



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240872

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 Woodhaven-2nd Plat, an addition in Platte County, Missouri, on approximately 20 acres generally located north of Northwest 96th Street along North Robinhood Avenue, 63 lots and 3 tracts for the purpose of a 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-2024-00019)

Discussion

The request is for approval of a Final Plat in the District MPD (Master Planned Development) for approximately 20 acres, located north of Northwest 96th Street along North Robinhood Avenue. This plat allows for the creation of 63 residential lots and 3 tracts as part of a residential development. The use was previously approved under Case No. CD-CPC-2021-00216, which served as the Preliminary Plat. The Preliminary Plat proposed the development of a single unit residential neighborhood consisting of 468 units over 152 acres.

This Final Plat proposes to connect to existing streets in the Woodhaven First Plat. Two of the tracts within this plat will be used for stormwater detention and access to the detention area, while the third tract is designated for a clubhouse and amenities. A separate MPD Final Plan will be required for the clubhouse tract. The Final Plat complies with the Preliminary Plat and adheres to the lot and building standards 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?
Infrastructure and Accessibility (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
- Engage in thoughtful planning and redesign of existing road networks to ensure safety, access, and mobility of users of all ages and abilities.
 - Enhance the City's connectivity, resiliency, and equity through a better-connected multi-modal transportation system for all users.
 - Build on existing strengths while developing a comprehensive transportation plan for the future.
 - Develop environmentally sustainable infrastructure strategies that improve quality of life and foster economic growth.
 - Ensure adequate resources are provided for continued maintenance of existing infrastructure.
 - Focus on delivery of safe connections to schools.

Prior Legislation

Case No. CD-CPC-2021-00216 – Ordinance No. 200269 – On May 10, 2020, City Council approved a rezoning from District AG-R (Agricultural-Residential) and District R-7.5 (Residential dash 7.5) to District MPD (Master Planned Development) that serves as a development plan on about 152 acres generally located on the south side of NW 100th Street in between N. Green Hills Road to the west and N. Platte Purchase Drive to the east, creating 468 total residential units and other amenities.

Case No. CD-CPC-2022-00066 – On June 7, 2022, the City Plan Commission approved a MPD Final Plan in District MPD for Woodhaven, First Plat containing 80 single unit residential lots on about 19 acres generally located at 3201 NW 100th St.

Case No. CD-CPC-2024-00091 –An MPD Final Plan for Woodhaven, second plat, to allow 63 residential lots in District MPD generally located at 3201 NW 100th St on about 20 acres generally located north of Northwest 96th St at North Robinhood Ave.

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)