



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: TMP-5399

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

Rezoning an area of about 77 acres generally located at the southwest corner of North Platte Purchase Drive and Northwest 108th Street from District R-7.5 (Residential) to District R-6 (Residential) and approving a development plan to allow for residential development. (CD-CPC-2024-00194 & CD-CPC-2024-00195).

Discussion

The applicant is proposing to rezone the 77 acre property to R-6 (Residential) along with seeking approval of a residential development plan, also serving as a preliminary plat. The site is located on the southwest corner of North Platte Purchase Drive and Northwest 108th Street. The plan proposes to subdivide the unplatted parcel into lots for single-family residential development. The R-6 (Residential) zoning district will allow for the applicant to create 6,000 square foot lots, while the previous zoning district would only allow for 7,500 square foot lots to be created. With the rezoning, the plan proposes 295 residential lots; the development plan does not specify building footprint locations or sizes. Additionally, 12 tracts will be created for B.M.P easements, parkland, private open space and storm water detention. Future development on these tracts will undergo Project Plan approval, which requires approval from the City Plan Commission, ensuring compliance with the design guidelines and the Zoning and Development Code.

The development plan shows street trees in compliance with the Zoning and Development Code. Future development on each tract must also comply with the landscaping and screening standards per Section 88-425 of the Zoning and Development Code.

The proposed architectural materials and design elements with the design guidelines are consistent with adjacent developments. The architectural guidelines for Moss Farm establish standards for building materials, building height and driveway width. Applicant added guidance on fencing and accessory structures after the CPC hearing.

The development will create two new street connections to North Platte Purchase Drive and Northwest 108th Street. All proposed stub streets within the development will be marked with a sign stating that the following, "Future through street. To be connected when abutting property develops."

Northwest 108th Street to the north of the 77 acre site is going to be improved as an extension of Northwest Shoal Creek Parkway, which is identified as a Parkway on the City' Major Street Plan. No additional right-of-way is required for the extension of the proposed parkway. The development has provided the required landscape buffer, required if one and two unit residential structures back onto a parkway. A 60 foot "no build" landscape buffer has been provided within the preliminary plat, to be platted as a tract. North Platte Purchase Drive is currently an identified as a local link on the city's Major Street Plan.

Staff recommended approval of the rezoning and approval with conditions of the development plan. There was no public testimony at the City Plan Commission meeting. The City Plan Commission unanimously recommended approval of the rezoning and approval with conditions of the development plan.

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 a rezoning and private development of land.
3. How does the legislation affect the current fiscal year?
Not applicable as this is an ordinance authorizing a rezoning and private development of land.
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 a rezoning and private development of land.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this is an ordinance authorizing a rezoning and private development of land.

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

There is no prior legislation that pertains to the rezoning or development of this property.

Service Level Impacts

Not applicable as this is an ordinance authorizing a rezoning and private development of land.

Other Impacts

1. What will be the potential health impacts to any affected groups?

Not applicable as this is an ordinance authorizing a rezoning and private development of land.

2. How have those groups been engaged and involved in the development of this ordinance?

Not applicable as this is an ordinance authorizing a rezoning and private development of land.

3. How does this legislation contribute to a sustainable Kansas City?

Not applicable as this is an ordinance authorizing a rezoning and private development of land.

4. Does this legislation create or preserve new housing units?

Yes (Press tab after selecting)

Total Number of Units 295

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:

Not applicable as this is an ordinance authorizing a rezoning and private development of land.

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 a rezoning and private development of land.

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

No(Press tab after selecting)