



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240833

Submitted Department/Preparer: Please Select

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 development plan that will also serve as a preliminary plat in District MPD on approximately 80 acres in an area generally bordered by the Missouri river on the north and west, I-29 on the east, and railroad tracks on the south, for the purpose of allowing a number of various uses within the mixed-use development in multiple phases. (CD-CPC-2024-00074)

Discussion

Port KC is proposing a major amendment to the previously approved MPD preliminary development plan. Most recently, CPKC Stadium was constructed on Parcel 8, located in the northeast corner of the overall development area. This application is a major amendment to the previously approved plan to allow for the following: two mixed-use structures on Parcel 6 and Parcel 7, improvements to the existing KC Water pump station and an overall change in design of the existing street network in the northeast quadrant of the site. The applicant has been coordinating with City staff, primarily with KC Water and Public Works to address utility easements, traffic safety improvements and both vehicular and pedestrian circulation.

The applicant is submitting revised plans prior to final approval from the City Council.

The City Plan Commission voted to approve the project with conditions on July 17, 2024 with unanimous vote of 6-0.

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 ordinance authorizing the physical development of the property.
3. How does the legislation affect the current fiscal year?

Not applicable as this is a zoning ordinance authorizing the physical development of the property.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.

The proposed ordinance authorizes the construction of public infrastructure. Once completed the infrastructure will be accepted by the city and become the City's responsibility to maintain.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?

This ordinance authorizes the physical development of the subject property, 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)

Click or tap here to enter text.

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

CD-AA-2022-00088 – A minor amendment was approved to include the reconfiguration of Troost Avenue, the streetcar extension and pedestrian connectivity and CPKC Stadium.

Ordinance No. 220941 – Council approved the expansion of the Berkley Riverfront MPD boundary of roughly 1.75 acres along Interstate 29/35 to allow for the construction of the KC Current stadium.

Service Level Impacts

No impacts expected.

Other Impacts

1. What will be the potential health impacts to any affected groups?
The proposed zoning ordinance does not anticipate potential health impacts to any affected groups.
2. How have those groups been engaged and involved in the development of this ordinance?
This ordinance requires public engagement prior to a recommendation from City Plan Commission. The developer held a public engagement meeting on July 8, 2024.
3. How does this legislation contribute to a sustainable Kansas City?
This ordinance contributes to the economic growth of the City.
4. Does this legislation create or preserve new housing units?
Yes (Press tab after selecting)

Total Number of Units 429
Number of Affordable Units Unknown
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)