



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 230877

Submitted Department/Preparer: City Planning

Revised 8/3/23

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 Providence Pointe 2<sup>nd</sup> Plat, an addition in Clay County, Missouri, on approximately 22 acres generally located at northwest corner of NE 108th Street and N. Eastern Avenue, creating 68 lots and 2 tracts for the purpose of detached single unit homes; 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-2021-00064)

### Discussion

See City Plan Commission staff report attached to this ordinance for more details on the proposed subdivision.

Explanation of CWBP Responses:

Staff selected Housing and Healthy Communities and specifically identified three objectives this ordinance relates to. While staff understands the resulting residential development will be market rate, a critical component of affordability is creation of housing stock at all price points, not just affordable price points. Doing such allows residents to “move up” as they are able, which in turn creates vacancies at lower price points.

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

Not applicable as this is an ordinance authorizing subdivision of subject property

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

The ordinance will facilitate residential development of the resulting lots which will generate revenue and expenses for the city.

### 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)

There is no account string to verify as this ordinance has no fiscal impact.

## Citywide Business Plan (CWBP) Impact

1. View the [FY23 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?  
Housing and Healthy Communities (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
- Maintain and increase affordable housing supply to meet the demands of a diverse population
  - Broaden the capacity and innovative use of funding sources for affordable housing
  - Invest in neighborhood stabilization and revitalization to reduce blight, ensure sustainable housing, and improve the wellbeing of residents while sustaining their diverse cultures
  - Ensure all occupants of residences have quality, efficient, and healthy housing with minimal economic or regulatory barriers
  - Address the various needs of the City's most vulnerable population
  - Utilize planning approaches to improve the City's neighborhoods

## Prior Legislation

**Controlling Case- SD 1492, Preliminary Plat, Providence Point – Ordinance No. 160530-** Phase 1 and Phase 2 -- to consider the approval of a Preliminary Plat in District R-7.5 (Residential 7.5) creating 165 single family lots and 4 tracts, was recommended for approval by the City Plan Commission on April 19, 2016.

**Case No. 14505-P-** to consider rezoning the site from R-80 (Residential 80) to R-7.5 (Residential 7.5), was recommended for approval by the City Plan Commission on April 19, 2016. Ordinance No. 160530, recommended for "Do Pass" at the Planning, Zoning and ED Committee on July 27, 2016.

**Case No. SD1492A-** in 2016 City Council approved a Final Plat on 38.2 acres generally located at the northwest corner NE 108th Street and N. Eastern Avenue, to consider the approval of a final plat in District R-7.5 (Residential 7.5) creating 96 single family lots, private open space tracts and public right of way.

**Case No. CD-CPC-2019-00012-** A request to approve a project plan on about 29 acres, generally located at the northwest corner of NE 108th Street and N Eastern Avenue, to allow for 7 tracts including a detention basin and a pool and clubhouse.

Please see CPC Staff Report for further information.

## Service Level Impacts

Service level impacts for the city planning and development department are not expected; however, the ordinance authorizes construction and acceptance of public infrastructure by the city, meaning that this infrastructure will become the city's to maintain over the long-term. The infrastructure may may affect service levels of departments responsible for their maintenance.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
This zoning ordinance authorizes the subdivision of land which has not been evaluated for its health impact.
2. How have those groups been engaged and involved in the development of this ordinance?  
Not applicable.
3. How does this legislation contribute to a sustainable Kansas City?  
City Planning and Development Staff evaluated the preliminary plat against the objectives contained in FOCUS, the comprehensive plan preceding The KC Spirit Playbook because the preliminary plat was approved when FOCUS was still in effect.

4. Department staff certifies the submission of any applicable Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), Non-Discrimination documents, and Letters of Intent to Subcontract (LOIs) to CREO prior to the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)

Please provide reasoning why not:

This is an application for the subdividing of land.

5. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

6. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

No(Press tab after selecting)