City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250046
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 56 acres generally located at N. Line Creek Parkway and N.W. Old Stagecoach Road from District AG-R to District R-7.5 and approving a development plan to allow for residential development consisting of 283 dwelling units. (CD-CPC-2024-00169 & CD-CPC-2024-00164)

Discussion

The applicant is proposing to rezone the subject property to R-7.5 (Residential) to allow for a residential development. NW 90th Street currently terminates on the western edge of the site where Menards is located, and N. Line Creek Parkway runs north-south along the eastern perimeter of the site. The site is heavily wooded and generally flat. The applicant is proposing to construct 283 dwelling units distributed across eleven different models and layouts of homes. All the structures will be constructed on a slab with no basement. This development will be constructed as a build-to-rent (BTR) product and the developer will retain ownership of the homes. The homes will range in size from a one bedroom at 800 square feet, up to four bedroom homes which are approximately 1,800 square feet. Staff appreciate the different options in size, attention to architectural variety and the general neighborhood scale and character that is proposed within this development.

The development will consist of two lots, divided by NW 90th Street. The developer will be responsible for extending and constructing NW 90th Street, a public street roughly a quarter of a mile from Menards on the west to N. Line Creek Parkway on the east. All the streets north and south of NW 90th Street will be private streets and shall be maintained by the master developer. The applicant did coordinate with the Public Works Mobility Division and will construct a raised intersection at the intersection of NW 90th Street and one block west of (labeled Private Road E on the site plan) N. Line Creek Parkway. The raised intersection will promote pedestrian safety and encourage slower vehicular speeds along the generally straight NW 90th Street.

Staff recommends approval for the proposed rezoning and development plan. On January 15th, 2025 the City Plan Commission (CPC) voted 6-0 to approve the rezoning and development plan applications.

The applicant held the required public engagement meeting on December 10, 2024 and then held an additional meeting with a nearby neighborhood association.

There was no testimony in opposition to the application at the City Plan Commission hearing. Staff did receive a letter from Menards stating that the retail establishment was constructed prior to this residential development application being submitted.

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.

3. How does the legislation affect the current fiscal year?
   Not applicable, as this is a zoning ordinance.

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 a zoning ordinance.

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

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 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

There are no controlling cases for the subject property.

Service Level Impacts

No service level impacts were identified.

Other Impacts

1. What will be the potential health impacts to any affected groups?
   No potential health impacts were identified.

2. How have those groups been engaged and involved in the development of this ordinance?
   The applicant held the required pubic engagement on December 10th, 2024.

3. How does this legislation contribute to a sustainable Kansas City?
   No information related to the sustainability of this project was submitted to the City.

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

   Total Number of Units 283
   Number of Affordable Units Not provided to City staff

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:
   Click or tap here to enter text.

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)