



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260303

Submitted Department/Preparer: City Planning

Revised 01/30/25

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 major amendment to a previously approved development plan on about 4 acres to allow for a multi-unit residential building in District B3-2 generally located at the northwest corner of Northeast 80th Terrace and North Denver Avenue. (CD-CPC-2025-00204)

Discussion

The applicant is proposing a major amendment to a previously approved development plan to allow for a multi-unit building with 161 residential units and amenities. The development is located within a B3-2 zoning district, which allows for the proposed building type but requires a major amendment due to the change in use and the additional number of units exceeding 50. The previous plan proposed two lots across the approximately 4 acre site for retail and office use.

The request proposes the construction of a 42,000 square foot multi-unit residential building with a height of 45 feet, across one undeveloped lot. Access to the site will be from private streets running on the north and west side of the property. The building frontage will be on the northwest corner of Northeast 80th Terrace and North Denver Avenue with parking located on the northwest side of the site. A pool is proposed along Northeast 80th Terrace. Proposed building materials are a mix of fiber cement panels and stone veneer.

Landscaping improvements include new street trees and continuous shrub plantings to screen the vehicular use areas. Species proposed include Elm, Ginko, Maple, Dogwood and Juniper.

There was no public testimony at the City Plan Commission hearing.

Staff and 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 allowing for a change of use to an already approved development plan on a private property.
3. How does the legislation affect the current fiscal year?
Not applicable as this is an ordinance allowing for a change of use to an already approved development plan on a private property.
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 allowing for a change of use to an already approved development plan on a private property.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this is an ordinance allowing for a change of use to an already approved development plan on a private property.

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?
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, affordable housing, and improve resident wellbeing and cultural diversity.
- ☒ Maintain and increase 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.
- ☒ Promote healthy residents by ensuring basic sanitation and living needs are met.
- ☒ 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

CD-CPC-2020-00013 - Approved a development plan on about 18.5 acres in District B3-2 to allow for a commercial uses, approved via Ordinance No. 200345 on January 21, 2021.

Service Level Impacts

None.

Staff Recommendation

City Planning and Development

Select One: ☒ Sponsored
☐ Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One: ☒ Recommend
☐ Do Not Recommend
☐ Not Applicable

City Staff and City Plan Commission recommend approval, subject to conditions of this ordinance based on all applicable city codes.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this is an ordinance allowing for a change of use to an already approved development plan on a private property.
2. How have those groups been engaged and involved in the development of this ordinance?
Not applicable as this is an ordinance allowing for a change of use to an already approved development plan on a private property.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this is an ordinance allowing for a change of use to an already approved development plan on a private property.

4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Not applicable as this is an ordinance allowing for a change of use to an already approved development plan on a private property.

[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 allowing for a change of use to an already approved development plan on a private property.

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 allowing for a change of use to an already approved development plan on a private property.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?
No(Press tab after selecting)