City of Kansas City, Missouri
Docket Memo

Ordinance/Resolution #: 250444
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 Village at Viewcrest, an addition in Clay County, Missouri, on approximately 22 acres generally located at the northeast corner of Highway 169 and Highway 152 creating 80 lots and 4 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-2024-00025)

Discussion

The request is to consider approval of a Final Plat in District MPD on about 27 acres generally located at the northeast corner of Highway 169 and Highway 152 creating 80 lots and 4 tracts for the purposes of residential development. This use was approved in Case No. CD-CPC-2018-00155 and amended under CD-AA-2024-00018. The MPD Final Plan, approved under Case No. CD-CPC-2024-00092 served as the Preliminary Plat. The controlling plan proposed to develop 80 units in one phase. Each unit will be on its own lot. Four tracts are also included with this plat for stormwater detention, a dog park, and private open space tracts. The plan proposes to construct a singular street connection from NW 95th Terrace, extending to the south in a loop. This Final Plat is in conformance with the Preliminary Plat as well as the lot and building 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 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

CD-CPC-2024-00092 – On August 7, 2024, the City Plan Commission approved an MPD Final Plan in District MPD on about 27 acres, which serves as a preliminary plat for 80 residential units generally located at 201 Northwest 95th Terrace.

Case No. CD-CPC-2018-00155 – Ordinance No.190340, approved by City Council on June 2, 2019, rezoned an approximately 27-acre tract of land generally located at the northeast corner of Missouri Highway 152 and Missouri Highway 169 from District R-80 to District MPD and approved a development plan that serves as a preliminary plat for a 257 multi-family townhome and senior living 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)