



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 240840

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 the plat of Walnut Townhomes, an addition in Jackson County, Missouri, on approximately 0.45 acres generally located at southwest corner of East 36<sup>th</sup> Street and Walnut Street, creating eight (8) lots and two (2) tracts for the purpose of residential townhome development; accepting various easements; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2024-00022)

### Discussion

The Preliminary Plat for this project outlined the development of 8 individually owned townhomes, including a dog park for open space, and proposed the construction of a driveway connection along East 36<sup>th</sup> Street, which will serve as the sole vehicular access to the site. This Final Plat conforms to the approved Preliminary Plat. Please see attached City Plan Commission Staff Report for additional discussion.

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 the subdivision of land.
3. How does the legislation affect the current fiscal year?  
Not applicable as this is an ordinance authorizing the subdivision of land.
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 the subdivision of land.

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

Not applicable as this is an ordinance authorizing the subdivision of land.

### 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)

No account string to verify as 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?  
Infrastructure and Accessibility (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
- Engage in thoughtful planning and redesign of existing road networks to ensure safety, access, and mobility of users of all ages and abilities.
  - Enhance the City's connectivity, resiliency, and equity through a better-connected multi-modal transportation system for all users.
  - Build on existing strengths while developing a comprehensive transportation plan for the future.
  - Develop environmentally sustainable infrastructure strategies that improve quality of life and foster economic growth.
  - Ensure adequate resources are provided for continued maintenance of existing infrastructure.
  - Focus on delivery of safe connections to schools.

## Prior Legislation

Case No. CD-CPC-2022-00087 – Ordinance 220599 approved by City Council on July 21, 2022, rezoned an area of about .462 acres generally located at 3600 Walnut Street from District R-6 to MPD and approved a preliminary development plan to allow for the construction of 8 townhomes.

## Service Level Impacts

Not applicable as this is an ordinance authorizing the subdivision of land.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
Not applicable as this is an ordinance authorizing the subdivision of land.
2. How have those groups been engaged and involved in the development of this ordinance?  
Not applicable as this is an ordinance authorizing the subdivision of land.
3. How does this legislation contribute to a sustainable Kansas City?  
Not applicable as this is an ordinance authorizing the subdivision of land.
4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)  
  
Not applicable as this is an ordinance authorizing the subdivision of land.  
[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 the subdivision of land.
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 the subdivision of land.
7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?  
No(Press tab after selecting)

