



Agenda

Neighborhood Planning and Development Committee

Chairperson Ryana Parks-Shaw

Vice Chair Eric Bunch

Councilmember Nathan Willett

Councilmember Melissa Patterson Hazley

Wednesday, February 7, 2024

1:30 PM

26th Floor, Council Chamber

<https://us02web.zoom.us/j/84530222968>

PUBLIC OBSERVANCE OF MEETINGS

Members of the City Council may attend this meeting via videoconference.

Any closed session may be held via teleconference.

The public can observe this meeting at the links provided below.

Applicants and citizens wishing to participate have the option of attending each meeting or they may do so through the videoconference platform ZOOM, using this link:

<https://us02web.zoom.us/j/84530222968>

*****Public Testimony is Limited to Two Minutes*****

Curis

240150 Sponsor: Councilmember Darrell Curis

Declaring a moratorium until August 8, 2024, on the issuance of any new liquor licenses for convenience-grocery stores and liquor stores; directing the City Manager to review current City Code, regulations, and policies regarding the issuance of liquor licenses to such establishments and assess the impacts of the issuance of such licenses on the community; and directing the City Manager to recommend any appropriate changes City Code, regulations, and policies to Council.

Attachments: [Docket Memo 240150 liquor license moratorium](#)

Lucas

[240151](#) Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Leah FitzGerald, Jeff Stingley, and Stephanie Thompson as successor directors to the 5050 Main Community Improvement District.

Attachments: [No Docket Memo 240151](#)

Lucas

[240152](#) Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Elbert Anderson and Emmet Pierson as successor directors to the Linwood Shopping Center Community Improvement District.

Attachments: [No Docket Memo 240152](#)

Lucas

[240153](#) Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Karen Curls, Jaiesha Releford, and Shannon Hesterberg as successor directors to the Linwood Square Shopping Center Community Improvement District.

Attachments: [No Docket Memo 240153](#)

Lucas

[240154](#) Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Owen Buckley, Lynne Buckley, and Tina Burke as successor directors to the State Line Shopping Center Community Improvement District.

Attachments: [No Docket Memo 240154](#)

Rea

[240155](#) Sponsor: Councilmember Crispin Rea

Amending Ordinance No. 230031 by repealing Section 4 of the Ordinance which provided for an easement in favor of the City of Kansas City with respect to a vacated 7-foot wide and 116-foot long strip of unimproved right-of-way containing about 0.02 acres generally located just south of 100 E. 20th Street; and directing the City Clerk to record certain documents.

Attachments: [No Docket Memo 240155](#)
[Ordinance No. 240155 Emprise Bank](#)

Curls

[240157](#) Sponsor: Councilmember Darrell Curls

Declaring a moratorium until August 8, 2024, on the approval of any new permits, plan review, project plans, and zoning changes where the subject matter of the project is a proposed gas station; and directing the City Manager to review and recommend any appropriate changes to the Zoning and Development Code or other City regulations regarding gas stations by July 11, 2024.

Attachments: [No Docket Memo 240157](#)
[Shawn Tolivar - In support of 240157](#)

Director of City Planning & Development

[240161](#) Sponsor: Director of City Planning and Development Department

Rezoning an area of about seven acres generally located at 4000 N.W. 80th Street from District R-5 to District R-80. (CD-CPC-2023-00177).

Attachments: [Docket Memo](#)

Parks-Shaw and Curls

[240162](#) Sponsor: Mayor Pro Tem Ryana Parks-Shaw and Councilmember Darrell Curls

Waiving certain procedures of the City's arterial street impact fee ordinance; appropriating \$800,000.00 from the Unappropriated Fund Balance of the Arterial Street Impact Fee Fund to an account in the Arterial Street Impact Fee Fund for the preliminary design of the Blue Ridge Boulevard Streetscape project from 87th Street to Bannister Road; and recognizing this ordinance as having an accelerated effective date.

Attachments: [240162](#)

HELD IN COMMITTEE

Director of City Planning & Development and City Plan Commission

[230937](#)

Sponsor: Director of City Planning and Development Department

Approving the Westside Heritage Urban Renewal Plan on approximately 736 acres on an area generally bounded by I-670 on the north, Broadway/Southwest Boulevard/Southwest Trafficway on the east, W. 31st Street on the south, and the Stateline/25th Street/Kansas City Terminal Railway tracks on the west, pursuant to Land Clearance Redevelopment Authority Law. (CD-CPC-2023-00141)

Attachments: [Docket Memo - WHURP](#)

City Plan Commission and Director of City Planning & Development

[231047](#)

Sponsor: Director of City Planning and Development Department

Amending Chapter 88, the Zoning and Development Code, by repealing Section 88-305-04, Home Occupation, and enacting in lieu thereof a new section of like number and subject matter for the purpose of compliance with state law; by repealing Section 88-205-07 Documentation of Overlays, and enacting in lieu thereof a new section of like number and subject matter for the purpose of documenting the recently-adopted Westport Overlay District; by enacting Section 88-327, Communication Services Establishments to provide standards for said uses; and by repealing Section 88-110-03 Table 110-1 (Residential Districts Use Table), Section 88-120-03 Table 120-1 (Business Districts Use Table), and Section 88-130-03 Table 130-1 (Downtown Districts Use Table) and enacting in lieu thereof new tables in each section for the purposes of referencing the use standards of 88-327; by repealing Section 88-516-06-A Major Amendments to Development Plans or Project Plans, and enacting in lieu thereof a new section of like number and subject matter for the purpose of reducing the number of major amendments required. (CD-CPC-2023-00106) ***Held until 2/21/2024***

Attachments: [Docket Memo](#)
[KCNAC Testimony 231047 240207](#)

Director of City Planning & Development

[240091](#)

Sponsor: Director of City Planning and Development Department

Vacating a portion of public right-of-way in District B3-2 (Business 3 (Dash 2)) generally located on the corner of Bellaire Road and Sni-A-Bar Road; and directing the City Clerk to record certain documents. (CD-ROW-2023-00043)

Attachments: [Docket Memo CD-ROW-2023-00043](#)

Parks-Shaw

240094 Sponsor: Mayor Pro Tem Ryana Parks-Shaw

RESOLUTION - Directing the City Manager to identify a methodology to measure and track gentrification and displacement risk; directing the City Manager to review the displacement mitigation policy recommendations and recommend an implementation plan

Attachments: [Docket Memo 240094](#)

ADDITIONAL BUSINESS

1. There may be a general discussion regarding current Neighborhood Planning and Development Committee issues.

2. Closed Session

- Pursuant to Section 610.021 subsection 1 of the Revised Statutes of Missouri to discuss legal matters, litigation, or privileged communications with attorneys;
- Pursuant to Section 610.021 subsection 2 of the Revised Statutes of Missouri to discuss real estate;
- Pursuant to Section 610.021 subsections 3 and 13 of the Revised Statutes of Missouri to discuss personnel matters;
- Pursuant to Section 610.021 subsection 9 of the Revised Statutes of Missouri to discuss employee labor negotiations;
- Pursuant to Section 610.021 subsection 11 of the Revised Statutes of Missouri to discuss specifications for competitive bidding;
- Pursuant to Section 610.021 subsection 12 of the Revised Statutes of Missouri to discuss sealed bids or proposals; or
- Pursuant to Section 610.021 subsection 17 of the Revised Statutes of Missouri to discuss confidential or privileged communications with auditors.

3. Those who wish to comment on proposed ordinances can email written testimony to public.testimony@kcmo.org. Comments received will be distributed to the committee and added to the public record by the clerk.

