



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250204

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 a major amendment to a development plan on about 60 acres to allow for the creation of 251 units with deviations to the required lot and building standards of the R-7.5 Zoning District generally located on the north side of Northwest 108th Street approximately 1600 feet west of North Green Hills Road. (CD-CPC-2024-00198)

### Discussion

The applicant is seeking approval of a Major Amendment to a Development Plan in District R-7.5 on about 60 acres generally located on the north side of Northwest 108th Street approximately 1600 feet west of North Green Hills Road. This application for the Major Amendment only updates the deviations to the Lot and Building Standards for the Front and Rear Setbacks. There are no proposed changes to the lot layout, vehicular circulation, pedestrian connections, utility connections, or any other aspect of the Development Plan.

The approved plan subdivided the existing 60 acre unplatted parcel of land into 251 single unit residential lots. The development proposes one (1) point of ingress and egress on Northwest 108th Street. All proposed internal roads are public, and the developer will be responsible for a street tree planting plan. The proposed plan does comply with the Code requirement of providing connections to abutting properties. The current plan shows a connection to Northwest 109th Terrace to the west and will serve as a future connection. The developer is also proposing a future connection to the north.

Pedestrian circulation is compliant with 88-450 (Pedestrian Standards) of the Code. The developer is proposing adequate pedestrian circulation and connections to amenities (pool, pickleball, open space and a dog park).

A landscape plan has not been submitted by the applicant at this point. The applicant must submit a Project Plan prior to recording the Final Plat application for each phase

to ensure that all landscaping complies with the Zoning and Development Code. Staff will require street trees and the landscape buffer along Northwest 108th Street to comply with Code. The applicant will also be responsible to comply with the landscape requirements when the vehicular use area adjacent to the proposed pool is constructed.

Case No. CD-CPC-2022-00050/Ordinance 230199, originally approving this development, included several waivers to the lot and building standards. The applicant is requesting to further amend deviations to two sections of the Zoning and Development Code as shown in the comparison table:

	Zoning Code Requirement	Previously Approved Deviation	New Requested Deviation
Lot Area	7500 Square Feet	5000 Square Feet	-
Lot Width	50 Feet	49 Feet	-
Front Yard Setback	25% of Lot Depth, Max of 30 Feet	25 Foot Setback	20 Foot Setback
Side Yard Setback	10% of Lot Width, Max of 8 Feet	5 Feet	-
Side Yard Setback on Corner Lots	15 Feet	10 Feet	-
Rear Yard Setback	25% of Lot Depth, Max of 30 Feet	25 Foot Setback	15 Foot Setback

There was public testimony from neighbors living in the adjacent Tiffany Lake neighborhood who are concerned about stormwater and impervious area. The developer agreed to install a swale on the west side of the development abutting Tiffany Lakes to manage stormwater runoff.

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

Case No. CD-CPC-2022-00050 - Ordinance 230199, approved by City Council on March 3, 2023, rezoned about 59.47 acres from District AG-R to District R-7.5 and approving a development plan and a preliminary plat to develop 251 detached homes generally located at Northwest 108th Street and North Green Hills Road.

## Service Level Impacts

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