



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250585

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 Weatherby Meadows, an addition in Platte County, Missouri, on approximately 12.15 acres generally located at the southeast corner of North Childress Avenue and Northwest Barry Road creating 30 lots and 2 tracts; 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-2025-00020)

Discussion

The request is to consider approval of a Final Plat in District R-5 on about 40 acres generally located at the southeast corner of North Childress Avenue and Northwest Barry Road, creating 30 lots and two tracts for the purpose of a residential development. This use was approved in Case No. CD-CPC-2022-00104 which served as the Preliminary Plat and was later amended under CD-AA-2025-00037. The Preliminary Plat proposed to develop a 138 single unit home development on individual lots under the R-5 Open Space Development which requires at least 30% of the development is set aside as private open space tracts. The proposed development has approximately 31% open space. The plan also proposes to construct public streets with connections to the north on Barry Road and the south to the existing neighborhood to the south. This plat is the first phase with 30 lots and 2 tracts, including the stormwater detention tract. This Final Plat is in conformance with the Preliminary Plat as well as the lot and building standards of 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)

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

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-CPC-2022-00104– Ordinance 220750, on September 15, 2022 City Council approved a rezoning of approximately 40 acres of land generally located at the southeast corner of Northwest Berry Road and North Childress Avenue from AG-R (Agricultural Residential) to R-5 (Open Space) (Residential Open Space) and approved a Development Plan for the same which also serves as a Preliminary Plat to allow for the creation of 138 single unit homes on individual lots and 9 tracts.

Case No. CD-CPC-2022-00106– Resolution 220749, on September 15, 2022 City Council approved an amendment to the KCI Area Plan by amending the Proposed Land Use Plan and Map for approximately 40 acres of land generally located at the southeast corner of Northwest Barry Road and North Childress Avenue by changing the recommended land use designation from “Agricultural Residential / Residential Very Low Density” to “Residential Medium”.

Case No. CD-AA-2025-00037 – On June 16, 2025, City Staff approved a Minor Amendment to a previous approved Development Plan in District R-5 Open Space (Residential) on about 40 acres generally located at the southeast corner of Northwest Barry Road and North Childress Avenue.

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)