The city provides several ways for residents to watch City Council meetings:

- Livestream on the city's website at www.kcmo.gov
- Livestream on the city's YouTube channel at <https://www.youtube.com/watch?v=3hOuBlg4fok>
- Watch Channel 2 on your cable system. The channel is available through Time Warner Cable (channel 2 or 98.2), AT&T U-verse (channel 99 then select Kansas City) and Google Fiber on Channel 142.
- To watch archived meetings, visit the City Clerk's website and look in the Video on Demand section: http://kansascity.granicus.com/ViewPublisher.php?view_id=2

The City Clerk`s Office now has equipment for the hearing impaired for use with every meeting. To check out the equipment please see the secretary for each committee. Be prepared to leave your Driver`s License or State issued Identification Card with the secretary and she will give you the equipment. Upon returning the equipment your license will be returned.

Adjournment



File #: 240150

ORDINANCE NO. 240150

Sponsor: Councilmember Darrell Curls

Declaring a moratorium until August 8, 2024, on the issuance of any new liquor licenses for convenience-grocery stores and liquor stores; directing the City Manager to review current City Code, regulations, and policies regarding the issuance of liquor licenses to such establishments and assess the impacts of the issuance of such licenses on the community; and directing the City Manager to recommend any appropriate changes City Code, regulations, and policies to Council.

WHEREAS, Section 10-11(a)(3) of the Code of Ordinances defines a convenience-grocery store as a small retail business that primarily stocks a range of everyday items which includes, but is not limited to, groceries, snack foods, confectionary, toiletries, soft drinks, tobacco products, magazines, and newspapers; and

WHEREAS, Section 10-11(a)(7) of the Code of Ordinances defines a liquor store as a retail business that primarily sells pre-packaged alcoholic beverages; and

WHEREAS, the proliferation of such alcoholic beverage establishments appears to contribute directly to numerous peace, health, safety and general welfare problems including loitering, littering, drug trafficking, prostitution, public drunkenness, defacement and damaging of structures, pedestrian obstructions, as well as traffic circulation, parking and noise problems on public streets and neighborhood lots; and

WHEREAS, the existence of such problems creates serious impacts on the health, safety and welfare of residents within the city, including the safety of children, elderly residents, and visitors; and

WHEREAS, such problems also contribute to the deterioration of neighborhoods, concomitant devaluation of property, and the destruction of community values and quality of life; and

WHEREAS, the City Council finds that in the interest of protecting the public safety, health, and welfare of Kansas Citians, it is imperative that the City Manager review current City Code, regulations, and policies concerning the issuance of liquor licenses for convenience-grocery stores and liquor stores, as well as assess the impact of the issuance of such licenses on the community; and

WHEREAS, the City Council believes the adoption of a temporary moratorium on the issuance of new liquor licenses for convenience-grocery stores and liquor stores is necessary to allow City staff sufficient time to analyze the impact that such licenses currently pose and are likely to pose in the future so that appropriate regulatory control changes may be adopted; and

WHEREAS, the temporary moratorium shall only apply to the issuance of new liquor licenses for convenience-grocery stores and liquor stores and shall not apply to any application for renewal, transfer, or change in license for any currently existing licensed establishment; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the City Council hereby declares that there is a moratorium until August 8, 2024, on the issuance of any new liquor licenses for convenience-grocery stores and liquor stores. Applications for liquor license renewals, transfers, or change in license for any currently existing licensed establishment are not subject to this moratorium.

Section 2. That the City Manager is directed to review current City Code, regulations, and policies concerning the issuance of liquor licenses for convenience-grocery stores and liquor stores, assess the impact of the issuance of such licenses on the community, and report back to the City Council with any recommendations by August 8, 2024.

..end

Approved as to form:

Andrew Bonkowski
Assistant City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240150

Submitted Department/Preparer: Mayor/Council's Office

Revised 11/01/23

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

Declaring a moratorium until August 9, 2024 on the issuance of any new liquor license for convenience-grocery stores and liquor stores, and directing the City Manager to review current City codes, regulations, and policies regarding the issuance of liquor licenses to such establishments and assess the impacts of issuance on the community. Also directing the City Manager to recommend any appropriate changes to City codes, regulations, and policies to the Council.

Discussion

N/A

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
No funding required
3. How does the legislation affect the current fiscal year?
Does not affect the current fiscal year.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Fiscal impact unknown, as this resolution would only impact future liquor license applicants and have no affect on current liquor licensees. That number is unknown.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
No

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)

N/A

Citywide Business Plan (CWBP) Impact

- 1. View the [FY23 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

Article III, Section 10 of the Kansas City Code of Ordinances.

Service Level Impacts

This will not impact current service levels.

Other Impacts

1. What will be the potential health impacts to any affected groups?
No health impacts
2. How have those groups been engaged and involved in the development of this ordinance?
No engagement known at this time.
3. How does this legislation contribute to a sustainable Kansas City?
N/A
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

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:

Click or tap here to enter text.

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

No(Press tab after selecting)

Click or tap here to enter text.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?
No(Press tab after selecting)



File #: 240151

RESOLUTION NO. 240151

Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Leah FitzGerald, Jeff Stingley, and Stephanie Thompson as successor directors to the 5050 Main Community Improvement District.

WHEREAS, the 5050 Main Community Improvement District (the "District") was established by petition of the property owners (the "Petition") and approved by the City Council by Ordinance No. 130204; and

WHEREAS, the Petition provides for successor directors to be appointed by the Mayor, with the consent of the City Council, according to slates which have been submitted by the District; and

WHEREAS, the District has submitted a slate to the City Clerk as provided by the Petition; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

That the following persons are hereby appointed to the board of the 5050 Main Community Improvement District to serve such terms as is provided for by the Petition, each term to commence the date upon which the preceding term shall have expired:

Leah FitzGerald
Jeff Stingley
Stephanie Thompson

..end

**No Docket Memo
Provided for
Resolution No.**

240151



File #: 240152

RESOLUTION NO. 240152

Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Elbert Anderson and Emmet Pierson as successor directors to the Linwood Shopping Center Community Improvement District.

WHEREAS, the Linwood Shopping Center Community Improvement District (the "District") was established by petition of the property owners (the "Petition") and approved by the City Council by Ordinance No. 180778; and

WHEREAS, the Petition provides for successor directors to be appointed by the Mayor, with the consent of the City Council, according to slates which have been submitted by the District; and

WHEREAS, the District has submitted a slate to the City Clerk as provided by the Petition; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

That the following persons are hereby appointed as successor directors to the Linwood Shopping Center Community Improvement District to serve such terms as is provided for by the Petition, each term to commence the date upon which the preceding term shall have expired:

Elbert Anderson
Emmet Pierson

..end

**No Docket Memo
Provided for
Resolution No.**

240152



File #: 240153

ORDINANCE NO. 240153

Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Karen Curls, Jaiesha Releford, and Shannon Hesterberg as successor directors to the Linwood Square Shopping Center Community Improvement District.

WHEREAS, the Linwood Square Shopping Center Community Improvement District (the "District") was established by petition of the property owners (the "Petition") and approved by the City Council by Ordinance No. 191023; and

WHEREAS, the Petition provides for successor directors to be appointed by the Mayor, with the consent of the City Council, according to slates which have been submitted by the District; and

WHEREAS, the District has submitted a slate to the City Clerk as provided by the Petition; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

That the following persons are hereby appointed as successor directors to the Linwood Square Shopping Center Community Improvement District to serve such terms as is provided for by the Petition, each term to commence the date upon which the preceding term shall have expired:

Karen Curls
Jaiesha Releford
Shannon Hesterberg

..end

**No Docket Memo
Provided for
Resolution No.**

240153



File #: 240154

RESOLUTION NO. 240154

Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Owen Buckley, Lynne Buckley, and Tina Burke as successor directors to the State Line Shopping Center Community Improvement District.

