



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250029

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 de-annexation (detachment) of approximately 3 acres, in District R-7.5 from the corporate limits of the City of Kansas City, Missouri to permit subsequent annexation by the City of Platte Woods, Missouri, generally located at the southeast corner of NW 77<sup>th</sup> Street and N. Revere Drive. (CD-CPC-2024-00116)

### Discussion

The applicant is seeking to detach approximately 3 acres from the corporate limits of the City of Kansas City, Missouri to permit subsequent annexation by the City of Platte Woods, Missouri. The deannexation will not create a “void” of space within the municipality. It will rather eliminate the current jog in the municipal boundary. The property owner wishes to de-annex part of his property to resolve an active citation for construction an accessory structure without a permit. The applicant conducted public engagement even though it is not required by the zoning and development code.

Staff recommended Approval with Conditions. Adjoining residents and members of the North Lakes HOA Board testified at the October 16, 2024, CPC hearing in opposition to the proposed development. Their concerns included the use of the building (no commercial operations), no access from N. Revere Dr./ NW 77<sup>th</sup> Street to the building in Platte Woods, restoration of disturbed land, and hours of operation. The applicant is proposing a deed restriction. The City Plan Commission voted 6-0 to recommend 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 request for de-annexation from KCMO.
3. How does the legislation affect the current fiscal year?

Not applicable, as this is a request for de-annexation from KCMO.

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 a request for de-annexation from KCMO.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?

Not applicable, as this is a request for de-annexation from KCMO.

### **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 as this ordinance has no direct 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?  
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

None.

## Service Level Impacts

Staff does not anticipate service level impact from the proposed development.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
No potential health impacts have been identified.
2. How have those groups been engaged and involved in the development of this ordinance?  
The adjoining neighbors and the North Lakes HOA Board have been in discussion and working on a Deed Restriction language to address their concerns.
3. How does this legislation contribute to a sustainable Kansas City?  
No sustainable contribution have been identified for the proposed project.
4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)

Click or tap here to enter text.

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:

Click or tap here to enter text.

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)