City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250555
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

Approving a major amendment to a previously approved development plan on about .7 acres to allow for the construction of two multi-unit buildings in District UR generally located at 2701 and 2702 Troost Ave. CD-CPC-2025-00042

Discussion

UR (Urban Redevelopment) districts promote the development and redevelopment of underdeveloped or blighted sections of the city. UR development plans can also accommodate flexibility in design to help ensure the realization of the stated purposes of an approved plan for redevelopment eligible by 88-260-02-D. The original plan states that the Beacon Hill neighborhood will be redeveloped into a new urbanist development, demonstrating the principles of traditional neighborhood design.

City Council Key Points

- Major amendment to a previously approved Development Plan to increase the number of units.
- All of the multi-unit buildings will feature a commercial/retail component with parking behind the buildings.
- There are three deviations attached to the project, related to building height, fencing, and parking requirements.
- City staff recommended Approval, Subject to Conditions.
- One person spoke in opposition of the project at the City Plan Commission public hearing.
- The City Plan Commission recommended Approval, Subject to Conditions.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No

2. What is the funding source?
   Not applicable – as this ordinance would approve a major amendment to a previously approved development plan.

3. How does the legislation affect the current fiscal year?
   Not applicable – as this ordinance would approve a major amendment to a previously approved development plan.

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 ordinance would approve a major amendment to a previously approved development plan.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
   The subject ordinance would authorize the development of two multi-unit buildings, 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)
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

Ordinance 020443: Beacon Hill Mount Prospect UR Plan, APPROVED
Rezone about 95 acres generally bounded by 22nd St on the north, Bruce R Watkins Drive and the Paseo on the east, about 100 ft south and southwest of 27th St at Troost Ave, and about Troost Ave on the west from districts C3a2, C-2c C-1, and R-4 to URD and the approval of a development plan for mixed uses.

Ordinance 150581: Troost Overlay District, APPROVED
Creating the Troost Corridor Overlay District in the area generally bounded by 22nd St on the north, Volker Blvd/Swope Parkway on the south, and one-half block east and west of Troost Ave.

Ordinance 220177: APPROVED
Approving a development plan in District UR (Urban Redevelopment) on about .691 acres generally located at 2701 and 2702 Troost Ave to allow for two mixed-use structures to be developed on the subject site. (CD-CPC-2021-00199)

CD-CPC-2025-00043: UNDER REVIEW
A request to approve a project plan for a 33-unit apartment building on about .3 acres generally located at 2700 Forest Ave.

Service Level Impacts

N/A

Other Impacts

1. What will be the potential health impacts to any affected groups?
   Not applicable – as this ordinance would approve a major amendment to a previously approved development plan.

2. How have those groups been engaged and involved in the development of this ordinance?
   Public engagement as required by 88-505-12 does apply to this request. The applicant hosted a meeting on 04/30/2025. A summary of the meeting is attached to the CPC staff report.

3. How does this legislation contribute to a sustainable Kansas City?
   Not applicable – as this ordinance would approve a major amendment to a previously approved development plan.

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

   Total Number of Units 129
   Number of Affordable Units city staff was not provided with this information

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)