WHEREAS, the State Line Shopping Center Community Improvement District (the "District") was established by petition of the property owners (the "Petition") and approved by the City Council by Ordinance No. 160462; and

WHEREAS, the Petition provides for successor directors to be appointed by the Mayor, with the consent of the City Council, according to slates which have been submitted by the District; and

WHEREAS, the District has submitted a slate to the City Clerk as provided by the Petition; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

That the following persons are hereby appointed to the Board of Directors of the State Line Shopping Center Community Improvement District to serve such terms as is provided for by the Petition, each term to commence the date upon which the preceding term shall have expired:

Owen Buckley
Lynne Buckley
Tina Burke

..end

**No Docket Memo
Provided for
Resolution No.**

240154



File #: 240155

ORDINANCE NO. 240155

Sponsor: Councilmember Crispin Rea

Amending Ordinance No. 230031 by repealing Section 4 of the Ordinance which provided for an easement in favor of the City of Kansas City with respect to a vacated 7-foot wide and 116-foot long strip of unimproved right-of-way containing about 0.02 acres generally located just south of 100 E. 20th Street; and directing the City Clerk to record certain documents.

WHEREAS, Kansas City, Missouri, by Ordinance No. 230031 approved January 19, 2023, vacated a 7-foot wide and 116-foot long strip of unimproved right-of-way containing about 0.02 acres generally located just south of 100 E. 20th Street; and

WHEREAS, Ordinance No. 230031 reserved to the City of Kansas City certain easement rights and prohibited, among other things, the construction of any structure on the vacated right-of-way without first securing the written approval of the Director of Public Works; and

WHEREAS, it is now understood that the retained easement rights and prohibition on construction of any structure within the vacated right-of-way was enacted in error; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Ordinance No. 230031, passed January 19, 2023, is hereby amended by repealing Section 4 in its entirety and, in lieu thereof, replacing it with the following:

That a portion of right-of-way for East 20th Street, as now established, in Section 8 Township 49 North, Range 33 West of the 5th Principal Meridian in Kansas City, Jackson County, Missouri being bounded and described by or under the direct supervision of Jason S. Roudebush, P.L.S. 2002014092 as follows: Beginning at the southeast corner of Lot 515, Block 38, McGee's Addition, a subdivision of land in said Kansas City, recorded in Book 1 at Page 36 in the Jackson County Recorder of Deeds Office; thence South 02°08'19" West, 7.25 feet; thence North 87°17'55" West, 115.98 feet to a point on the existing east right-of-way line of Walnut Street as now established; thence North 02°04'32" East on said existing east right-of-way line, 7.25 feet to the southwest corner of said Lot 515 also being a point on the existing north right-of-way line of said East 20th Street as now established; thence leaving said existing east right-of-way line, South 87°17'55" East on the south line of said Lot 515 and said existing north

right-of-way line, 115.99 feet to the point of beginning. Containing 841 square feet or 0.02 acres, more or less, be and the same is hereby vacated, subject to the following conditions:

1. The applicant shall retain all utility easements and protect facilities required by AT&T, or relocate the facilities at the cost of the applicant.
2. Applicant shall relocate street lighting facilities managed by Public Works at the cost of the applicant. Preliminary relocation plans shall be sent to Development Services prior to ordinance request.

Section 2. That the City of Kansas City, Missouri, hereby releases all easement rights granted to the City of Kansas City, Missouri, pursuant to Ordinance No. 230031.

Section 3. That all other sections and conditions of Ordinance No. 230031 not repealed shall remain in full force and effect.

Section 4. That the City Clerk of Kansas City, Missouri, be and she is hereby authorized and directed to acknowledge this ordinance as deeds are acknowledged, and to cause this ordinance to be filed for record in the Recorder's Office in Jackson County, Missouri.

Section 5. All Ordinances or parts of Ordinances in conflict with this Ordinance are, in so much as they conflict with this Ordinance, hereby repealed.

..end

Approved as to form:

Sarah Baxter
Senior Associate City Attorney

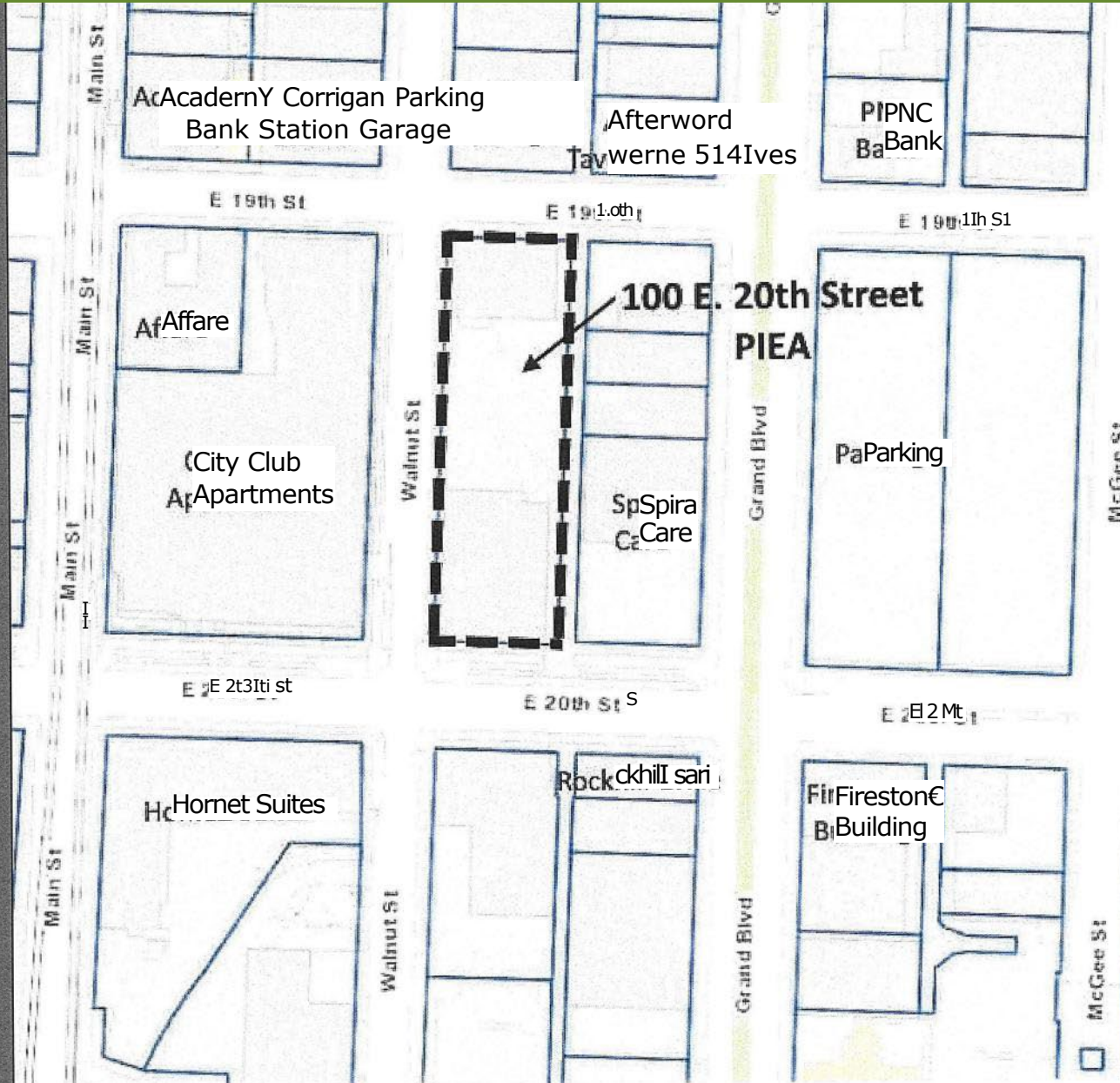
STATE OF MISSOURI)
)
COUNTY OF JACKSON)

On the ___ day of _____ 20___, before me, a Notary Public in and for said County, personally appeared _____, to me known to be the City Clerk of Kansas City, Missouri, in the above and foregoing ordinance mentioned, and acknowledged the said ordinance to be the act and deed of said Kansas City, duly passed by the Council of said City, and became effective as herein stated.

