



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: TMP-6731

Submitted Department/Preparer: City Planning

Revised 01/30/25

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 Cadence – Fifth Plat, an addition in Clay County, Missouri, on approximately 15 acres generally located at the southeast corner of Northwest 104th Street and North Liberty Street, creating 58 lots and 2 tracts for the purpose of 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-2026-00004)

Discussion

The request is to consider approval of a Final Plat in District R-7.5 on about 15 acres generally located at the southeast corner of Northwest 104th Street and North Liberty Street, allowing for the creation of 58 lots and 2 tracts for the purposes of a residential development. This use was approved in Case No. 13662-CUP-1 which served as the Preliminary Plat. The Preliminary Plat proposed to develop a 498-lot development in 12 phases. This Final Plat approves the construction of two streets from Northwest 104th Street, which will connect to each other and provide a connection to future development to the south.

Final Plats are the legal instruments used to formally subdivide land in accordance with the layout approved in the Preliminary Plat, which is often presented in multiple phases, as this proposed plat is. The review of a Final Plat includes verification that all required public utilities have been properly extended and accepted by the City, and that stormwater detention covenants have been finalized and reviewed for compliance. This Final Plat is consistent with the previously approved Preliminary Plat and complies with all applicable 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)

There is no fiscal impact with this Ordinance.

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):

- Develop strategies focusing on areas traditionally underserved by economic development and redevelopment efforts.
- Ensure quality, lasting development throughout the City; and continuing to grow the economy and the population of Kansas City in all areas.
- Increase and support local workforce development and small and locally owned businesses.
- Create a more efficient, solutions-oriented environment, making it easier to operate within the City.
- Implement an economic development and tourism strategy to attract major investment and visitors.
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Prior Legislation

CD-AA-2022-00128 – Staff approved a minor amendment to Ordinance 061258, approving 498 lots on 195 acres generally located at the southeast corner of Northeast 108th and North Platte Purchase Drive, approved June 22, 2022.

Service Level Impacts

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

Staff Recommendation

City Planning & Development

Select One: Sponsored
 Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One: Recommend
 Do Not Recommend
 Not Applicable

City Plan Commission recommended Approval with Conditions

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)