City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260671
Submitted Department/Preparer: City Planning
Revised 01/30/25

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 Northeast Market District an addition in Jackson County, Missouri, on approximately 22 acres generally located at the southeast corner of Independence Avenue and Hardesty Avenue, creating one (1) mixed-use lot (489 units) and nine (9) tracts for the purpose of a mixed-use development; accepting various easements; 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-2026-00017)

Discussion

The request is to consider approval of a Final Plat in District UR/ ICO to create one (1) mixed-use lot (11 nonresidential units and 489 residential units) and two (2) tracts, generally located at the southeast corner of Independence Avenue and Hardesty Avenue for an existing development. This use was approved in Case No. CD-CPC-2025-00039 which served as the Preliminary Plat. The Preliminary Plat allowed for a mixed-use development on one lot and multiple tracts. This final plat also includes a condominium plat that further subdivides the various vertical parcels into additional units based on ownership structure.

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.

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 subdivision of private property.

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

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 subdivision of private property.

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

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 ordinance has no 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):

   ☐ Develop strategies focusing on areas traditionally underserved by economic development and redevelopment efforts.

☒ Ensure quality, lasting development throughout the City; and continuing to grow the economy and the population of Kansas City in all areas.
☐ Increase and support local workforce development and small and locally owned businesses.
☐ Create a more efficient, solutions-oriented environment, making it easier to operate within the City.
☐ Implement an economic development and tourism strategy to attract major investment and visitors.
☐

Prior Legislation

CD-CPC-2024-00039 – Ordinance No. 240488 passed by City Council on June 13, 2024, rezoned about 22 acres from district UR and M1-5 to district UR/ICO and approved a development plan/ preliminary plat that allowed for a mixed-use development of 1.2 M square foot of nonresidential and 489 residential units.

Service Level Impacts

Not applicable as this is an ordinance authorizing the subdivision of private property.

Staff Recommendation

City Planning and Development

Select One: ☒ Sponsored
☐ Directive: Res/Ord # Click to enter Res/Ord. No.

Select One: ☒ Recommend
☐ Do Not Recommend
☐ Not Applicable

Approval with conditions

Other Impacts

1. What will be the potential health impacts to any affected groups?

Not applicable as this is an ordinance authorizing the subdivision of private property.

2. How have those groups been engaged and involved in the development of this ordinance?

Not applicable as this is an ordinance authorizing the subdivision of private property.

3. How does this legislation contribute to a sustainable Kansas City?

Not applicable as this is an ordinance authorizing the subdivision of private property.

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

   Click or tap here to enter text.
   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:
   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)

   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)