City of Kansas City, Missouri
Docket Memo
Ordinance/Resolution #: 251049
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 Tilden Station, an addition in Jackson County, Missouri, on approximately 28 acres generally located at the southeast corner of East 135th Street and Wornall Road, creating 3 lots and 6 tracts for the purpose of residential and commercial 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-2025-00018)

Discussion

The request is for approval of a Final Plat within the UR (Urban Redevelopment) and M3-5 (Manufacturing) districts on approximately 28 acres located at the southeast corner of East 135th Street and Wornall Road. The plat proposes the creation of three lots and six tracts to support a mixed residential and commercial development.

The proposed uses were previously approved under Case No. CD-CPC-2024-00156, which established the Preliminary Plat. That plan included a multi-unit apartment building with retail frontage along East 135th Street. A Minor Amendment to the controlling plan was approved on November 24, 2025, permitting the reuse of an existing building on the site that was originally proposed for demolition. The amendment also revised the Preliminary Plat to reflect updated lot lines that allow for the building's preservation.

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 private property. .

3. How does the legislation affect the current fiscal year?
   Not applicable as this is an ordinance authorizing the subdivision of private property.

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 this is an ordinance authorizing the subdivision of 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 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)
This legislation does not have any funding attached to it.

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

CD-CPC-2024-00156 – Ordinance 250221, approved a rezoning of an area of about 25 acres generally located at the southeast corner of East 135th Street and Wornall Road from District M3-5 to District UR and approving a development plan which also serves as a preliminary plat to allow for a mixed use development that includes residential, office, and manufacturing uses on three lots. Approved March 20, 2025

CD-AA-2025-00102 - A request to approve a Minor Amendment to a previously approved plan in District UR and M3-5 on about 28 acres generally located at 1 E 135th Street. Approved November 24, 2025.

Service Level Impacts

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

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

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 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 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)