



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240714

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 Staley Farms Villas – First Plat, an addition in Clay County, Missouri, on approximately three (3) acres generally located at the northwest corner of Northeast Staley Road and North Olive Avenue, creating eight (8) lots and one (1) tract for the purpose of residential neighborhood; 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-2023-00019)

Discussion

Please see CPC Staff Report for full discussion on the subdivision of land.

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 land. .
3. How does the legislation affect the current fiscal year?
Not applicable as this is an ordinance authorizing the subdivision of 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 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 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 as 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?
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

Case No. CD-AA-2022-00265– On October 13, 2023, staff approved a minor amendment to the overall Staley Farms Development.

Case No. CLD-FnPlat-2022-00039- Staley Farms, Fourteenth Plat- On December 8, 2022, City Council passed Ordinance 221022 to allow a Final Plat in District R-6 on about 25 acres generally located at the northeast corner of Northeast Staley Farms Drive and Northeast 100th Street creating 52 lots and 1 tract. **(NOT CURRENTLY RECORDED)**

Case No. SD 0964GG – Staley Farms, Thirteenth Plat – A request to approve a final plat in District R-6 (Residential dash 6), on approximately 35 acres generally bound by NE Staley Road on the north and east, NE Staley Farms Drive on the west and Staley Golf Course on the south, to allow creation of 77 single family residential lots.

Case No. SD 0964EE – Staley Farms, Twelfth Plat - A request to approve a final plat on approximately 20 acres generally bound by NE Staley Road to the north and N Kansas Avenue to the west, to allow creation of 41 single family residential lots, 4 private open space tracts and 1 private open space tract in District R-6 (Residential 6).

Case No. 11660-CUP-3-AA- On September 28, 2017, the Director of City Planning and Development approved and administrative amendment to the existing Community Unit Project plan on approximately 559-acre Staley Farm development to allow for modification to Pod J. (Current Approved Preliminary Plan)

Case No. SD 0964Y- Final Plat, The Links at Staley Farms, First Plat – Ordinance No. 150187 passed by the City Council on March 26, 2015, approved a final plat in District R-6 on approximately 15 acres, generally located on the east side of NE Staley Farm Drive, the south side of NE Shoal Creek Parkway and the east side of NE Staley Road, creating 35 single family lots and three (3) tracts.

Case No. SD 0964T- Final Plat, Staley Farms, 12th Plat, Shadow Woods – 081132 passed by City Council on November 20, 2008 approved a final plat in District R-1b (one-family dwelling) on approximately 13.46 acres generally located northwesterly of the transition between NE Staley Farms Drive and NE 102nd Street creating 33 single family lots.

Case No. SD 0964E - Final Plat, Staley Farms Clubhouse: Council Ordinance 030573, passed May 18, 2003, approved a final plat for the golf course clubhouse and swimming pool area.

Case No. 11660-CUP-3- City Council Ordinance 001699, passed February 11, 2001, approved a Community Unit Project plan on approximately 559-acre tract of land generally located east of N Woodland Avenue, south and west of NE Staley Road and north of NE 100th Street in Districts R-1b and PD/ C2, allowing for a golf course, 741 single family lots and 88 townhouses. (Original Approved Preliminary Plan)

Case No. 11660-P-2- Council Ordinance 001698, passed February 15, 2001, approved the rezone of about 17 acres generally bound by NE Staley Road to the north and extending about 950 ft. south, and by N Woodland Avenue on the west and extending about 650 ft. east from District CP-2 to District R-1b.

Case No. 11660-CUP-1- Council Ordinance 951255, passed on November 9, 1995, approved a community unit project on about 737.72 acres generally located between NE 100th Street, N Woodland Avenue, Missouri Route 291 and NE Staley Road for 885 single family units, 554 multifamily units, private open space and an 18-hole golf course in District R-1b.

Case No. 11660-P- Council Ordinance 951254, passed on November 9, 1995 approved a rezoning on about 737.72 acres generally located between NE 100th Street, N Woodland Avenue, Missouri Route 291 and NE Staley Road from District RA to District R-1b.

Service Level Impacts

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

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

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