



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 230848

Submitted Department/Preparer: City Planning

Revised 8/3/23

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 the plat of Tiffany Meadows, an addition in Platte County, Missouri, on approximately 60 acres generally located at N. Green Hills Road and NW 108th Street, creating 58 lots 8 tracts for the purpose of residential development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2022-00041)

Discussion

The ordinance is required to allow for the construction for the first phase of a residential development. The overall development "Tiffany Meadows" is anticipated to have a total of 251 detached homes.

CWBP Response Explanation:

Staff chose housing and healthy communities, and specifically the three objectives selected because the plan proposes 251 detached houses (aka single family) on relatively narrow lots. Land value is a major factor in the cost of housing. The narrower the lot width and smaller the lot area on a per dwelling unit basis, the more likely the homes will be delivered at a more affordable price point and the more likely the city will receive a return on its investment in infrastructure serving the development.

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 subdivision of the subject property to allow for the construction of a residential development.
3. How does the legislation affect the current fiscal year?
Not applicable as this is a zoning ordinance authorizing the subdivision of the subject property to allow for the construction of a residential development.

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

The ordinance dedicates ROW and/or authorizes public improvements:

The proposed ordinance dedicates public right-of-way and authorizes construction of public infrastructure. Once completed, the infrastructure will be accepted by the city and become the City's responsibility to maintain. In addition to the new, internal residential streets, the developer will be dedicating an additional 20 feet of right-of-way for NW 108th Street which is necessary for that thoroughfare to be improved in the future as required by the Major Street Plan.

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

This ordinance authorizes physical development of the subject property, which may generate revenue. This is detached house (aka single-family) development has relatively narrow lot widths. The return on investment (in this case, property tax revenue generated by the houses relative to the cost of serving the houses – trash, sewer, water, streets, etc.) is correlated to lot width and the number of density of development on each lot. Generally, lots for detached house developments in Kansas City average around 75 feet wide, but with the narrower lot widths in this development the return may be closer to even.

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)

There is no account string to verify as this ordinance has no fiscal impact.

Citywide Business Plan (CWBP) Impact

1. View the [FY23 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):
 - ☒ Maintain and increase affordable housing supply to meet the demands of a diverse population

- ☒ Broaden the capacity and innovative use of funding sources for affordable housing
- ☐ Invest in neighborhood stabilization and revitalization to reduce blight, ensure sustainable housing, and improve the wellbeing of residents while sustaining their diverse cultures
- ☐ Ensure all occupants of residences have quality, efficient, and healthy housing with minimal economic or regulatory barriers
- ☐ Address the various needs of the City's most vulnerable population
- ☒ Utilize planning approaches to improve the City's neighborhoods

Prior Legislation

CD-CPC-2022-00051 - A request to rezone from District AG-R (Agriculture dash Residential) to R-7.5 (Residential 7.5) (Ord. No. 230199).

CD-CPC-2022-00050 - A request to approve a development plan and a preliminary plat to develop 251 detached homes on about 59.47 acres generally located at NW 108th Street and N. Green Hills Road (Ord. No. 230199).

Service Level Impacts

No impact expected.

Other Impacts

1. What will be the potential health impacts to any affected groups?
No, this zoning ordinance authorizes a final plat which is not expected to have a health impact.
2. How have those groups been engaged and involved in the development of this ordinance?
The previous related cases (rezoning and residential developments) which were approved by Council in 2022 required public engagement.
3. How does this legislation contribute to a sustainable Kansas City?
City Planning and Development Staff evaluated this against the following sustainability goals/objectives in The KC Spirit Playbook:
•Enhanced quality and density of housing
The rezoning allows for the future homes to have somewhat smaller lots which allows for a greater density of housing.
4. Department staff certifies the submission of any applicable Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), Non-

Discrimination documents, and Letters of Intent to Subcontract (LOIs) to CREO prior to 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.](#)

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

No(Press tab after selecting)

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

No(Press tab after selecting)