City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250475
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 a development plan on about 2 acres to allow for multiple 6-unit residential buildings in District B4-5 generally located at 20 W Linwood Boulevard. (CD-CPC-2025-00035)

Discussion

The plan proposes 10, three-story, six-unit buildings, totaling 60 units on the site. The site will remain one lot, and all units will be for rent. Each building will be approximately 6,216 square feet and 36 feet tall. Four of the proposed buildings will front onto W Linwood Boulevard. In addition to the site being located on an established Boulevard, it is also located within the Main Corridor Overlay District (MCO).

There are two points of access to the site from W Linwood Boulevard. The vehicular area loops around the site to the northern property line behind all the proposed buildings and provides adequate fire and emergency service access. Eighty-two parking spaces will be provided.

Proposed building materials include brick veneer, fiber cement siding, panels, and trim. Fronts of all buildings will have Juliet-style balconies. Decorative fencing will be installed in between the buildings along W Linwood Boulevard to adequately meet design requirements in the MCO.

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 a zoning ordinance authorizing physical development on a subject property.

3. How does the legislation affect the current fiscal year?
   Not applicable as this is a zoning ordinance authorizing physical development on a subject property.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
   Minor public improvements to sidewalk in the public ROW will be made by the developer and maintained in the future as a City asset.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
   This ordinance authorizes physical development of the subject property, which may generate revenue.

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 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?
   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

The proposed development will increase density along the streetcar exention.

Other Impacts

1. What will be the potential health impacts to any affected groups?
   Ordinance was not evaluated for potential health impacts.

2. How have those groups been engaged and involved in the development of this ordinance?
   This project complies with the public engagement requirements in section 88-505-12.

3. How does this legislation contribute to a sustainable Kansas City?
   This ordinance authorizes the construction of 60 residential units along the streetcar extension to increase density and provide affordable and workforce housing.

4. Does this legislation create or preserve new housing units?
   Yes (Press tab after selecting)

   Total Number of Units 60
   Number of Affordable Units 9

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:
Private development potentially utilizing federal funding.

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)