



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260212

Submitted Department/Preparer: City Planning

Revised 01/30/25

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 development plan on about 1.3 acres to allow for the construction of a multi-unit residential building in District R-0.5 generally located at 32 E 46th Street. (CD-CPC-2025-00189)

Discussion

The proposed development is a multi-story building containing 152 residential units. The majority of the proposed units will be accessed from the inside of the building, and four units will be for-rent, townhouse-style with access along E 46th Street. Due to the grade change of approximately 40 feet from north to south across the site, the north side of the building will be five stories and about 58 feet and the south side of the building along E 46th Street will be approximately 109 feet at its tallest point and eight stories, including the parking structure levels.

The parking garage will have two access points, one from E 46th Street at the southwest corner of the site and off Walnut Street near the northeast corner of the site. The parking garage will contain 207 spaces for residents.

There will be a courtyard amenity space in the center of the building, which has not been programmed yet. Eighteen trees will be provided along the north and east sides of the site. A fee in-lieu of the remaining ten required trees in the amount of \$3,700 will be paid by the developer.

Proposed building materials include modular brick, precast panel with brick formliner, fiber cement panel, metal wall panel, and EIFS.

City Plan Commission recommended approval with conditions and no one appeared to provide public testimony. Three letters of opposition were submitted to the Commission.

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 construction of private development.
3. How does the legislation affect the current fiscal year?
Not applicable as this is a zoning ordinance authorizing construction of private development.
4. Does the legislation have a fiscal impact in future fiscal years? Please note the difference between one-time and recurring costs.
Not applicable as this is a zoning ordinance authorizing construction of private development.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this is a zoning ordinance authorizing construction of private development.

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)

This legislation has no 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?
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):

- Develop strategies focusing on areas traditionally underserved by economic development and redevelopment efforts.
- Ensure quality, lasting development throughout the City; and continuing to grow the economy and the population of Kansas City in all areas.
- Increase and support local workforce development and small and locally owned businesses.
- Create a more efficient, solutions-oriented environment, making it easier to operate within the City.
- Implement an economic development and tourism strategy to attract major investment and visitors.
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Prior Legislation

7411-P-3 & 7411-P-4 – Ordinance 160600 – Rezoning a 1.32 acre tract of land generally located at the northwest corner of Walnut Street and E. 46th Street from Districts R-0.5 and R-5 to District R-0.5, and approving a development plan to allow for a multi-unit building with 131 units. Approved September 4, 2016

Service Level Impacts

The proposed development could impact existing public infrastructure, especially the abutting rights-of-way with additional traffic.

Staff Recommendation

City Planning and Development

Select One: Sponsored
 Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One: Recommend
 Do Not Recommend
 Not Applicable

City staff and City Plan Commission recommend approval subject to conditions as stated in the ordinance based on compliance with all applicable City Codes.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Potential health impacts were not evaluated with the proposed ordinance.
2. How have those groups been engaged and involved in the development of this ordinance?
Public engagement per 88-505-12 was completed.
3. How does this legislation contribute to a sustainable Kansas City?
The proposed development authorized by the ordinance will add residential units and density along the streetcar extension, which supports transit use.
4. Does this legislation create or preserve new housing units?
Yes (Press tab after selecting)

Total Number of Units 152

Number of Affordable Units 0

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:

Private development

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)