City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250335
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 19 acres generally located on the west side of North Platte Purchase Drive approximately 100 feet north of Northwest 79th Terrace from District R-7.5 (Residential) to District R-2.5 (Residential) and approving a development plan to allow for the creation of 90 residential units on 16 lots and 3 lots. (CD-CPC-2025-00023; CD-CPC-2025-00029)

Discussion

REZONING REVIEW
The applicant is proposing a request to rezone approximately 8.6 acres from District R-7.5 to District R-2.5 This rezoning will allow for the accompanying Development Plan which proposes multiplex buildings on the lots. The project site is a vacant parcel made up of three (3) platted lots. The proposed rezoning is associated with accompanying plan.

Staff Recommendation: Approval
CPC Recommendation: Approval

DEVELOPMENT PLAN REVIEW
The applicant is seeking approval of a Development Plan in proposed District R-2.5 on 23 acres generally located on the west side of North Platte Purchase Drive approximately 100 feet north of Northwest 79th Terrace allowing for the creation of 90 residential units on 16 lots and 3 lots.

The proposal is to subdivide the existing 23 acre unplatted parcels of land into 16 platted lots. The R-2.5 Zoning District requires lots to be at least 2500 SF. Proposed lot sizes for the single unit detached homes range from 6,600 SF to 14,000 SF with the average lot size being approximately 7,000 SF. The developer is not requesting any deviations to setbacks from the R-2.5 district.

There are 23 multiplex buildings located on 5 lots consisting of 13 three unit townhomes and 10 four unit townhomes. Each unit will have its own garage and off street parking. Pedestrian connections will be provided along the north side of the property in the form of a trail.

Landscaping for this project includes landscaping along North Platte Purchase Drive to adequately screen the rear of the buildings. A project plan will be required for each private open space tract prior to recording the Final Plat.

Proposed architectural materials and articulation are consistent with adjacent buildings. Materials include stone veneer and stucco.

During review staff requested additional pedestrian connections and consolidated driveways. The applicant complied and when able rotated driveways to have side loaded garages. Pedestrian connections have been enhanced throughout and connections to North Platte Purchase Drive were provided.

Staff Recommendation: Approval with Conditions
There was no public testimony before the CPC.
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 authorizing the rezoning and development of private property.

3. How does the legislation affect the current fiscal year?
   Not applicable as this is an ordinance authorizing the rezoning and development of 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 authorizing the rezoning and development of private property.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
   Not applicable as this is an ordinance authorizing the rezoning and development of 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)
No account string to verify because this ordinance does not have a 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

There is no prior legislation on the subject site.

Service Level Impacts

Not applicable as this is an ordinance authorizing the rezoning and development of private property.

Other Impacts

1. What will be the potential health impacts to any affected groups?
   Not applicable as this is an ordinance authorizing the rezoning and development of private property.

2. How have those groups been engaged and involved in the development of this ordinance?
   Not applicable as this is an ordinance authorizing the rezoning and development of private property.

3. How does this legislation contribute to a sustainable Kansas City?
   Not applicable as this is an ordinance authorizing the rezoning and development of private property.

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

   Not applicable as this is an ordinance authorizing the rezoning and development of private property.
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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 authorizing the rezoning and development of 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 authorizing the rezoning and development of 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)