City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250822
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 Fountain Hills- 13th Plat, an addition in Clay County, Missouri, on approximately 19 acres generally located at the terminus of North Belleview Avenue northeast of Northwest 95th Terrace, creating 52 lots and 3 tracts for the purpose of residential development; 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-2024-00039)

Discussion

The request is to consider approval of a Final Plat in District R-7.5 (Residential) on about 19 acres generally located at the terminus of North Belleview Avenue northeast of Northwest 95th Terrace to allow for the creation of 52 lots and 1 tract for the purposes of a single unit residential development.

Final Plats are the legal instruments used to formally subdivide land in accordance with the layout approved in the Preliminary Plat, which is often presented in multiple phases, as this proposed plat is. The review of a Final Plat includes verification that all required public utilities have been properly extended and accepted by the City, and that stormwater detention covenants have been finalized and reviewed for compliance. This Final Plat is consistent with the previously approved Preliminary Plat and complies with all applicable lot and building standards outlined in Section 88-110 of the Zoning and Development Code.

This use was approved in Case No. 12883-CUP-5 which served as the Preliminary Plat. The Preliminary Plat proposed to develop a single unit residential development. The plan also proposes to construct street connections to the north, providing a new access point for emergency services.

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 a ordinance authorizing a subdivision of private land. .

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

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
   Not applicable as this is a ordinance authorizing a subdivision of private 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.

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. 12883-CUP-3 – To approve a community unit project plan on approximately 101.95 acres generally located at the northeast corner of Missouri Highway 152 and N. Platte Purchase Drive to permit development of approximately 261 single-family lots in District R1b (One-family dwelling district). City Plan Commission on May 6, 2003, recommended approval and City Council Ordinance CS030863 approved on August 21, 2003.

Case No. SD1054E, Final Plat of Fountain Hills, 6th Plat -- To allow creation of 39 single-family lots and one private open space tract generally located at N. Bell Street and N.W. 93rd Street, was recommended for approval by the City Plan Commission on September 6, 2005.

Case No. SD1054F, Final Plat of Fountain Hills, 7th Plat -- To allow creation of 41 single-family lots and one private open space tract on approximately 10.8 acres generally located at N. Bell Avenue and N.W. 93rd Terrace (generally within the northwest quadrant of Highways 169 and 152) in District R1b (One-family dwelling district). City Plan Commission recommended approval on April 18, 2006. City Council Ordinance 061090 passed on October 12, 2006.

Case No. SD1054G, Final Plat of Fountain Hills, 8th Plat -- To allow creation of 59 single-family lots and four private open space tracts in Districts R1a and R1b (one-family dwelling district) on approximately 25.56 acres generally located east of N. Fountain Hills Drive and NW 94th Street. The City Plan Commission recommended approval with conditions on May 15, 2007. City Council Ordinance 00265 passed on April 25, 2010.

Case No. SD 1054H, Final Plat, Fountain Hills 9th Plat - To approve a final plat creating 57 residential lots and 1 private open space tract in District R-7.5 (Residential 7.5). At its regularly scheduled meeting on July 16, 2013, the City Plan Commission recommended approval of Case No. SD 1054H, Final Plat, Fountain Hills 9th Plat, with conditions. Council Ordinance. 130593 passed on August 15, 2013.

Case No. SD 1054I, Final Plat, Fountain Hills 10th Plat -- To approve a final plat on 26.32 acres generally located at the intersection of N.W. Fountain Hills Drive and N.W. 93rd Terrace, creating 64 residential lots and 2 private open space tract in District R-7.5 (Residential 7.5). City Plan Commission on October 6, 2015, recommended approval subject to conditions. Ordinance 150878 passed October 29, 2015.

Case No. SD0641J, Final Plat, Fountains Hills 11th Plat -- To approve a final plat of Fountain Hills, Eleventh Plat, to allow creation of 73 single family residential lots and several private open space and stormwater detention tracts in District R-7.5 (Residential 7.5) City Plan Commission on April 17, 2018, recommended approval subject to conditions. Ordinance 150878 passed July 1, 2018.

Case No. CLD-FnPlat-2020-00040, Final Plat, Fountains Hills 12th Plat- To approve a final plat on approximately 20 acres in District R-7.5 (Residential dash 7.5) generally located at the SE corner of NW 96th Street and N. Platte Purchase Drive, creating 56 residential lots. Approved by ordinance 210475 on June 4, 2021. **THIS PLAT HAS NOT BEEN RECORDED.**

Service Level Impacts

Not applicable as this is a ordinance authorizing a subdivision of private land.

Other Impacts

1. What will be the potential health impacts to any affected groups?
   Not applicable as this is a ordinance authorizing a subdivision of private land.

2. How have those groups been engaged and involved in the development of this ordinance?
   Not applicable as this is a ordinance authorizing a subdivision of private land.

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

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

   Not applicable as this is a ordinance authorizing a subdivision of private 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 a ordinance authorizing a subdivision of private 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 a ordinance authorizing a subdivision of private land.

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