proposed development is a 6-unit cottage house development in the historic Northeast neighborhood. The development has one access to the site, six parking spaces, an internal sidewalk, a community garden, and a rain garden/detention area. The plan complies with all applicable standards of the Zoning and Development Code and the Truman Plaza Area Plan.

The City Plan Commission heard the case on 1/15/2025 and recommended approval with conditions with a vote of 7-0. No public testimony was provided at the meeting.

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 the physical development and allowed uses on the subject property.
3. How does the legislation affect the current fiscal year?
Not applicable as this is a zoning ordinance authorizing the physical development and allowed uses on the subject 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 the physical development and allowed uses on the subject property.

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

Not applicable as this is a zoning ordinance authorizing the physical development and allowed uses on the subject property.

Office of Management and Budget Review

(OMB Staff will complete this section.)

- | | | |
|---|------------------------------|--|
| 1. This legislation is supported by the general fund. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 2. This fund has a structural imbalance. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 3. Account string has been verified/confirmed. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> 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

CLDMS-2023-00077 - Minor Subdivision creating two parcels recorded on 12/04/2023.

Service Level Impacts

None expected.

Other Impacts

1. What will be the potential health impacts to any affected groups?
No health impacts expected.
2. How have those groups been engaged and involved in the development of this ordinance?
This ordinance authorizes a residential development plan, public engagement is required. The applicant held a public engagement meeting on 12/09/2024 in compliance with the Zoning and Development Code.
3. How does this legislation contribute to a sustainable Kansas City?
The applicant is proposing to remove a large portion of the existing concrete to install a rain garden full of native plantings and community garden.
4. Does this legislation create or preserve new housing units?
Yes (Press tab after selecting)

Total Number of Units 6
Number of Affordable Units 6
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)