



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240942

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 Holly Farms - Third Plat, an addition in Clay County, Missouri, on approximately 15 acres generally located at the terminus of North Holly Street south of Northwest 106th Street, creating 46 lots and 1 tract for the purpose of single unit residential 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-2024-00013)

Discussion

The request is for approval of a Final Plat in District R-7.5 (Residential), on approximately 15 acres at the terminus of North Holly Street, just south of Northwest 106th Street. The Final Plat involves the creation of 46 lots and 1 tract for a single unit residential development. This Final Plat is consistent with the previously approved Preliminary Plat under Case No. SD 1446B, which originally proposed 146 single-family lots and 6 tracts.

The Final Plat includes the construction of street connections to the adjacent Cadence Residential Development to the west, ensuring connectivity as required by the Zoning and Development Code. Additionally, two future connections are provided to the undeveloped land to the south, supporting orderly future expansion. The Final Plat adheres to the standards outlined in the Preliminary Plat and complies with the lot and building regulations 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 land. .

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

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.



Prior Legislation

Case No. SD 1446B - Preliminary Plat - Holly Farms –

Ordinance No. 180023 passed by City Council on January 25, 2018, approved a preliminary plat on about 62 acres in District R-7.5 (Residential-7.5) generally located on the south side of NW Shoal Creek Parkway, approximately 2,000 feet west of US Hwy 169, creating 146 single family lots and 6 tracts.

SD1446C: Holly Farms First Plat - Ordinance No. 190180 passed by City Council on March 21, 2019, approved a final plat on about 36 acres in District R-7.5 (Residential-7.5) creating 74 single family lots and 5 tracts.

CLD-FnPlat-2020-00002: Holly Farms Second Plat- Ordinance No. 210186 passed by City Council on March 14, 2021, approved a final plat on about 10 acres in District R-7.5 (Residential-7.5) creating 26 single family lots and 2 tracts.

Service Level Impacts

Not applicable as this is an 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 an 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 an ordinance authorizing the subdivision of land.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this is an 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 an ordinance authorizing the subdivision of land.

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

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 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 an 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)