City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250474
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 from district R-7.5 to district R-1.5 (Open Space) and approving a development plan, also serving as a preliminary plat, to allow construction of multi-plex residential buildings in proposed district R-1.5 (Open Space) on about 6.14 acres generally located at 7800, 7802, and 7744 N Oak Trafficway.

Discussion

The development plan and preliminary plat proposes an open space development creating two lots and two tracts that will contain a total of 29 residential units. Lot 1 will contain 20 units and Lot 2 will contain nine units. Tract A will be dedicated as private open space for parkland dedication and stormwater detention. Tract B will mostly contain the existing mature vegetation within the regulated stream buffer. The tracts are also part of the request for the site to be platted as an open space development.

The existing paper street between Lots 1 and 2 will be constructed about half-way through (572 linear feet) the subject site and remain public right-of-way. There are five, north-south private drives that will stem from the east-west right-of-way to provide access to each unit, which will have individual garages. Sidewalks will be constructed both along the public right-of-way and along the private drives. An amenity trail is proposed in the dedicated open space area on the western side of the site.

Street trees and interior landscaping are proposed for the eastern portion of the site. Species include Red Oak, Honeylocust, Raintree, Redbud, Crabapple, and others.

Architectural materials include stucco, faux stone, and engineered wood. The units and rooflines will step down with the change in grade across the site.

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.
   The developer will construct approximately 572 linear feet of public right of way through a portion of the site and extend public water and relocate public sewer to serve the site. These will be additional City assets to be maintained.

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)
Click or tap here to enter text.

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?
   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?
   The ordinance will allow the construction of 29 residential units, which will provide additional housing options along N Oak Trafficway.

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

   Total Number of Units 29
   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:
   Private Development using private 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)