



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250195

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 Davidson Farms 4th Plat, an addition in Clay County, Missouri, on approximately 13 acres generally located at the northeast corner of Northeast 76th Street and North Donnelly Avenue, creating twenty-seven (27) lots and one (1) tract for the purpose of single unit residential 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-2024-00037)

Discussion

The request is to consider approval of a Final Plat in District SC (Shoal Creek) on about 13 acres generally located at the northeast corner of Northeast 76th Street and North Donnelly Avenue, allowing for the creation of twenty-seven (27) lots and one (1) tract to allow for a single unit residential development. This use was approved in Case No. 12417-P-28 which served as the Preliminary Plat. The Preliminary Plat proposed to develop 475 units in a mixture of building types across 10 phases. This Final Plat proposes to complete a vehicular loop off of Donnelly Avenue which currently dead ends to the east. 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.

The Preliminary Plat, Case #12417-P-28, was reviewed and approved under the 2012 International Fire Code. The City of Kansas City adopted the 2018 International Fire Code on July 7, 2019, which is the present version. During review, the Fire Department determined that the Final Plat layout did not comply with the requirements of the current International Fire Code for the allowable number of residences served by a single vehicular access point. However, due to the consistency of the Final Plat to the approved of the Preliminary Plat, the Fire Department recommended approval of Davidson Farms 4th Plat, CLD-FnPlat-2024-00037. The discussions between the Fire Department, Development Management Division, and

the applicant regarding compliance with the Fire Code caused a delay in the project. This Final Plat is in conformance with the Zoning and Development Code.

There was no public testimony about this case before the City Plan Commission.

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 subdivision of land. .
3. How does the legislation affect the current fiscal year?
The legislation Not applicable as this is an ordinance authorizing the private subdivision of land. does not affect the current year.
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 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 private 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 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?
Infrastructure and Accessibility (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - Engage in thoughtful planning and redesign of existing road networks to ensure safety, access, and mobility of users of all ages and abilities.
 - Enhance the City's connectivity, resiliency, and equity through a better-connected multi-modal transportation system for all users.
 - Build on existing strengths while developing a comprehensive transportation plan for the future.
 - Develop environmentally sustainable infrastructure strategies that improve quality of life and foster economic growth.
 - Ensure adequate resources are provided for continued maintenance of existing infrastructure.
 - Focus on delivery of safe connections to schools.

Prior Legislation

Case No. 12417-P-28 - On August 7, 2018 the City Plan Commission approved a project plan, which serves as a Neighborhood Plan and a preliminary plat in District SC (Shoal Creek), to allow for 430 single family lots, 52 multi-family units (475 total units) and 20 tracts in 10 phases.

Case No. CLD-FnPlat-2021-00058 - Ordinance 220651, passed August 11, 2022, approved Davidson Farms, Third Plat, on approximately 34.81 acres generally located on the north side of Northeast 76th Street, between North Flintlock on the east and Northeast Shoal Creek Parkway on the west, creating 69 lots and 1 tract for the purpose of a 69 lot single family home subdivision.

Case No. CLD-FnPlat-2020-00043 - Ordinance 210550, passed July 1, 2021, approved Davidson Farms, Second Plat on approximately 12.64 acres generally located at Northeast 76th Street and west of North Tullis Avenue, creating 36 lots and 4 tracts for the purpose of creating a 36-lot single family subdivision.

Case No. CLD-FnPlat-2018-01242 - Ordinance 190350, passed May 26, 2019, approved Davidson Farms, an addition in Clay County, Missouri, on approximately 65.45 acres generally located at the northeast corner of Northeast 76th Street and

Northeast Shoal Creek Parkway, creating 99 lots and 6 tracts for the purpose of constructing 99 single family homes.

Case 36-lot417-P-10 - Ordinance No. 160070, passed February 18, 2016, approved an amendment to the community master plan and pertinent aspects of the plan, to allow for the sub-zone on a 7-acre tract located south of NE 82nd Terrace, between North Booth Avenue and North Farley Avenue to change from MPC-2 to MPC-9 to allow for office uses. Note: This is the approved master plan.

Case No. 254-S-179 -- Ordinance No. 000987, passed August 31, 2000, amended Chapter 80, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the zoning ordinance, by creating a new zoning district to be known as District MPC ("Master Planned Community") and establishing a new section number for said district.

Case No. 12417-P - Ordinance No. 000989, passed August 31, 2000, rezoned 1,508 acres from Districts RA, R-1b, CPO-1, CP-1, CP-2 and CP-3 to District MPC (Master Planned Community and approved a community master plan for same.

Service Level Impacts

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