City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260683
Submitted Department/Preparer: City Planning
Revised 01/30/25

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

Amending Chapter 88, the Zoning and Development Code, by repealing Sections 88-110-04, 88-110-06-C, 88-408-A, 88-445-06, 88-620-B, 88-810-1442, and 88-810-2140, and enacting in lieu thereof new sections of like number and subject matter for the purpose of replacing the terms attached house, semi attached house, and townhouse with the terms townhouse, two-unit townhouse, and multi-unit townhouse to align definitions and terms within the Zoning and Development Code to the Building Code. (CD-CPC-2026-00085)

Discussion

City staff have been conducting ongoing process improvement reviews of our development process with a recent focus on townhouses. During the review of the townhouse process it was identified that the definition of townhouse differed between the Zoning and Development Code and the Building and Rehabilitation Code. These two codes are both administered by the City Planning and Development Department.

The Zoning and Development Code currently defines a townhouse to include three or more dwelling units while the Building and Rehabilitation Code defines a townhouse to include two or more dwellings units. To reduce confusion, staff has made the recommendation to align the term townhouse between the two codes to define townhouse as having two or more units in both the Zoning and Development Code and the Building and Rehabilitation Code.

This update will not change the meaning of definitions. It will simply replace “attached house” with “townhouse,” “semi-attached house” with “two-unit townhouse,” and “townhouse” with “multi-unit townhouse” throughout the entirety of the Zoning and Development Code. The word townhome is found once in 88-810-2140, and this update will replace that with townhouse for consistency purposes.

Staff Recommendation: Approval with Conditions
CPC Recommendation: Approval with Conditions

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No

2. What is the funding source?
   Not applicable as this is an ordinance authorizing an update of the Zoning and Development Code. .

3. How does the legislation affect the current fiscal year?
   Not applicable as this is an ordinance authorizing an update of the Zoning and Development Code.

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 an ordinance authorizing an update of the Zoning and Development Code.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
   Not applicable as this is an ordinance authorizing an update of the Zoning and Development Code.

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 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):

☐ Develop strategies focusing on areas traditionally underserved by economic development and redevelopment efforts.
☐ Ensure quality, lasting development throughout the City; and continuing to grow the economy and the population of Kansas City in all areas.
☐ Increase and support local workforce development and small and locally owned businesses.
☒ Create a more efficient, solutions-oriented environment, making it easier to operate within the City.
☐ Implement an economic development and tourism strategy to attract major investment and visitors.
☐

Prior Legislation

No prior legislation.

Service Level Impacts

Not applicable as this is an ordinance authorizing an update of the Zoning and Development Code.

Staff Recommendation

City Planning and Development

Select One: ☒ Sponsored
☐ Directive: Res/Ord # Click to enter Res/Ord. No.

Select One: ☒ Recommend
☐ Do Not Recommend
☐ Not Applicable

Approval

Other Impacts

1. What will be the potential health impacts to any affected groups?
   Not applicable as this is an ordinance authorizing an update of the Zoning and Development Code.

2. How have those groups been engaged and involved in the development of this ordinance?
   Not applicable as this is an ordinance authorizing an update of the Zoning and Development Code.

3. How does this legislation contribute to a sustainable Kansas City?
   Not applicable as this is an ordinance authorizing an update of the Zoning and Development Code.

4. Does this legislation create or preserve new housing units?
   No (Press tab after selecting)

   Not applicable as this is an ordinance authorizing an update of the Zoning and Development Code.
   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 an ordinance authorizing an update of the Zoning and Development Code.

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 an ordinance authorizing an update of the Zoning and Development Code.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?
   No(Press tab after selecting)