# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250584
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 Monarch Townhomes, an addition in Clay County, Missouri, on approximately 17.28 acres generally located on both sides of North Cleveland Avenue, south of Northeast Barry Rod, creating 29 Lots and 4 tracts for the purpose of a multi-unit family subdivision; 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-2025-00021)

## Discussion

The request is to consider approval of a Final Plat in District R-1.5 (Residential) on about 17 acres generally located at the southeast corner of North Cleveland Avenue and Northeast Barry Road, creating 29 lots and 4 tracts for a townhome development. This use was approved in Case No. CD-CPC-2024-00186 which served as the Preliminary Plat. The Preliminary Plat proposed a townhome development comprised of 29 four-plexes for a total of 116 dwelling units. The plan also proposes to construct two street connections on Northeast Barry Road. 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.

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

## 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. CD-CPC-2024-00186** – Ordinance 250276, approved the rezoning of an area of about 16.3 acres generally located on the south side of Old Northeast Barry Road and on both sides of North Cleveland Avenue form Districts R-80 and R-7.5 to District R-1.5 and approved a development Plan that also serves as a Preliminary Plat to allow for a residential development, approved April 17, 2025.

**Case No. CD-CPC-2025-00187 –** Resolution 250207, approved an Area Plan Amendment to the Gashland/Nahua Area Plan on about 16.3 acres generally located south of Old Northeast Barry Road and on north sides of North Cleveland Avenue by changing the recommended land use designation from residential low density to residential high density for a residential development, approved by City Council on April 17, 2025

**Case No. CD-ROW-2025-00007 –** Ordinance 250499, approved a vacation an approximately 15,500 square-foot section of right-of-way in District R-1.5 generally located south of the intersection of N.E. Barry Road; and N. Cleveland Avenue and directing the City Clerk to record certain documents, approved by City Council on June 26, 2025,

**Case No. CD-ROW-2025-00008 –** Ordinance 250500, approved a vacation an approximately 7,500 square-foot section of right-of-way in District R-1.5 generally located west of the intersection of N.E. Barry Road and N. Cleveland Avenue; and directing the City Clerk to record certain documents, approved by City Council on June 26, 2025.

## Service Level Impacts

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

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

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)