



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 240851

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 2.89 acres generally located at the southeast corner of NE Barry Road and Maple Woods College Road from District R-80 to District B2-2 and approving a development plan to allow for a mixed use building. (CD-CPC-2024-00100 & CD-CPC-2024-00101).

### Discussion

The proposed rezoning from R-80 to B2-2 will allow the proposed mixed use building containing 30 residential units and 15,000 square feet of ground floor commercial space. There are 2 access points proposed from Maple Woods College Rd and Old NE Barry Rd (also labeled as Maple Woods College Rd).

The development is generally expected to serve students on the MCC - Maple Woods campus to the south, but will be open and available for rent to the general public.

The approximately 3 acre site will be cleared of all vegetation for the proposed development.

The City Plan Commission voted to recommend approval with conditions for this project. See the CPC staff report for additional details.

### 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 physical development on a subject property by a private developer.

3. How does the legislation affect the current fiscal year?  
Not applicable as this is a zoning ordinance authorizing physical development on 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 will construct a portion of sidewalk in the public right of way, in which the City will be responsible for future maintenance.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
The 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)**

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?  
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.
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## Prior Legislation

No relevant zoning case history on the subject site.

## Service Level Impacts

The ordinance will approve development which will serve the community with residential units and commercial businesses. The proposed plan generally aligns with the KC Spirit Playbook, except for the site layout (building and parking position).

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
This ordinance was not evaluated for potential health impacts.
2. How have those groups been engaged and involved in the development of this ordinance?  
This project complies with the public engagement requirements in section 88-505-12.
3. How does this legislation contribute to a sustainable Kansas City?  
This ordinance will allow 30 residential units targeted, but not limited to, MCC - Maple Woods.
4. Does this legislation create or preserve new housing units?  
Yes (Press tab after selecting)  
  
Total Number of Units 30  
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 project.

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)