



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 251019

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

Sponsor: Councilmember Kevin O'Neill

Rezoning an area of about 107 acres generally located on the southwest corner of Northwest 100th Street and North Platte Purchase Drive from Districts R-7.5, B3-3 and MPD to District MPD and approving a development plan that also serves as a preliminary plat to allow for a residential development. (CD-CPC-2025-00129)

Discussion

The proposed MPD (Master Planned Development) is for a phased, mixed residential building type development on about 107 acres totaling 676 units. The plan shows four phases, which are described below.

Phase 1: Located the northwest corner of the site and includes buildings and infrastructure for Lots 2 and 3. The phase will construct part of 99th Street as a public road, extend utilities, and provide private drives for access and utilities to all buildings. There will be a mix of duplex, rowhouses and townhouses. All units will have attached garages.

Phase 2: Located in the northeast corner of the site and includes buildings and infrastructure for Lot 4. The phase will construct the remainder of 99th Street to N Platte Purchase Drive and extend public utilities. All internal drives will be private with private utilities. There will be a variety of cottage-style buildings with no garages. Surface parking will be provided totaling 497 spaces.

Phase 3: Located towards the center of the site on the north and south sides of proposed 99th Street and includes buildings and infrastructure for Lots 2 and 3. All internal drives will be private with private utilities. This phase will include the same duplex, rowhouse, and townhouse building types as Phase 1.

Phases 4 & 5: Located in the southwestern portion of the site on the south side of proposed 99th Street and includes buildings and infrastructure for Lot 1. All internal

drives will be private with private utilities. This phase will include the same duplex, rowhouse, and townhouse building types as Phase 1.

The proposed development includes five tracts containing stormwater management facilities and area for parkland/open space dedication. One unique element of this site is the Development Node at the intersection of the future segment of Line Creek Parkway and NW 100th Street, which is where two parkways intersect. The standards for a Development Node follow the Boulevard standards rather than the Parkway standards, even though both streets are established Parkways.

The City Plan Commission recommend approval subject to corrections and conditions. The applicant does not wish to comply with revising the plans to address the outstanding corrections, thus having a Council sponsor to expedite the approval process rather than asking for the Council to grant waivers.

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 physical development by a private developer. The applicant has indicated TIF funds from the KCI Corridor TIF will be used "by others" to construct improvements on NW 100th St and N Platte Purchase Dr.
3. How does the legislation affect the current fiscal year?
Not applicable.
4. Does the legislation have a fiscal impact in future fiscal years? Please note the difference between one-time and recurring costs.
This ordinance authorizes development that includes construction of infrastructure to be dedicated and maintained by the City.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
The development authorized by this ordinance may generate revenue.

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)

This legislation does not have any 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.
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Prior Legislation

None

Service Level Impacts

There is disagreement between the applicant and Water Services Department about construction perimeter water mains on N Platte Purchase Dr and NW 100th St per the Water Rules and Regulations. The lack of infrastructure constructed with approving the ordinance as-is could have negative impacts for future development along this corridor.

Other Impacts

1. What will be the potential health impacts to any affected groups?
No health impacts were evaluated with this ordinance.
2. How have those groups been engaged and involved in the development of this ordinance?
This project complies with the public engagement process required by section 88-505-12.
3. How does this legislation contribute to a sustainable Kansas City?
This ordinance will allow development of new housing units to add density to the Northland.
4. Does this legislation create or preserve new housing units?
Yes (Press tab after selecting)

Total Number of Units 676
Number of Affordable Units 0

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:
Private development.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No (Press tab after selecting)

Click or tap here to enter text.

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