



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 230926

Submitted Department/Preparer: City Planning

Revised 10/17/23

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 Corners East Second Plat, an addition in Clay County, Missouri, on approximately 4.8 acres generally located at NE Barry Road and N. Indiana Avenue, creating two lots and two tracts for the purpose of commercial development; 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-2023-00024)

Discussion

The ordinance is required to allow for the construction for the second phase of a development district common known as "Staley Corners East" located at the intersection of NE Barry Road and N. Indiana Avenue. The controlling ordinance for this development required the developer to construct a signal at the intersection of NE Barry and N. Indiana Avenue, but in May 2023 Ordinance No. 230320 was passed by Council and relieved the developer from such responsibilities.

The ordinance meets the CWBP by utilizing planning approaches to improve the City's neighborhoods.

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 zoning ordinance authorizing the subdivision of the subject property to allow for the construction of commercial development.
3. How does the legislation affect the current fiscal year?

Not applicable as this is a zoning ordinance authorizing the subdivision of the subject property to allow for the construction of commercial development.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
N. Indiana Avenue and NE Barry Road are on the City's Major Street Plan and future infrastructure improvements will become the City's responsibility. Ordinance No. 230320 passed in May 2023 relieved the developer from financial responsibility related to signalization and providing additional vehicular lanes.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
This ordinance authorizes physical development of the subject property, which may generate revenue. The return on investment (in this case, sales tax revenue generated by the commercial activity) may be close to even over a period of time with the financial responsibility now placed on the City to construct additional lanes and signalization improvements.

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 [FY23 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):
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Prior Legislation

(Ord. No. 230320) Councilmember Heather Hall Amending Committee Substitute for Ordinance No. 200182, passed on March 5, 2020, by repealing Conditions 3, 4, 6 and 33 contained in Section B of the Ordinance, which required the developer to install a traffic signal at the intersection of N.E. Barry Road and N. Indiana Avenue, make other related intersection improvements, and install a southbound right turn lane to westbound Highway 152 on ramp prior to the issuance of a certificate of occupancy for Phase 1 of Staley Corners East; and amending Committee Substitute for Ordinance No. 200183, passed on March 26, 2020, by repealing Condition 4 contained in Section B of the Ordinance to remove the requirement for the construction of a second northbound left turn lane on N. Indiana Avenue at its intersection with N.E. Barry Road.

CD-CPC-2019-00025 and CD-CPC-2019-00026 – Rezoning about 27.15 acres from district B2-2 to district R-1.5 and district B2-2 generally located on the northeast corner of NE Barry Road and N. Indiana Avenue, and approving a development plan which also serves as a preliminary plat to allow for construction of multi-family residential, residential, fuel sales, and office/retail flex buildings (Ord. No. 200182).

Service Level Impacts

This ordinance may have service level impacts to the Public Works Department and KCPD. The intersection of NE Barry Road and N. Indiana Avenue is not signalized. Public Works will be responsible for the construction of a signal and addition turn lanes. KCPD will continue to respond to multiple vehicular and possibly pedestrian accidents at a higher rate until the intersection is signalized.

Other Impacts

1. What will be the potential health impacts to any affected groups?
More commercial development at this intersection will create additional congestion at this intersection which can impact the safety of drivers, pedestrians and nearby residents.
2. How have those groups been engaged and involved in the development of this ordinance?

A final plat does not require public engagement.

3. How does this legislation contribute to a sustainable Kansas City?
The ordinance allows for additional commercial development which can generate additional tax revenue for the City.

4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Not applicable as this site is currently undeveloped.

[Click or tap here to enter text.](#)

5. Department staff certifies the submission of any applicable Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), Non-Discrimination documents, and Letters of Intent to Subcontract (LOIs) to CREO prior to 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)

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

No(Press tab after selecting)