



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250588

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 the plat of Forest Hill Village, an addition in Clay County, Missouri, on approximately 12 acres generally located at 3500 NE Prather Road, creating 1 lot and 3 tracts for the purpose of a multi-family residential development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development and Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00024)

### Discussion

The request is to consider approval of a Final Plat in District MPD (Master Planned Development) on about 12 acres generally located at 3500 Northeast Prather Road, creating 1 lot and 3 tracts for a multi-family residential development. This use was approved in Case No. CD-CPC-2022-00166 which served as the Preliminary Plat. The plan was further refined with the MPD Final Plan which was approved under CD-CPC-2023-00117. The Preliminary Plat proposed to develop a two-phased Master Planned Development (MPD) preliminary plan for the "River Forest Village." The first phase will consist of the renovation of the existing buildings and the construction of an attached 2 story addition located on the northeast side of the existing building. The first phase will be mixed-use and will comprise of twenty (20) residential units of 2-, 3- and 4-bedroom apartments and includes offices and therapy services. The second phase will allow for the construction of six (6) multi-unit buildings. Each building in the second phase will have four (4) units for a total of twenty-four (24) apartment units and will be located directly east of the existing buildings (phase one). The development will utilize the existing street connection at Prather Road and no additional vehicular connections are proposed. This Final Plat is in conformance with the Preliminary Plat as well as the lot and building standards set by the controlling Master Planned Development.

**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 subdivision of land on private property.
3. How does the legislation affect the current fiscal year?  
Not applicable as this is an ordinance authorizing the subdivision of land on private property.
4. Does the legislation have a fiscal impact in future fiscal years? Please note the difference between one-time and recurring costs.  
Not applicable as this is an ordinance authorizing the subdivision of land on private property.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
Not applicable as this is an ordinance authorizing the subdivision of land on private property.

#### **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 subdivision of land on private property.

### **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

### CONTROLLING CASE

**Case No. CD-CPC-2022-00166** – Ordinance 220996, approved a rezoning on about 12 acres generally located at 3500 Northeast Prather Road from District R-6 to District MPD (Master Planned Development) and approving an MPD Preliminary Development Plan and Preliminary Plat for a mixed-used development that will include 44 residential units, office space and counseling services approved by City Council on December 1, 2022,.

### RELEVANT CASES

**Case No. CD-CPC-2023-00117**– on August 21, 2023, the City Plan Commission approved an MPD Final Plan in District MPD for residential dwelling units and offices on about 12 acres generally located at Northeast Prather Road and Northeast Rock Creek Drive.

## Service Level Impacts

Not applicable as this is an ordinance authorizing the subdivision of land on private property.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
Not applicable as this is an ordinance authorizing the subdivision of land on private property.
2. How have those groups been engaged and involved in the development of this ordinance?

Not applicable as this is an ordinance authorizing the subdivision of land on private property.

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

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

Not applicable as this is an ordinance authorizing the subdivision of land on private property.

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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 subdivision of land on private property.

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 subdivision of land on private property.

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