



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: TMP - 4866
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 an area plan amendment to the Greater Downtown Area Plan future land use recommendation from Low Density Residential to Downtown Residential on about 0.1 acres generally located at the northeast corner of West 18th Street and West Pennway. (CD-CPC-2024-00131)

Discussion

The applicant is proposing to rezone the subject property from district R-2.5 (Residential) to district R-1.5 (Residential). The applicant has requested the rezoning to allow for the construction of a multi-unit building on the property. District R-2.5 allows for a multi-unit house with the approval of a special use permit; the R-1.5 zoning district allows for a multi-unit building as a permitted use. Staff recommended following the special use permit entitlement process, however the applicant decided to move forward with the rezoning.

Uses to the north are primarily single-family homes zoned R-2.5. To the south is a mix of multi-family housing, zoned R-1.5, consistent with this request. To the west is a multi-family residential development zoned UR. To the east is the Greenwood Social Club which is an entertainment venue.

The Greater Downtown Area Plan recommends residential low density at this site which corresponds with R-5, R-6, R-7.5 and R-10 zoning districts. Because the requested zoning district is not consistent with the area plan, staff required that the applicant also apply for an area plan amendment to the Greater Downtown Area Plan.

Staff recommended approval. Public testimony at the CPC hearing focused on neighborhood concerns, particularly about parking. The CPC voted unanimously to recommend approval.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
Not applicable as the proposed resolution authorizes an area plan amendment to the Greater Downtown Area Plan.
3. How does the legislation affect the current fiscal year?
Not applicable as the proposed resolution authorizes an area plan amendment to the Greater Downtown Area 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 the proposed resolution authorizes an area plan amendment to the Greater Downtown Area Plan.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as the proposed resolution authorizes an area plan amendment to the Greater Downtown Area Plan.

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 there is 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

There is no prior legislation relation to this area plan amendment other than the rezoning ordinance related to this case, CD-CPC-2024-00119.

Service Level Impacts

No impact expected.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as the proposed resolution authorizes an area plan amendment to the Greater Downtown Area Plan.
2. How have those groups been engaged and involved in the development of this ordinance?
Not applicable as the proposed resolution authorizes an area plan amendment to the Greater Downtown Area Plan.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as the proposed resolution authorizes an area plan amendment to the Greater Downtown Area Plan.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Not applicable as the proposed resolution authorizes an area plan amendment to the Greater Downtown Area Plan.
[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 the proposed resolution authorizes an area plan amendment to the Greater Downtown Area Plan.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

Not applicable as the proposed resolution authorizes an area plan amendment to the Greater Downtown Area Plan.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

No(Press tab after selecting)