City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250620
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 Twin Creeks Lots 1-7, an addition in Clay County, Missouri, on approximately 13 acres generally located at the southeast corner of Northwest 88th Street and North Madison Avenue, creating 7 lots for the purpose of commercial/office 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.

Discussion

The request is to consider approval of a Final Plat in District B3-2 on about 13 acres generally located at the southeast corner of Northwest 88th Street and North Madison Avenue, seven (7) lots and one (1) tract to allow for commercial and office development. This use was approved in Case No. CD-CPC-2024-00192 which served as the Preliminary Plat and will be further amended by CD-AA-2025-00060. The Preliminary Plat proposed to develop seven buildings on seven lots with vehicular connections coming from two access points from North Madison Avenue. Internal vehicular drive lanes will be private drives. The amendment allows Lot 7 to have direct access from North Madison Avenue for service lines. This amendment was requested by the Water Services Department to meet current standards. This Final Plat is in conformance with the Preliminary Plat as well as the lot and building standards of Section 88-120 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 private subdivision of land.

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

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-2024-00192 – Ordinance 250217, approved a Development Plan which served as a Preliminary Plat on about 13.18 acres in District B3-2 generally located at 8601 N. Madison Avenue to allow for retail, office, medical, and drive-through uses, approved by City Council on March 20, 2025.

Case No. CD-AA-2025-00060 – Staff is currently reviewing a Minor Amendment to an approved Development Plan, which serves as a Preliminary Plat in District B3-2 (Commercial) on about 13.18 acres generally located at 8601 North Madison Avenue

Service Level Impacts

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

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