**No Docket Memo
Provided for
Ordinance No.**

240155

Ordinance No. 230031 / 100 E 20th Street Correction



100 E. 20th Street PIEA – General Development Plan

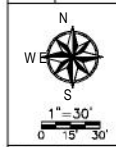
Existing Conditions

- Existing improvements constructed 1950 s
- Two buildings
 - 100 E. 20th Street
 - Two stories / 21,365 sf
 - 1905 Walnut Street
 - One story / 7,567 sf
- Previous Use: Anheuser-Busch Distributorship
- Vacancy - 100%



Existing Conditions

ALTANSPS LAND TITLE SURVEY
100 E. 20TH STREET
JACKSON COUNTY, MISSOURI



Prepared For:
EMPRISE BANK, A KANSAS BANKING CORPORATION

NO.	DATE	BY	REVISION
1	11/15/23	JMS	INITIAL
2	11/15/23	JMS	REVISION
3	11/15/23	JMS	REVISION
4	11/15/23	JMS	REVISION
5	11/15/23	JMS	REVISION
6	11/15/23	JMS	REVISION
7	11/15/23	JMS	REVISION
8	11/15/23	JMS	REVISION
9	11/15/23	JMS	REVISION
10	11/15/23	JMS	REVISION
11	11/15/23	JMS	REVISION
12	11/15/23	JMS	REVISION
13	11/15/23	JMS	REVISION
14	11/15/23	JMS	REVISION
15	11/15/23	JMS	REVISION
16	11/15/23	JMS	REVISION
17	11/15/23	JMS	REVISION
18	11/15/23	JMS	REVISION
19	11/15/23	JMS	REVISION
20	11/15/23	JMS	REVISION
21	11/15/23	JMS	REVISION
22	11/15/23	JMS	REVISION
23	11/15/23	JMS	REVISION
24	11/15/23	JMS	REVISION
25	11/15/23	JMS	REVISION
26	11/15/23	JMS	REVISION
27	11/15/23	JMS	REVISION
28	11/15/23	JMS	REVISION
29	11/15/23	JMS	REVISION
30	11/15/23	JMS	REVISION
31	11/15/23	JMS	REVISION
32	11/15/23	JMS	REVISION
33	11/15/23	JMS	REVISION
34	11/15/23	JMS	REVISION
35	11/15/23	JMS	REVISION
36	11/15/23	JMS	REVISION
37	11/15/23	JMS	REVISION
38	11/15/23	JMS	REVISION
39	11/15/23	JMS	REVISION
40	11/15/23	JMS	REVISION
41	11/15/23	JMS	REVISION
42	11/15/23	JMS	REVISION
43	11/15/23	JMS	REVISION
44	11/15/23	JMS	REVISION
45	11/15/23	JMS	REVISION
46	11/15/23	JMS	REVISION
47	11/15/23	JMS	REVISION
48	11/15/23	JMS	REVISION
49	11/15/23	JMS	REVISION
50	11/15/23	JMS	REVISION
51	11/15/23	JMS	REVISION
52	11/15/23	JMS	REVISION
53	11/15/23	JMS	REVISION
54	11/15/23	JMS	REVISION
55	11/15/23	JMS	REVISION
56	11/15/23	JMS	REVISION
57	11/15/23	JMS	REVISION
58	11/15/23	JMS	REVISION
59	11/15/23	JMS	REVISION
60	11/15/23	JMS	REVISION
61	11/15/23	JMS	REVISION
62	11/15/23	JMS	REVISION
63	11/15/23	JMS	REVISION
64	11/15/23	JMS	REVISION
65	11/15/23	JMS	REVISION
66	11/15/23	JMS	REVISION
67	11/15/23	JMS	REVISION
68	11/15/23	JMS	REVISION
69	11/15/23	JMS	REVISION
70	11/15/23	JMS	REVISION
71	11/15/23	JMS	REVISION
72	11/15/23	JMS	REVISION
73	11/15/23	JMS	REVISION
74	11/15/23	JMS	REVISION
75	11/15/23	JMS	REVISION
76	11/15/23	JMS	REVISION
77	11/15/23	JMS	REVISION
78	11/15/23	JMS	REVISION
79	11/15/23	JMS	REVISION
80	11/15/23	JMS	REVISION
81	11/15/23	JMS	REVISION
82	11/15/23	JMS	REVISION
83	11/15/23	JMS	REVISION
84	11/15/23	JMS	REVISION
85	11/15/23	JMS	REVISION
86	11/15/23	JMS	REVISION
87	11/15/23	JMS	REVISION
88	11/15/23	JMS	REVISION
89	11/15/23	JMS	REVISION
90	11/15/23	JMS	REVISION
91	11/15/23	JMS	REVISION
92	11/15/23	JMS	REVISION
93	11/15/23	JMS	REVISION
94	11/15/23	JMS	REVISION
95	11/15/23	JMS	REVISION
96	11/15/23	JMS	REVISION
97	11/15/23	JMS	REVISION
98	11/15/23	JMS	REVISION
99	11/15/23	JMS	REVISION
100	11/15/23	JMS	REVISION

MJS CONSULTING, LLC
2724 CONSOLE TERRACE
LEAWOOD, KANSAS 64095
(913) 334-8819 mjs@mjscorp.com

LAND SURVEYING AND PLANNING

PROPERTY DESCRIPTION (PER Title Commitment No: NCS-1190105-KCTY,
DATED AUGUST 17, 2023 AT 8:00 A.M.)

TRACT 1:
LOTS 508 THRU 515, INCLUSIVE, BLOCK 38, MCGEE'S ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, EXCEPT THAT PART IN STREETS.

TRACT 2:
A PORTION OF RIGHT-OF-WAY FOR EAST 20TH STREET, AS NOW ESTABLISHED, IN SECTION 8 TOWNSHIP 49 NORTH, RANGE 33 WEST OF THE 5TH PRINCIPAL MERIDIAN IN KANSAS CITY, JACKSON COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF JASON S. ROUBEUBUSH, P.L.S. 2002014092 AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 515, BLOCK 38, MCGEE'S ADDITION, A SUBDIVISION OF LAND IN SAID KANSAS CITY, RECORDED IN BOOK 1 AT PAGE 36 IN THE JACKSON COUNTY RECORDER OF DEEDS OFFICE; THENCE SOUTH 02°08'19" WEST, 7.25 FEET; THENCE NORTH 87°17'55" WEST, 115.98 FEET TO A POINT ON THE EXISTING EAST RIGHT-OF-WAY LINE OF WALNUT STREET AS NOW ESTABLISHED; THENCE NORTH 02°04'32" EAST ON SAID EXISTING EAST RIGHT-OF-WAY LINE, 7.25 FEET TO THE SOUTHWEST CORNER OF SAID LOT 515 ALSO BEING A POINT ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF SAID EAST 20TH STREET AS NOW ESTABLISHED; THENCE LEAVING SAID EXISTING EAST RIGHT-OF-WAY LINE, SOUTH 87°17'55" EAST ON THE SOUTH LINE OF SAID LOT 515 AND SAID EXISTING NORTH RIGHT-OF-WAY LINE, 115.98 FEET TO THE POINT OF BEGINNING, CONTAINING 841 SQUARE FEET OR 0.02 ACRES, MORE OR LESS.

ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE B PART II
ISSUED BY: FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES
FILE NO.: NCS-1190105-KCTY, DATED AUGUST 17, 2023 at 8:00 A.M.

EXCEPTIONS:

- EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN IN PUBLIC RECORDS. (NOTHING TO PLOT)
- ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCES AFFECTING TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE SURVEY OF THE LAND OR THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND. (NOTHING TO PLOT)
- EASEMENTS, RESTRICTIONS AND SETBACK LINES ARE PER PLAT, RECORDED AS IN PLAT BOOK 1, PAGE 36. (NOTHING TO PLOT)

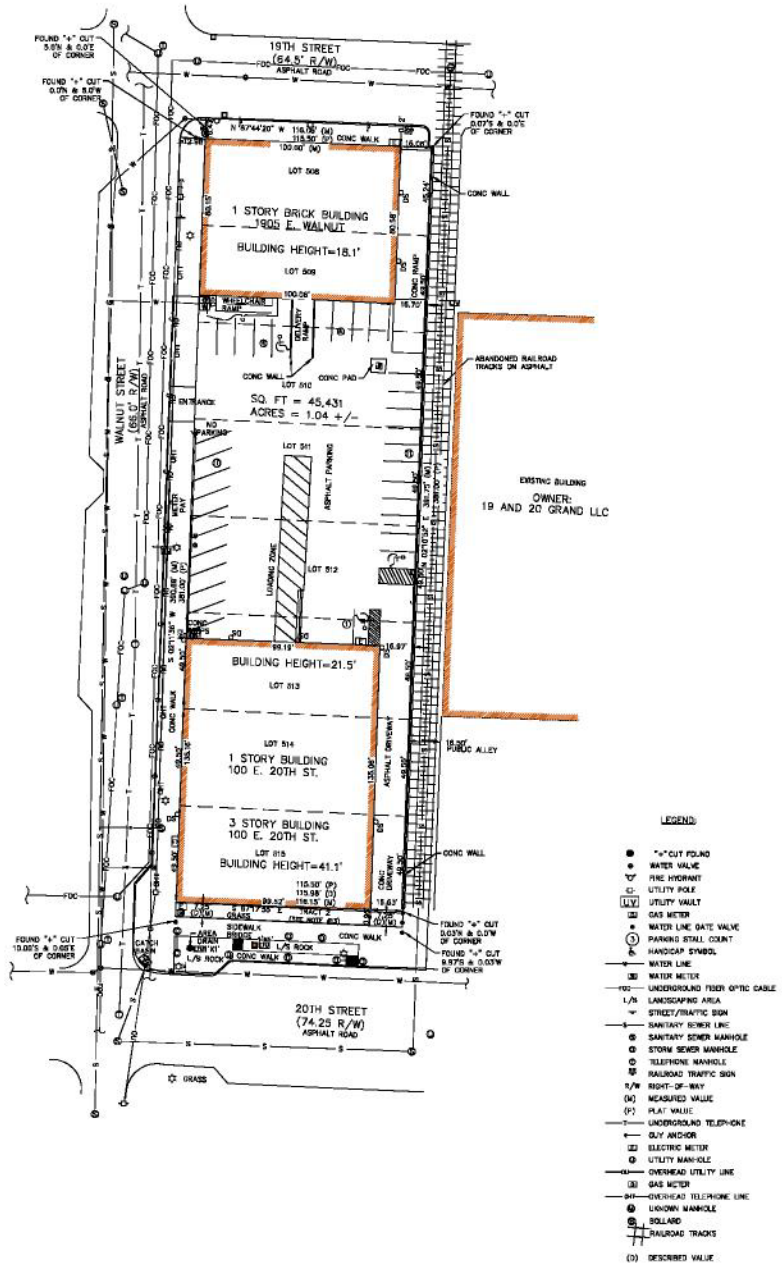
NOTES:

- BASIS OF BEARINGS FOR SURVEY BASED ON: MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD83.
- WE HAVE REVIEWED THE "FLOOD INSURANCE RATE MAP", COMMUNITY PANEL NO.29095C0254G, EFFECTIVE JANUARY 20, 2017, AS PUBLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY, OUR REVIEW OF THIS MAP INDICATES THAT THIS PARCEL OF LAND LIES WITHIN ZONE X, WHICH IS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."
- THIS SURVEY WAS MADE ON THE GROUND AS PER TITLE COMMITMENT NO. NCS-1190105-KCTY DATED AUGUST 17, 2023, 8:00 A.M., PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES.
- ACCESS TO THE PROPERTY IS THROUGH LOTS 508 THRU 515, AND 7.25 FEET OF VACATED RIGHT-OF-WAY FROM DEDICATED PUBLIC STREETS WALNUT STREET, 20TH STREET, 19TH STREET AND ALLEY.
- MEASURED LAND AREA: = 45,431 SQ. FT. OR 1.04 ACRES MORE OR LESS.
- ZONING INFORMATION FOR PROPERTY WAS NOT PROVIDED.
- THERE WAS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THERE IS NO FILL CONSTRUCTION PRESENTLY ON SITE.
- THE PROPERTY SHOWN ON THIS SURVEY IS THE SAME PROPERTY DESCRIBED IN TITLE COMMITMENT NCS-1190105-KCTY.
- PARKING COUNT: 25 REGULAR SPACES, 3 HANDICAP SPACES.
- THERE ARE NO ENCROACHMENTS OBSERVED ON OR OVER THE PROPERTY LINES.
- THE SURVEYOR IS NOT AWARE OF PROPOSED CHANGES OF RIGHT-OF-WAY OVER THE SURVEYED PREMISES. IT IS CUSTOMARY FOR THE CITY TO NOT REVEAL PLANS FOR FUTURE ACQUISITIONS OF RIGHT-OF-WAY UNTIL SUCH TIME AS THE PROPERTY IS BEING REDEVELOPED.
- TRACT 2 IS VACATED RIGHT-OF-WAY RESERVED FOR EASEMENT PER INSTRUMENT NUMBER 2023E0005985 FILED JANUARY 30, 2023.

