City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #:260837
Submitted Department/Preparer: City Planning
Revised 08/26/26

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 Villa Meadows Second Plat, an addition in Jackson County, Missouri, on approximately 13 acres generally located at the terminus of East 89th Terrace east of Westridge Road, creating 25 lots and 4 tracts for the purpose of a 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-2024-00024)

Discussion

The request is to approve a Final Plat in District R-7.5 on about 13 acres generally located at terminus of East 89th Terrace east of Westridge Road, allowing for the creation of 25 lots and 4 tracts to allow for a residential development. This plat is in accordance with the Preliminary Plat which was amended in Case No. CD-CPC-2021-00247 which served as the Revised Preliminary Plat. The Preliminary Plat proposed to develop 25 single unit detached homes terminating in a cul-de-sac. The plan also proposes to construct an emergency access to the south to Brickyard Road to comply with Fire and Zoning Code requirements in regards to the maximum number of units on one access drive. The original Preliminary Plat had a full drive but due to topographical issues this approach was removed.

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.

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 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-2021-00247 – Ordinance 220583 rezoned an area of about 2,100 square feet generally located at the terminus of E. 89th Terrace east of Westridge Road from District R-80 to District R-7.5 and approved a revised preliminary plat in District R-7.5 on about 13 acres to allow for 25 detached lots, approved August 18, 2022.

SD 1022–Ordinance No. 030731 approved a preliminary plat for Villa Meadows on an approximately 31.5-acre tract of land generally located on the north side of Brickyard Road and the east side of Westridge Road, approved July 26, 2004.

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)

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

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 subdivision of private property.

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