



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250445

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 Orchards at Shoal Creek, an addition in Clay County, Missouri, on approximately 26 acres generally located at the northeast corner of Northeast Shoal Creek Parkway and Highway 169, creating thirty two (32) mixed residential lots and two (2) tracts for the purpose of a 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-2023-00022))

Discussion

The applicant is requesting approval of a Final Plat in Districts B2-2 and R-6, creating thirty-two (32) residential lots and two (2) tracts, for a total of 409 residential units. The development will include a mix of single-family homes, duplexes, fourplexes, and multi-unit apartment buildings, on approximately 36 acres at the northeast corner of Northeast Shoal Creek Parkway and Highway 169. This use was originally approved under Case No. CD-CPC-2022-00196 and subsequently amended under Case No. CD-AA-2024-00317, which also served as the Preliminary Plat. The Preliminary Plat proposed a residential development with a mixture of housing types, totaling 409 units. The development plan also includes the extension of North Wyandotte Street, providing a new connection from Northeast Shoal Creek Parkway to the north. Shoal Creek Parkway is an established Parkway at this location. A full review of the Boulevard and Parkway Standards was conducted with the Development Plan. The proposed Final Plat is consistent with the previously approved Preliminary Plat and complies with the lot and building standards outlined in Section 88-110 of the Zoning and Development Code.

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)

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?
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

Case No. CD-AA-2023-00317 - On March 5, 2024, City Staff approved a Minor Amendment to an approved plan on about 36 acres generally located at the northwest corner of Northwest Shoal Creek Parkway and Highway 169.

Case No. CD-CPC-2022-00196 - Ordinance 230055, approved by City Council on January 26, 2023, approved a Development Plan in District B2-2 and R-6 on about 36 acres generally located at the northeast corner of Northwest Shoal Creek Parkway and Missouri Highway 169 to allow for a residential development.

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.

[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:

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)