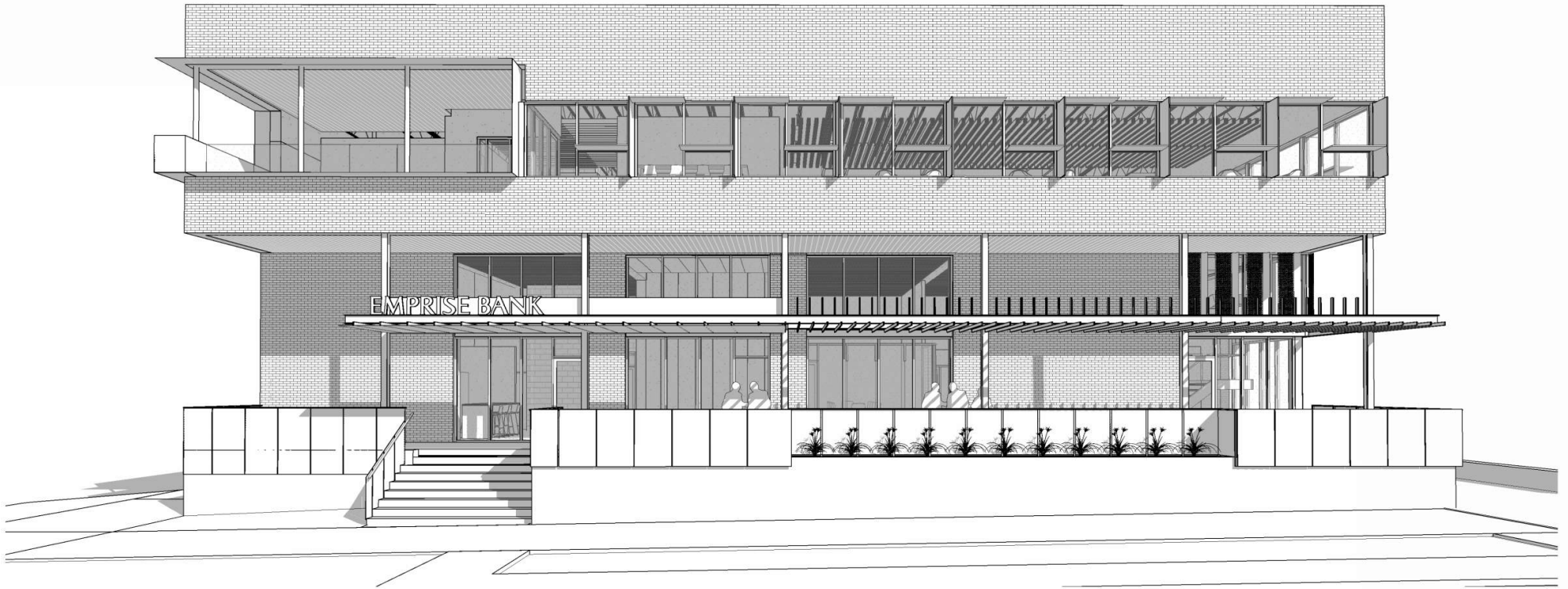
ALTA/NSPS CERTIFICATION:

To: EMPRISE BANK, A KANSAS BANKING CORPORATION, FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES

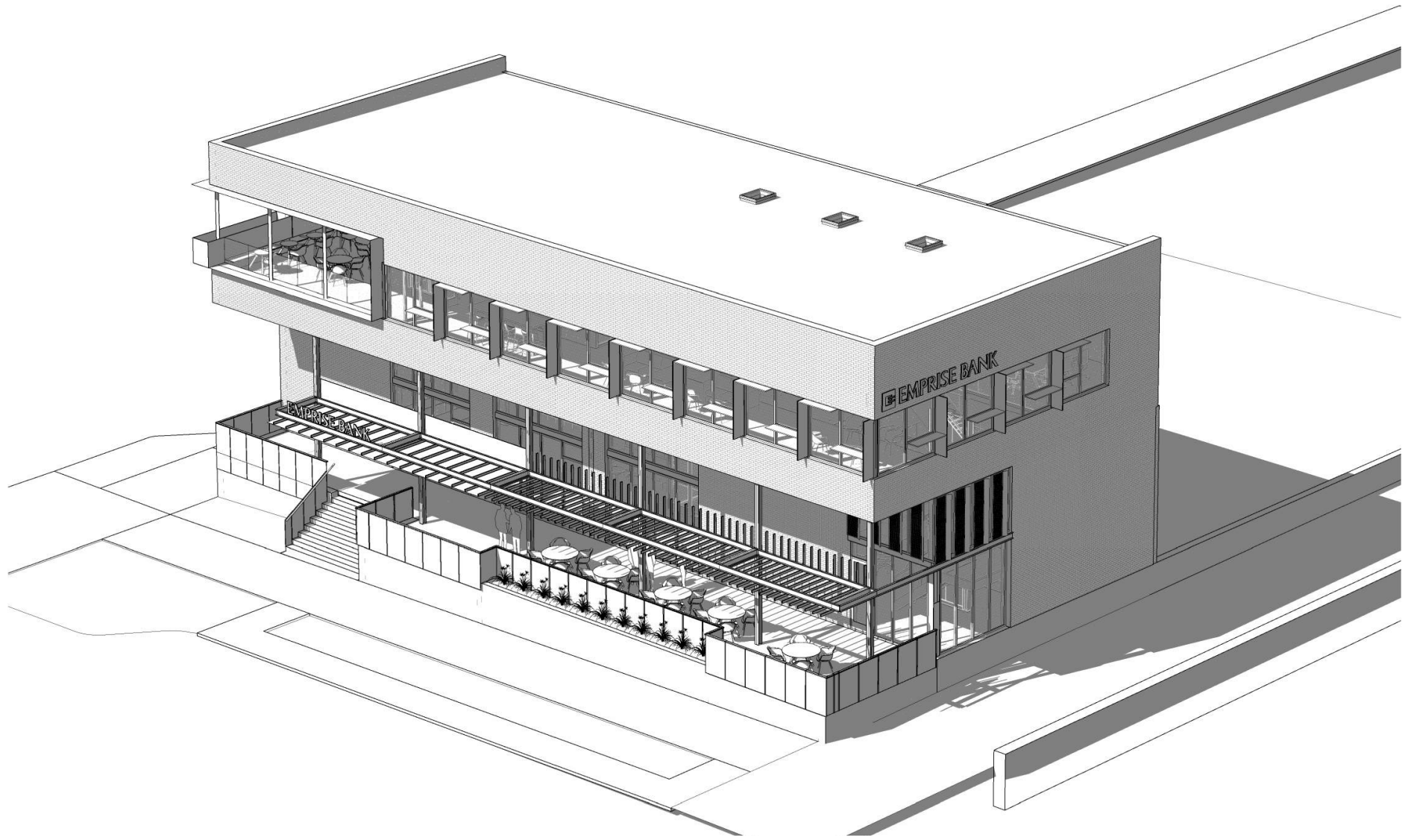
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 10, 11(A), 11(B), 13, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON NOVEMBER 15, 2023.







South Elevation





File #: 240157

ORDINANCE NO. 240157

Sponsor: Councilmember Darrell Curls

Declaring a moratorium until August 8, 2024, on the approval of any new permits, plan review, project plans, and zoning changes where the subject matter of the project is a proposed gas station; and directing the City Manager to review and recommend any appropriate changes to the Zoning and Development Code or other City regulations regarding gas stations by July 11, 2024.

WHEREAS, in August of 2022, the City Council adopted the City's Climate Protection and Resiliency Plan, which included a goal of reducing greenhouse gas emissions; and

WHEREAS, exposure to common contaminants found at gas stations, such as gasoline, diesel, petroleum oil, volatile organic compounds and solvents, polycyclic aromatic hydrocarbons, and lead can threaten the public health, safety, or welfare of neighboring communities; and

WHEREAS, the City Council finds that in the interest of protecting the public safety, health, and welfare of Kansas Citizens, it is necessary to review regulations concerning the placement, establishment, and operation of businesses involved in the sale of gasoline, diesel, and other motor vehicle fuel products; and

WHEREAS, the City Council believes the adoption of a temporary moratorium is necessary to allow City staff sufficient time to analyze the burdens that such land uses currently pose and are likely to pose in the future so that appropriate regulatory controls and zoning changes may be adopted; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the City Council hereby declares that there is a temporary moratorium until August 8, 2024, on the approval of any permits, plan review, project plans, and zoning changes, where the subject matter of the project is a proposed gas station. Applications for permit renewals for existing gas station uses that do not include a request to expand existing facilities are not subject to this moratorium.

