



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240224

Submitted Department/Preparer: City Planning

Revised 11/01/23

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

A request to approve a rezoning to district UR (Urban Redevelopment) from district R-2.5 (Residential 2.5) and approval of a development plan for a mixed use development.

Discussion

The applicant is requesting approval to rezone the property from district R-2.5 to district UR. The applicant is also proposing to reuse the historic Ladd School on the southern portion of property. The existing structure would contain office, residential (25 units), auditorium live/work, restaurant, gym, and retail uses. The applicant is also proposing one new construction to be used for commercial and residential uses with a small patio and four new residential buildings containing 56 units along the eastern side of the property. The western half of the property behind the existing building will be used for parking. Access to the property is off of Benton Boulevard, Bellefontaine Avenue and East 37th Street to the south. The applicant completed the public engagement requirements in compliance with code, the notice and sign in sheet are attached to the staff report.

At the City Plan Commission meeting the applicant requested revisions to three conditions, conditions 9, 11, 33. The revision to condition 9 changed the requirement from "prior to ordinance request" to "prior to building permit". The applicant worked with staff from Planning and the Police Department to determine an appropriate solution to the lighting on the site. Revisions to conditions 11 & 33 changed the requirements from "prior to final plat" to "prior to building permit" and removing "prior to final plat" from the language. The applicant is not proposing to plat and removing those statements clarified the timelines in the conditions.

There was no one online or in person to provide public testimony and the City Plan Commission recommended approval with conditions (with the revisions as stated above and reflected in the City Plan Commission Disposition Letter).

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.
The developer has expressed interest in financial incentives; however incentives require separate approval and are not authorized by passage of this ordinance.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
This ordinance authorizes physical development of the subject property, which may generate revenue.

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 fiscal impact.

Citywide Business Plan (CWBP) Impact

1. View the [FY23 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

Committee Substitute for Ordinance No. 36287 approved 01/17/1969 approving the General Urban Renewal Plan including the Central Business District, Columbus Park, Garfield, Woodland, Oak Park, etc.

Ordinance No. 39874 approved on 07/16/1971 approving the definitive Oak Park Urban Renewal Plan.

Service Level Impacts

No impact expected.

Other Impacts

1. What will be the potential health impacts to any affected groups?
This zoning ordinance authorizes the reuse of the Ladd School for a mixed use building, a new mixed use building, and four new residential buildings. These are not expected to have a health impact.
2. How have those groups been engaged and involved in the development of this ordinance?
Not applicable.
3. How does this legislation contribute to a sustainable Kansas City?
City Planning and Development Staff evaluated this against the following sustainability goals/objectives in The KC Spirit Playbook:
 - Will preserve places that celebrate all facets of Kansas City's history and cultural heritage.
 - Will provide well-connected, efficient, and sustainable mobility options to reduce greenhouse gas emissions. They reduce the need for a vehicle and reduce vehicle miles traveled due to inefficient urban sprawl.
 - Sustainable growth balances human, societal, and economic needs with environmental needs in an effort to create thriving, resilient communities over time.

- Walkable communities promote compact development, which reduces the impact of the city's growth on natural habitats and systems.

4. Does this legislation create or preserve new housing units?

Yes (Press tab after selecting)

Total Number of Units 83 new residential units

Number of Affordable Units At least 10% of the units will be priced for residents who make no more than 50% of AMI and at least 10% of the units will be priced for residents who make no more than 70% AMI.

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)