



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240846

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 Highland Plaza West Second Plat, an addition in Clay County, Missouri, on approximately 3.5 acres generally located at southwest corner of NE 99th St and N Cedar Ave, creating two (2) lots and one (1) tract for the purpose of commercial 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-2024-00011)

Discussion

This final plat creates 2 lots and 1 tract for the purpose of a commercial development. The Development Plan, which also serves as the preliminary plat, was approved by Case No. CD-CPC-2024-00002, Ordinance No. 240509 on July 27th, 2024. The development plan proposes to develop a 13,000 square foot daycare center on lot 1; lot 2 will be open for a future development. Please see CPC Staff Report for full discussion and analysis.

No waivers or deviations from the Zoning and Development Code are requested. Staff recommended approval with conditions. The City Plan Commission unanimously recommended 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 zoning ordinance authorizing the subdivision of subject property.
3. How does the legislation affect the current fiscal year?
Not applicable as this is a zoning ordinance authorizing the subdivision of subject property.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.

The proposed ordinance authorizes construction of public infrastructure. Once completed, the infrastructure will be accepted by the city and become the City's responsibility to maintain.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?

The ordinance authorizes the subdivision of land which would not generate revenue. Future development of the land may generate revenue.

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 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

CD-CPC-2024-00002 – Development Plan, serving as the preliminary plat, located at the southwest corner of NE 99th St and Cedar Avenue, generally located at 9880 N Cedar Ave, zoned B3-2, approved by Ordinance No. 240509 on July 27th, 2024 to allow for the construction of a day-care facility.

Service Level Impacts

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

Other Impacts

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

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

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

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

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

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

4. Does this legislation create or preserve new housing units?

No (Press tab after selecting)

Not applicable as this is a zoning ordinance authorizing the 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 a zoning ordinance authorizing the 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 a zoning ordinance authorizing the 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)