Section 2. That the City Manager is directed to review and recommend any appropriate changes to zoning and other relevant regulatory controls over the uses subject to the temporary moratorium and to report back to the City Council by July 11, 2024.

Section 3. That the Council finds and declares that before taking any action on the ordinance hereinabove, all public notices and hearings required by the Zoning and Development Code have been given and had.

..end

I hereby certify that the foregoing ordinance was duly advertised, and public hearings were held.

Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney

**No Docket Memo
Provided for
Ordinance No.**

240157

From: [Shawn Tolivar](#)
To: [Public Testimony](#)
Subject: In support of 240157
Date: Monday, February 5, 2024 11:48:15 AM

I am in support of a moratorium on all new gas stations being built in KC, Gas stations pollute our ground and air, they cause traffic congestion, and help contribute to climate change.

--

Shawn Tolivar
4th District



File #: 240161

ORDINANCE NO. 240161

Sponsor: Director of City Planning and Development Department

Rezoning an area of about seven acres generally located at 4000 N.W. 80th Street from District R-5 to District R-80. (CD-CPC-2023-00177).

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code, is hereby amended by enacting a new section to be known as Section 88-20A-1423, rezoning an area of about seven acres generally located at 4000 N.W. 80th Street from District R-5 (Residential 5) to District R-80 (Residential 80), said section to read as follows:

Section 88-20A-1423. That an area legally described as:

A tract of land containing 7.18 ac located in the e 1/2, SW 1/4 SE 1/4 of Sec 8.

is hereby rezoned from R-5 (Residential 5) to R-80 (Residential 80), all as shown outlined on a map marked Section 88-20A-1423, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

Section B. That the Council finds and declares that before taking any action on the proposed amendment and development plan hereinabove, all public notices and hearings required by the Zoning and Development Code have been given and had.

..end

I hereby certify that as required by Chapter 88, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

Diane Binckley, AICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240161

Submitted Department/Preparer: City Planning

Revised 11/01/23

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

Sponsor: Director of City Planning and Development Department
Rezoning an area of about seven acres generally located at 4000 NW 80th Street from District R-5 to District R-80. (CD-CPC-2023-00177).

Discussion

The request is to rezone the seven (7) acre property at 4000 NW 80th Street to conform with the surrounding zoning districts.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
Not applicable as this is a zoning ordinance authorizing (subdivision of subject property/physical development of subject property/allowed uses on subject property).
3. How does the legislation affect the current fiscal year?
Not applicable as this is a zoning ordinance authorizing (subdivision of subject property/physical development of subject property/allowed uses on 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 a zoning ordinance authorizing (subdivision of subject property/physical development of subject property/allowed uses on subject property).
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this is a zoning ordinance authorizing (subdivision of subject property/physical development of subject property/allowed uses on subject property).

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)

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):
 - Utilize planning approaches in neighborhoods to reduce blight, ensure sustainable housing, and improve resident wellbeing and cultural diversity.
 - Maintain and increase affordable housing supply to meet the demands of a diverse population.
 - Address the various needs of the City's most vulnerable population by working to reduce disparities.
 - Foster an inclusive environment and regional approach to spur innovative solutions to housing challenges.
 - Ensure all residents have safe, accessible, quality housing by reducing barriers.
 - Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

Prior Legislation

There is no prior legislation.

Service Level Impacts

No service level impacts are anticipated as this is a rezoning.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this is a zoning ordinance authorizing (subdivision of subject property/physical development of subject property/allowed uses on subject property).
2. How have those groups been engaged and involved in the development of this ordinance?
The applicant hosted a public engagement meeting which complies with Chapter 88.
3. How does this legislation contribute to a sustainable Kansas City?
It allows for the preservation of natural resources.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

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:

Click or tap here to enter text.

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

No(Press tab after selecting)

Click or tap here to enter text.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?
No(Press tab after selecting)



File #: 240162

ORDINANCE NO. 240162

Sponsor: Mayor Pro Tem Ryana Parks-Shaw and Councilmember Darrell Curls

Waiving certain procedures of the City’s arterial street impact fee ordinance; appropriating \$800,000.00 from the Unappropriated Fund Balance of the Arterial Street Impact Fee Fund to an account in the Arterial Street Impact Fee Fund for the preliminary design of the Blue Ridge Boulevard Streetscape project from 87th Street to Bannister Road; and recognizing this ordinance as having an accelerated effective date.

WHEREAS, Committee Substitute for Ordinance No. 190532 appropriated impact fee funds for the end of Fiscal Year 2018/19 and was the last impact fee allocation ordinance providing for a true accounting and balance of the Arterial Street Impact Fee Fund program; and

WHEREAS, this ordinance recognizes the collected revenue in FY 2021/22 and FY 2022/23 for Arterial Street Impact Fee District G and allocates the collected revenue into the project account; and

WHEREAS, the Blue Ridge Boulevard Streetscape project will upgrade an arterial roadway that lies completely within the Arterial Street Impact Fee District G; and

WHEREAS, the Benefit District Advisory Committee has not been established for Arterial Street Impact Fee District G pursuant to Section 39-6 (i) of the City’s Code, and there exists a fund balance that is requested to be allocated into the project account; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That since no recommendations, pursuant to Section 39-6(i) of the City’s Code, were proposed by the Benefit District Advisory Committee as to how appropriations should be spent from the trust accounts for each benefit district at the time the 2023-2024 annual budget was proposed, this recommendation process is hereby waived.

Section 2. That the sum of \$800,000.00 is hereby appropriated from the Unappropriated Fund Balance of the Arterial Street Impact Fee District G fund to the following account:

24-2430-897626-B-89060569	Blue Ridge Blvd Streetscape	\$800,000.00
---------------------------	--------------------------------	--------------

Section 3. The Director of Public Works is hereby designated as requisitioning authority for Account No. 24-2430-897626.

Section 4. That to assure fair representation by socially and economically disadvantaged groups, the Civil Rights and Equal Opportunity Department approved for this project, goals of fourteen (14) percent representation by minority business enterprises and fourteen (14) percent representation by women's business enterprises.

Section 5. That this ordinance, relating to the design, repair, maintenance or construction of a public improvement, is recognized as an ordinance with an accelerated effective date as provided by Section 503(a)(3)(D) of the City Charter and shall take effect in accordance with Section 503, City Charter.

..end

I hereby certify that there is a balance, otherwise unencumbered, to the credit of the appropriation to which the foregoing expenditure is to be charged, and a cash balance, otherwise unencumbered, in the treasury, to the credit of the fund from which payment is to be made, each sufficient to meet the obligation hereby incurred.

Tammy L. Queen
Director of Finance

Approved as to form:

Dustin E. Johnson
Assistant City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240162

Submitted Department/Preparer: Public Works

Revised 11/01/23

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

Sponsor: Mayor Pro Tem Ryana Parks-Shaw and Councilmember Darrell Curls
Waiving certain procedures of the City's arterial street impact fee ordinance; appropriating \$800,000.00 from the Unappropriated Fund Balance of the Arterial Street Impact Fee Fund to an account in the Arterial Street Impact Fee Fund for the preliminary design of the Blue Ridge Boulevard Streetscape project from 87th Street to Bannister Road; and recognizing this ordinance as having an accelerated effective date.

