City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250481
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

Approving an area plan amendment to the Hickman Mills Area Plan from Residential Low Density to Mixed Use Neighborhood on about 4.86 acres generally located at the northeast corner of Blue Ridge Boulevard and E. 102nd Street. (CD-CPC-2025-00049)

Discussion

Hickman Mills Area Plan is hereby amended as to the Proposed Land Use Map for that area of approximately 4.86 acres generally located at the northeast corner of Blue Ridge Boulevard and E. 102nd street by changing the recommended land use from residential low density to mixed use neighborhood.

This is a companion case to the rezoning (Ordinance No. 250482). The City Plan Commission heard the case and discussed entitlement, public engagement requirements, and the use of the site. Two letters of public testimony in opposition of the rezoning and area plan amendment were submitted. There was one person online providing testimony in opposition of the project. The City Plan Commission recommended approval without conditions of the rezoning and area plan amendment.

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 resolution authorizing the amendment of the Hickman Mills Area Plan for future development.

3. How does the legislation affect the current fiscal year?

Not applicable as this is a resolution authorizing the amendment of the Hickman Mills Area Plan for future development.

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 resolution authorizing the amendment of the Hickman Mills Area Plan for future development.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
   Not applicable as this is a resolution authorizing the amendment of the Hickman Mills Area Plan for future development.

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 resolution 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?
   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

Case No. 10716-CP – rezoning from district R-1a to district CP-2 and approving a development of a 66,350 square foot retail center plus two pad sites. (CPC recommended denial 12/04/1990)

Ordinance No. 910101 – approving a rezoning from district R-1a (one-family dwelling – medium density) to district O (office) and approving a development plan for the same (03/20/1991).

Service Level Impacts

No service level impacts expected.

Other Impacts

1. What will be the potential health impacts to any affected groups?
   Not applicable as this is a resolution authorizing the amendment of the Hickman Mills Area Plan for future development.

2. How have those groups been engaged and involved in the development of this ordinance?
   Public engagement is required for area plan amendments and rezonings, the applicant held a public engagement meeting on 05/25/2025 in Compliance with the Zoning and Development Code.

3. How does this legislation contribute to a sustainable Kansas City?
   Not applicable as this is a resolution authorizing the amendment of the Hickman Mills Area Plan for future development.

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

Click or tap here to enter text.
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:
   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)