# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250538
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

Amending Ordinance No. 250046 by repealing Section A and enacting a new Section A to revise the legal description to include an additional 55 acres.

## Discussion

Ordinance 250046, approving the rezoning and development plan for a residential development at N. Line Creek Parkway and N.W. Old Stagecoach Road, was approved on January 20, 2025. The legal description contained in that ordinance did not accurately describe the entire area included in the development. This ordinance corrects the legal description. No other changes to the conditions for the development approval are intended.

The applicant is proposing to construct 283 dwelling units distributed across eleven different models and layouts of homes. This development will be constructed as a build-to-rent (BTR) product and the developer will retain ownership of the homes. The homes will range in size from a one bedroom at 800 square feet, up to four bedroom homes which are approximately 1,800 square feet.

## 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.

3. How does the legislation affect the current fiscal year?
   Not applicable, as this is a zoning ordinance.

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 zoning ordinance.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
   Potentially.

**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)**
There is no fiscal impact with this ordinance.

## 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

There is no prior legislation associated with this site.

## Service Level Impacts

No service level impacts were identified.

## Other Impacts

1. What will be the potential health impacts to any affected groups?
   No potential health impacts were identified.

2. How have those groups been engaged and involved in the development of this ordinance?
   The applicant held the required pubic engagement on April 28th, 2025.

3. How does this legislation contribute to a sustainable Kansas City?
   No information related to the sustainability of this project was submitted to the City.

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)