



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250222

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 1.83 acres generally located on three separate properties within the Columbus Park UR District, specifically for Phase 1 approximately 80 feet North of the intersection of East 5th Street and Cherry Street, Phase 2 at the NW corner of East 5th Street and Charlotte Street, and Phase 3 located north of East 4th Street where Campbell Street ends, from District UR to District UR and approving a development plan acting as a preliminary plan to allow for 65 residential units. (CD-CPC-2024-00177)

Discussion

The proposed development consists of three properties to be developed in phases. Phase 1 will have 35 townhome units, Phase 2 will have 12 townhome units, and Phase 3 will have 17 units. The proposed layout of each phase is relatively similar to what was approved through the Columbus Park UR Plan, however the building type has changed and the density has decreased overall. Phase 3 will not be extending Campbell Street north to East 3rd Street and is proposing to vacate the unimproved right-of-way. At the time of vacating the right-of-way, the applicant will provide a pedestrian easement to connect to the existing sidewalk. The development proposes rear loaded garages for each unit, open space in phases 1 and 3, and construction materials that complement the surrounding area (brick veneer, fiber cement siding, and stucco).

The City Plan Commission heard the proposed plan at the 02/05/2025 hearing; there was no public testimony submitted in advance or given at the hearing. The Commission recommended approval with conditions with a 6-0 vote.

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 of the property.

3. How does the legislation affect the current fiscal year?
Not applicable as this is a zoning ordinance authorizing the physical development of the property.
4. Does the legislation have a fiscal impact in future fiscal years? Please note the difference between one-time and recurring costs.
Not applicable as this is a zoning ordinance authorizing the physical development of the property.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this is a zoning ordinance authorizing the physical development of the property.

Office of Management and Budget Review

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
2. This fund has a structural imbalance.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
3. Account string has been verified/confirmed.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Additional Discussion (if needed)

No account string to verify as 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?
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

Ordinance No. 090441 - rezoning approximately 20 acres generally bounded by 3rd Street on the north, approximately 100 feet east of Gillis Street on the east, 5th Street on the south and Cherry Street on the west to district URD and approving a development plan for the same.

Service Level Impacts

No service level impacts anticipated.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this is a zoning ordinance authorizing the physical development of the property.
2. How have those groups been engaged and involved in the development of this ordinance?
Not applicable as this is a zoning ordinance authorizing the physical development of the property. Public engagement is required by the Zoning and Development Code, the applicant held a public engagement meeting on 01/23/2025.
3. How does this legislation contribute to a sustainable Kansas City?
The application was reviewed against the KC Spirit Playbook, the proposal prioritizes infill development a goal found in the Playbook (SEG, Sustainable and Equitable Growth).
4. Does this legislation create or preserve new housing units?
Yes (Press tab after selecting)

Total Number of Units 64
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:

N/A

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No (Press tab after selecting)

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

No (Press tab after selecting)