



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250207

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

Amending the Gashland/Nashua Area Plan by amending the Proposed Land Use Plan and Map for three tracts of land, totaling 16.3 acres generally located north of Missouri Route 152, south of NE Barry Road, east of Missouri Route 152 and west of N. Kensington Avenue by changing the recommended land use designation from “residential low density” to “residential high density.” (CD-CPC-2024-00187)

Discussion

Monarch Townhomes will be comprised of 29 four-plexes for a total of 116 dwelling units that will sit on just over 16 acres of undeveloped land north of Missouri Route 152 and south of NE Barry Road, commonly known as “Old Barry.” The undeveloped site is comprised of three parcels and forms the general shape of a scalene triangle due to the alignment of 152, constructed in the 1980s. The subject properties are currently zoned R-80 and R-7.5. Neither of these zoning districts permit multi-unit residential structures. The applicant is proposing to rezone the subject properties to R-1.5 to allow for the residential development and proposed density of 7.11 units per acre. The proposed rezoning and density requires that the developer submit an application to amend the Gashland/Nashua Area Plan from Residential Low Density to Residential High Density. The applicant will be required to vacate N. Cleveland Avenue prior to the issuance of any building permits. The applicant has stated they have an interest in vacating NE Barry Road west of N. Cleveland Avenue.

Staff recommends approval for the proposed area plan amendment. On January 15th, 2025 the City Plan Commission (CPC) voted 5-0 to approve the area plan amendment.

No public input was sent to staff and no one testified in opposition to the application at the City Plan Commission hearing.

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 resolution.
3. How does the legislation affect the current fiscal year?
Not applicable, as this is a zoning resolution.
4. Does the legislation have a fiscal impact in future fiscal years? Please note the difference between one-time and recurring costs.
Not applicable, as this is a zoning resolution.
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 resolution 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

No prior legislation is associated with 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 public engagement on April 16th, 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?
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)