



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240566

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

Rezoning an area of about 23.40 acres with the common address of 4520 Benton Boulevard, generally bounded by Agnes Avenue on the west, Emanuel Cleaver II Boulevard on the south, Indiana Avenue on the east, and East 45th Street on the north, from District R-2.5 to District UR, and approving a development plan. (CD-CPC-2024-00063).

Discussion

This ordinance would rezone the property located at 4520 Benton Boulevard from a medium-density residential (R-2.5) district to an urban redevelopment (UR) district. Additionally, this ordinance would also approve the submitted development plan attached to this ordinance.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
No fiscal impact expected.
3. How does the legislation affect the current fiscal year?
No fiscal impact expected.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
No fiscal impact expected.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
No fiscal impact expected.

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 no fiscal impact is expected.

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 CS 240408 passed on 5/2/2024 authorized the sale of the subject project from the City to the applicant.

Service Level Impacts

N/A

Other Impacts

1. What will be the potential health impacts to any affected groups?
This ordinance was not evaluated for potential health impacts.
2. How have those groups been engaged and involved in the development of this ordinance?
Public Engagement per 88-505-12 was completed.
3. How does this legislation contribute to a sustainable Kansas City?
This ordinance will allow the construction of 290 new affordable residential units
4. Does this legislation create or preserve new housing units?
Yes (Press tab after selecting)

Total Number of Units 290
Number of Affordable Units 290

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)