



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 251020

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 a development plan on about 72 acres to allow for utilities and services in District AG-R generally location at 7801 NW 144th Street. (CD-CPC-2025-00083)

Discussion

The proposed development plan is for construction of a wastewater treatment plant to be operated by KC Water Services. The development will include a variety of buildings and large basins related to wastewater treatment processes. The majority of the development will be located in the southeastern portion of the site.

The facility will be accessed from NW Interurban Road via a cross-access easement over the property to the west, owned by Hunt Midwest. There is an existing drive off of NW Interurban Road that will be extended across the Hunt Midwest property to serve the facility.

A tree preservation and mitigation plan was provided showing about seven acres of tree canopy to be removed and preserving over 10 acres of tree canopy within the stream buffer area. Landscaping calculations were provided in accordance with the Zoning and Development Code, but a detailed landscape plan will be reviewed at the time of building plan submittal.

Proposed building materials include primarily precast concrete and thin brick veneer.

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 a zoning ordinance authorizing physical development.
No monetary actions are taken through this ordinance.
3. How does the legislation affect the current fiscal year?
Not applicable as this is a zoning ordinance authorizing physical development.
No monetary actions are taken through this ordinance.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Funds will be needed to construct, operate, and maintain the proposed wastewater treatment plant.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
This ordinance will authorize physical development of a public utility facility.
Revenue or return on investment is unknown to City Planning staff.

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 has no funding.

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

No prior zoning-related legislation.

Service Level Impacts

The proposed facility is expected to better serve the residents in the Northland. The facility will be operated and maintained by the City.

Other Impacts

1. What will be the potential health impacts to any affected groups?
No health impacts were studied with this ordinance. The Water Services Department and consultant may have conducted health studies during the site selection process.
2. How have those groups been engaged and involved in the development of this ordinance?
This project complies with the public engagement required by 88-505-12. There were multiple other public meetings before the required public engagement meeting.
3. How does this legislation contribute to a sustainable Kansas City?
The proposed wastewater treatment facility will provide better service to meet the City's needs. The facility will have newer technology and work more efficiently.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

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Click or tap here to enter text.

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:

None of the above were part of the development plan process.

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)