



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250333

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 State Line Station- Unit 4 an addition in Jackson County, Missouri, on approximately 8.6 acres generally located on the west side of Missouri Highway 150 approximately 450 feet south of W 138th Terrace, creating one (1) lot and one (1) tract for the purposes of creating a commercial lot; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2024-00030)

### Discussion

The request is for approval of a Final Plat in District M1-5, on approximately 8.6 acres generally located on the west side of Missouri Highway 150, about 450 feet south of W 138th Terrace. The plat will create one (1) lot and one (1) tract to establish a commercial lot intended for an automotive dealership. This use was previously approved through a Project Plan under Case No. CD-CPC-2024-00129. The controlling plan proposes the construction of an automotive dealership on the northern portion of the property, aligning with the existing Mercedes-Benz building to the north. Site access will be provided from Madison Avenue to the west, along with internal connections to the adjacent Mercedes-Benz dealership. The existing Tract C will be replatted with this Final Plat application to meet current standards and the updated configuration of the site. The proposed Final Plat conforms to the previously approved Preliminary Plat and complies with the lot and building standards set forth in Section 88-140 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)**

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?  
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

Case No. CD-AA-2024-00072 - On October 1, 2024, staff approved a Minor Amendment to a previously approved plan on about 8.6 acres generally located at the southwest corner of West 138th Terrace and Missouri Highway 150.

Case No. 9690-P-10-AA - On December 9, 2015, Staff approved a Minor Amendment to a Chapter 80 Final Plan, on about 4.024 acres, generally located at the southwest corner of 138th and US HWY 150, to consider an to allow a single building to be split into two buildings.

Case No. CD-CPC-2024-00129 - On October 16, 2024, the City Plan Commission approved a Project Plan in District M1-5 (Manufacturing) on about 8.6 acres generally located at the southwest corner of West 138th Terrace and Missouri Highway 150, to allow for a car dealership.

## 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)