City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250536
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 amendment to the Midtown/Plaza Area Plan on about 0.6 acres generally located at 3809 Roanoke Road by changing the recommended land use from Residential Low Density and Mixed Use Neighborhood to Mixed Use Neighborhood for the Hickok Homes 39th Street project. (CD-CPC-2025-00055)

Discussion

Amending the Midtown/Plaza Area Plan in coordination with rezoning and development plan (CD-CPC-2025-00054 & CD-CPC-2025-00056). The property is currently split between the Mixed Use Neighborhood and Residential Low Density land use designations. This amendment would designate the entire site as Mixed Use Neighborhood.

There was a significant amount of public testimony at the City Plan Commission hearing in opposition to the project related to concerns about traffic, parking, building scale/massing, and building placement/setbacks. All letters of testimony are attached to the case in CompassKC. The City Plan Commission discussed the residents' concerns and voted (3-2) to recommend approval.

Fiscal Impact

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

2. What is the funding source?
   Not appliciable as this is a resolution to amend an Area Plan. There is no fiscal impact related to this resolution.

3. How does the legislation affect the current fiscal year?
   Not appliciable as this is a resolution to amend an Area Plan. There is no fiscal impact related to this resolution

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
   Not appliciable as this is a resolution to amend an Area Plan. There is no fiscal impact related to this resolution

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
   Not appliciable as this is a resolution to amend an Area Plan. There is no fiscal impact related to this resolution

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?
   Inclusive Growth and Development (Press tab after selecting.)

3. Which objectives are impacted by this legislation (select all that apply):

   ☐ Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
   ☒ Ensure quality, lasting development of new growth.
   ☐ Increase and support local workforce development and minority, women, and locally owned businesses.
   ☐ Create a solutions-oriented culture to foster a more welcoming business environment.
   ☐ Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.

☐

Prior Legislation

None

Service Level Impacts

None

Other Impacts

1. What will be the potential health impacts to any affected groups?
   This resolution was not evaluated for potential health impacts. No impact expected.

2. How have those groups been engaged and involved in the development of this ordinance?
   Public engagement as required by 88-505-12 was completed in accordance with Code.

3. How does this legislation contribute to a sustainable Kansas City?
   This resolution doesn't authorize physical development, but contributes to the associated ordinance for rezoning and development plan.

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:
   Not applicable.

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)