



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250328

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 an area plan amendment to the Heart of the City Area Plan future land use recommendation from Residential Low Density to Residential Medium Density on about 1.8 acres generally located at the northeast corner of Brooklyn Avenue and East 20th Street. (CD-CPC-2024-00123).

Discussion

The applicant is proposing to rezone the subject property from District UR (Urban Redevelopment) to district R-2.5(Residential). The applicant has requested the rezoning to allow for the sale of the properties without the controlling UR plan. The UR Plan currently limits development of the site to 29 total townhouse units. The Land Bank of Kansas City is requesting the rezoning to return the property to a base zoning district, to provide more development possibilities to the future owner.

The Heart of the City Area Plan recommends residential low density at this site which corresponds with the R-7.5 and R-10 zoning districts. Because the requested zoning district is not consistent with the area plan, staff required that the applicant also apply for an area plan amendment to the Heart of the City Area Plan from a future land use of residential low density to residential medium-density to better align with the proposed zoning designation.

Staff recommended approval. There was no public testimony at the City Plan Commission meeting. The City Plan Commission recommended approval.

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 resolution authorizing an area plan amendment to the Heart of the City Area Plan.

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

Not applicable as this is a resolution authorizing an area plan amendment to the Heart of the City Area Plan.

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 resolution authorizing an area plan amendment to the Heart of the City Area Plan.

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

Not applicable as this is a resolution authorizing an area plan amendment to the Heart of the City Area Plan.

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 resolution 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):
 - ☒ Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.

- ☐ Ensure quality, lasting development of new growth.
- ☐ Increase and support local workforce development and minority, women, and locally owned businesses.
- ☐ Create a solutions-oriented culture to foster a more welcoming business environment.
- ☐ Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
- ☐

Prior Legislation

There is no prior legislation in relation to this area plan amendment other than the rezoning ordinance related to this case, CD-CPC-2024-00104.

Service Level Impacts

Not applicable as this is a resolution authorizing an area plan amendment to the Heart of the City Area Plan.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this is a resolution authorizing an area plan amendment to the Heart of the City Area Plan.
2. How have those groups been engaged and involved in the development of this ordinance?
Not applicable as this is a resolution authorizing an area plan amendment to the Heart of the City Area Plan.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this is a resolution authorizing an area plan amendment to the Heart of the City Area Plan.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Not applicable as this is a resolution authorizing an area plan amendment to the Heart of the City Area Plan.

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:

Not applicable as this is a resolution authorizing an area plan amendment to the Heart of the City Area Plan.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

Not applicable as this is a resolution authorizing an area plan amendment to the Heart of the City Area Plan.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

No(Press tab after selecting)