City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250559
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 development plan on about 32 acres to allow for the creation of 193 townhome units in District SC (Shoal Creek) generally located at the northeast corner of Northeast 76th Street and Northeast Shoal Creek Parkway. (CD-CPC-2025-00046)

Discussion

The applicant is seeking approval of a Development Plan in District SC (MPC-4) on about 32 acres generally located at the northeast corner of Northeast 76th Street and Northeast Shoal Creek Parkway to allow for the creation of a 193-unit townhome development. This application will serve as the Preliminary Plat.

The proposal is to replat the existing 32 acre unplatted parcels of land into 2 lots and 4 tracts. The site is within the MPC-4 Zoning District under the Shoal Creek Community Plan, which permits a maximum residential density of 24 dwelling units per acre. The proposed development has a density of 12.85 units per acre. The project will feature for-rent townhomes, with monthly rents projected to be approximately $2,500, subject to final determination upon completion of construction. The overall property owner will be responsible for maintaining both the landscaping and the exterior of the townhomes.

The proposed townhomes will be on two lots consisting of 33 groupings of townhomes. The townhomes along Shoal Creek Parkway will face the parkway, as will the townhomes on the collector street heading east/west. Vehicular access will be from Northeast Shoal Creek Parkway. Once the neighborhood to the east develops, the collector street will continue eastward to connect to the Davidson Farms neighborhood. The Parks Department has an adopted plan to place an intersection at the entrance of this proposed townhome development and Northeast Shoal Creek Parkway. This intersection would permit the residents to go north or south when exiting the neighborhood. Until this improvement is constructed by the Parks & Recreation Department the access point will be right-in/right-out only. This orientation forces residents to travel north towards Highway 152. The applicant has provided sufficient pedestrian connections throughout the site to ensure that pedestrians do not have to walk through continuous rows of driveways.

The plan provides 4 private open space tracts. Two tracts (Tract A and Tract B) will be utilized for stormwater detention on site, with Tract B also containing a walking trail around the pond. Tract C is proposed to be a pool and associated clubhouse. Tract D is proposed to be a dog park.

The MPC-4 requires that 30% of the total area is landscaped, which the development has provided. Landscaping for this project includes street trees and landscaping of private open space tracts. Some species provided include Sugar Maple, Wildfire Tupelo, Kentucky Coffeetree, Skyline Honey Locust, Chinkapin Oak, Shumard Oak, Bald Cypress, Eastern Redbud Muli-trunk and Green Giant Arborvitae, among other species. In order to address adjacent neighborhood concerns, the applicant has provided additional screening in the form of evergreens along the eastern

property line. This additional screening is not required by the Zoning and Development Code and has been provided by the applicant as a gesture of good faith to screen Davidson Farms from their townhome development.

Proposed architectural materials and articulation are consistent with adjacent subdivisions. Materials will consist of fiber cement siding and trim, the applicant has listed Vinyl siding as prohibited in this development. Fences within this development are only to be wrought iron to ensure maximum visibility for emergency services.

Staff received multiple letters of public testimony in opposition to the project. The opposition listed the following concerns: infrastructure strain, increase in traffic, impact on pedestrian connections, amenity space, density, safety for existing property owners.

Staff Recommendation: Approval with Conditions
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 private development of land.

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

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 private development of land.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
   Not applicable as this is an ordinance authorizing the private development of land.

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)
Not applicable as this is an ordinance authorizing the private development of land.

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

Case No. 12417-P-10 – Ordinance No. 160070, approved by City Council on February 18, 2016, updated the Shoal Creek Community Plan for approximately seven (7) acres of the 1,742.80 acre plan area, located south of N.E. 82nd Terrace, between N. Booth Avenue and N. Farley Avenue changing 7 acres from MPC-2 to MPC-9.

Service Level Impacts

Not applicable as this is an ordinance authorizing the private development of land.

Other Impacts

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

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

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

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

   Not applicable as this is an ordinance authorizing the private development of land.
   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 authorizing the private development of land.

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 private development of land.

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