City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250674
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

Sponsor: Director of City Planning and Development Department

Approving the rezoning of an area of approximately 30 acres generally located at the northeast corner of NE Shoal Creek Parkway and Maplewoods Parkway from Districts B3-2 and R-2.5 to District R-2.5, and approving a development plan which also serves as a preliminary plat allowing for 177-unit cottage house development on one lot. (CD-CPC-2025-00077 & CD-CPC-2025-00076)

Discussion

This rezoning and develpment plan seeks to provide for 177-unit cottage house (detached) development on one lot.
City Staff Recommended approval.
The CPC Recommends approvl.

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 subdivision of subject property/physical development of subject property/allowed uses on subject property.

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

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
   Not applicable as this is a zoning ordinance authorizing subdivision of subject property/physical development of subject property/allowed uses on subject 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)
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?
   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

None

Service Level Impacts

Minimal impact anticipated.

Other Impacts

1. What will be the potential health impacts to any affected groups?
   This ordinance requires public engagement prior to a recommendation from City Plan Commission. The developer held a public engagement meeting on July 9, 2025. See attached summary as part of the staff report.

2. How have those groups been engaged and involved in the development of this ordinance?
   This ordinance requires public engagement prior to a recommendation from City Plan Commission. The developer held a public engagement meeting on July 9, 2025. See attached summary as part of the staff report.

3. How does this legislation contribute to a sustainable Kansas City?
   City Planning and Development Staff evaluated this against the following sustainability goals/objectives in The KC Spirit Playbook:
   - Healthy Environmental Systems: We will promote and value the health of our environmental and natural systems and protect them from degradation.

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

   Click or tap here to enter text.
   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:
   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)