



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250318

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 Skyview Crossing Residential 1st Plat, an addition in Platte County, Missouri, on approximately 24 acres generally located on the east side of Northwest Skyview Avenue approximately 800 feet north of Northwest 108th Street, creating 102 lots for the purpose of residential development; accepting various easements; establishing grades on public ways; authorizing the 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-2024-00028)

Discussion

The request is to consider approval of a Final Plat in District MPD (Master Planned Development) on about 25 acres generally located on the east side of Northwest Skyview Avenue approximately 800 feet north of Northwest 108th Street, allowing for the creation of 102 single unit residential lots. This use was approved in Case No. CD-CPC-2023-00017 which served as the Preliminary Plat. The Preliminary Plat proposed to develop 249 detached lots and 340 multifamily units. The plan also proposes to construct stub streets to the south and north. Due to the regulated stream, no vehicular connections were provided from Tiffany Lakes, the neighborhood to the east. The plan calls for two vehicular entrances from Northwest Skyview Avenue, which will be constructed with this Final Plat.

Approval of this final plat will approve 102 single unit residential lots and 6 tracts. The 6 tracts will serve for landscape screening, private open space, and water detention.

Prior to recording this Final Plat, an MPD Final Plan must be approved for the private open spaces within this plat boundary. At this time an application has been submitted under CD-CPC-2024-00146 but has not been approved. This plan will finalize landscaping within the private open space tracts. The applicant has not resubmitted plans for the MPD Final Plan at this time. A condition of approval for recording on the Final Plat is that this plan is approved. The City Plan Commission approves MPD Final Plans on the consent agenda.

This Final Plat is in conformance with the Preliminary Plat as well as the standards of Section 88-280 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 land.
3. How does the legislation affect the current fiscal year?
Not applicable as this is an ordinance authorizing the subdivision of private 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 the subdivision of private land.
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 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)

No account string to verify because this ordinance has no fiscal impact.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Infrastructure and Accessibility (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - ☐ Engage in thoughtful planning and redesign of existing road networks to ensure safety, access, and mobility of users of all ages and abilities.
 - ☐ Enhance the City's connectivity, resiliency, and equity through a better-connected multi-modal transportation system for all users.
 - ☐ Build on existing strengths while developing a comprehensive transportation plan for the future.
 - ☐ Develop environmentally sustainable infrastructure strategies that improve quality of life and foster economic growth.
 - ☒ Ensure adequate resources are provided for continued maintenance of existing infrastructure.
 - ☐ Focus on delivery of safe connections to schools.

Prior Legislation

Case No. CD-CPC-2023-00017 - Ordinance 230491, approved by City Council on June 15, 2023, approved a rezoning of about 100 acres generally located 800 feet north of the northeast corner of Northwest 108th Street and Northwest Skyview Avenue from District AG-R (Agriculture) to MPD (Master Planned Development) to allow for a residential development, which also serves as a Preliminary Plat, creating 249 detached lots and 340 multifamily units in 7 phases.

Case No. CD-CPC-2024-00146- A request to approve a MPD Final Plan in District MPD (Master Planned Development) on about 25 acres generally located on the east side of Northwest Skyview Avenue approximately 800 feet north of Northwest 108th Street allowing for approval of landscaping within Private Open Space Tracts. This application has not been approved as of publication of this report and must be approved prior to recording of the Final Plat per Condition #1 on this Final Plat.

Service Level Impacts

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

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

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