

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

The applicant is seeking approval of a rezoning from district Urban Redevelopment (UR) to district Urban Redevelopment (UR) to approve a development plan acting as a preliminary plat.

Discussion

The proposed development will have 300 residential units, amenities, ground level retail/office space, and 307 parking spaces including street parking and public parking. The developer is proposing 15% of the units will be affordable. Currently, the project does not have FAA approval regarding the height. There will be pedestrian connections to neighboring developments that ensure pedestrian safety. The development ensures safe and efficient vehicular access. During the City Plan Commission meeting, public testimony and the Commissioner's expressed concern regarding the lack of parking that is being provided by the developer. The motion to recommend denial was passed 4:3.

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
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

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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)

NA

Citywide Business Plan (CWBP) 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

Prior Legislation

See CPC Staff Report

Service Level Impacts

See CPC Staff Report.

Other Impacts

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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?

The development proposes dense residential units with a focus on varying modes of transportation.

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