



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250276

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

Rezoning an area of about 16.3 acres generally located on the south side of Old N.E. Barry Road and on both sides of N. Cleveland Avenue from Districts R-80 and R-7.5 to District R-1.5 and approving a development plan that also serves as a preliminary plat to allow for a residential development. (CD-CPC-2024-00186 & CD-CPC-2024-00185)

### Discussion

Monarch Townhomes will be comprised of 29 four-plexes for a total of 116 dwelling units that will sit on just over 16 acres of undeveloped land north of Missouri Route 152 and south of NE Barry Road, commonly known as "old Barry." The undeveloped site is comprised of three parcels and forms the general shape of a scalene triangle due to the alignment of 152, constructed in the 1980s. The subject properties are currently zoned R-80 and R-7.5. Both of these zoning districts do not permit multi-unit residential structures. The applicant is proposing to rezone the subject properties to R-1.5 to allow for the residential development and proposed density of 7.11 units per acre. The proposed rezoning and density has required that the developer submit an application to amend the Gashland/Nashua Area Plan from Residential Low Density to Residential High Density. The applicant will be required to vacate N. Cleveland Avenue prior to the issuance of any building permits. The applicant has stated they have an interest in vacating NE Barry Road west of N. Cleveland Avenue.

Staff recommends approval for the proposed rezoning and development plan. On January 15<sup>th</sup>, 2025 the City Plan Commission (CPC) voted 5-0 to approve the area plan amendment.

No public input was sent to staff and nobody testified in opposition to the application at the City Plan Commission hearing.

## 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.
3. How does the legislation affect the current fiscal year?  
Not applicable, as this is a zoning ordinance.
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.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
Potentially.

### 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)

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**

No prior legislation is associated with the subject property.

### **Service Level Impacts**

No service level impacts were identified.

### **Other Impacts**

1. What will be the potential health impacts to any affected groups?  
No potential health impacts were identified.
2. How have those groups been engaged and involved in the development of this ordinance?  
The applicant held the required public engagement on January 7<sup>th</sup>, 2025.
3. How does this legislation contribute to a sustainable Kansas City?  
No information related to the sustainability of this project was submitted to the City.
4. Does this legislation create or preserve new housing units?  
Yes (Press tab after selecting)

Total Number of Units 116

Number of Affordable Units unknown

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)