Discussion

Waiving certain procedures of the City's arterial street impact fee ordinance; appropriating \$800,000.00 from the Unappropriated Fund Balance of the Arterial Street Impact Fee Fund to an account in the Arterial Street Impact Fee Fund for the preliminary design of the Blue Ridge Boulevard Streetscape project from 87th Street to Bannister Road; and recognizing this ordinance as having an accelerated effective date.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
24-2430-897626-B-89060569
2430: Arterial Street Impact Fee Fund
3. How does the legislation affect the current fiscal year?
Yes

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
No
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
No

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)

Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

1. View the [FY23 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

Service Level Impacts

Preliminary design of the Blue Ridge Boulevard Streetscape project from 87th Street to Bannister Road;

Other Impacts

1. What will be the potential health impacts to any affected groups?
N/A
2. How have those groups been engaged and involved in the development of this ordinance?
N/A
3. How does this legislation contribute to a sustainable Kansas City?
Yes
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

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:

Click or tap here to enter text.

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

No(Press tab after selecting)

Click or tap here to enter text.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?
No(Press tab after selecting)



File #: 230937

ORDINANCE NO. 230937

Sponsor: Director of City Planning and Development Department

Approving the Westside Heritage Urban Renewal Plan on approximately 736 acres on an area generally bounded by I-670 on the north, Broadway/Southwest Boulevard/Southwest Trafficway on the east, W. 31st Street on the south, and the Stateline/25th Street/Kansas City Terminal Railway tracks on the west, pursuant to Land Clearance Redevelopment Authority Law. (CD-CPC-2023-00141)

WHEREAS, Section 99.430, RSMo, provides that a legislative body may approve a declaration of blight and approve an urban renewal plan for the same area simultaneously; and

WHEREAS, it is desirable and in the public interest that the Land Clearance for Redevelopment Authority of Kansas City, Missouri submit an Urban Renewal Plan for an area generally bounded by I-670 on the north, Broadway/Southwest Boulevard/Southwest Trafficway on the east, W/ 31st Street on the south, and the Stateline/25th Street/Kansas City Terminal Railway tracks on the west, and

WHEREAS, the Land Clearance for Redevelopment Authority has found the area to be blighted due to the insanitary or unsafe conditions, deterioration of site improvements, and a combination of such factors so as to constitute an economic or social liability to the public health, safety, morals or welfare; and

WHEREAS, the Land Clearance for Redevelopment Authority has recommended and determined that the Westside Heritage Urban Renewal Plan area be eligible for tax abatement and, if necessary, the exercise of eminent domain by the Land Clearance for Redevelopment Authority; and

WHEREAS, the City Plan Commission has reviewed and provided no recommendation of the Westside Heritage Urban Renewal Plan on October 17, 2023; and

WHEREAS, on October 6, 2016, the City did pass Second Committee Substitute for Ordinance No. 160383, as amended, which enacted guidelines on the City's use of abated and exempted real property taxes in funding economic development projects; and

WHEREAS, Section 9 of Ordinance No. 160383, as amended, as modified by Second Committee Substitute for Ordinance No. 200497, as amended, provides that notwithstanding the guidelines set forth therein, the Council retains its discretion to authorize the capture and

redirection, or abatement or exemption, in whole or in part of ad valorem real property taxes to the full extent authorized by any provision of law; and

WHEREAS, City Code § 3-622(d), provides prevailing wage requirements for certain construction projects and development plans, and further provides for the waiver of said requirements, giving particular consideration to the enumerated extraordinary qualifications; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the proposed Westside Heritage Urban Renewal Plan area, an area generally bounded by I-670 on the north, Broadway/Southwest Boulevard/Southwest Trafficway on the east, W. 31st Street on the south, and the Stateline/25th Street/Kansas City Terminal Railway tracks on the west, and more specifically described as found on exhibit A attached hereto, is a blighted area and in need of redevelopment and rehabilitation and is appropriate for an Urban Renewal Project, and that the undertaking by the Land Clearance for Redevelopment Authority of Kansas City, Missouri, of surveys and plans for an urban renewal project of a character contemplated by Section 99.430, Revised Statutes of Missouri, as amended, and the proposed urban renewal are hereby approved.

Section 2. That the Council has duly made the findings necessary for compliance with Section 99.320 and 99.430, Revised Statutes of Missouri, as amended.

Section 3. That the Urban Renewal Plan which is known as the Westside Heritage Urban Renewal Plan, a copy of which is on file in the office of the City Clerk with this ordinance is incorporated herein by reference, is hereby approved including, if necessary, the power of eminent domain. Z

Section 4. That the Urban Renewal Plan is hereby found to be feasible and in conformance with the Master Plan for the development of the community as a whole.

Section 5. That pursuant to and in accordance with Section 9 of Ordinance No. 160383, as amended, as modified by Second Committee Substitute for Ordinance 200497, as amended, the City Council hereby authorizes the abatement of ad valorem real property taxes to the full extent authorized by Section 99.700, RSMo.

Section 6. That pursuant to and in accordance with City Code § 3-622(d), the City Council recognizes that the projects located in the Westside Heritage Urban Renewal Plan that provide affordable housing or housing at deeper levels of affordability, as defined in Code § 74-11, support affordable housing and extremely affordable housing as defined in Code § 3-622(d)(2), connect residents living in a continuously distressed census tracts to new employment opportunities as defined in Code § 3-622(d)(3), OR involve the renovation or rehabilitation of a historic structure, as provided in Code § 3-622(d)(4), are eligible for the waiver of prevailing wage requirements and confirms the LCRA's authority to issue such a waiver for qualifying projects.

..end

Approved as to form:

Emalea Black
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 230937

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

A request to approve a the Westside Heritage Urban Renewal Plan and declare the area blighted and insanitary and in need of redevelopment and rehabilitation as required by the Land Clearance for Redevelopment Authority Law of Missouri, Section 99.300 on approximately 736 acres on an area generally bounded by I-670 on the north, Broadway/Southwest Boulevard/Southwest Trafficway on the east, W 31st Street on the south, and the Stateline/ 25th St./Kansas City Terminal Railway tracks on the west. (CD-CPC-2023-00141)

Discussion

The intent of the Westside Heritage Urban Renewal Plan is to stabilize and maintain the presence of long-term low- and moderate-income homeowners and long-term homeowners.

In order to stabilize and maintain the presence of long-term, low- and moderate-income homeowners within the Plan Area, the Plan sets forth the following eligibility and minimum investment criteria for the implementation of the Plan by eligible applicants:

1. Homeowners must demonstrate that they have owned and resided in the property for at least ten (10) consecutive years prior to the date of application for tax abatement;
2. Eligible homeowners must document that they meet the criteria as a low- or moderate-income person at the time of application for tax abatement;
3. Eligible homeowners must document that at least \$3,500.00 of physical improvements (notwithstanding the requirements of the Authority's Workable Program) have been or is the process of being completed at the time of application for tax abatement; and, further,
4. That at least 25% of funds spent are for improvements made or being made for exterior physical improvements.

These criteria are intended to reduce or eliminate the economic pressure of the ongoing gentrification of the Westside on the existing long-term, low- or moderate-income homeowners in the Plan Area.

The following types of entities shall also be eligible for tax abatement under the specified conditions:

1. Mixed-use properties with two (2) or more apartments and multifamily properties shall be eligible for property tax abatement if 50% or more of the apartments are leased to low- or moderate-income residents at the time of application and throughout the term of the tax abatement;
2. Rental single-family homes owned by long-term residents and occupied by low- or moderate-income residents of a family member;
3. Commercial properties owned by long-term (10 or more years) residents of the Westside neighborhood;
4. Vacant land owned by long-term, low- or moderate-income residents, provided, however, said vacant land must remain vacant throughout the term of the tax abatement except for the property owners use for agricultural uses; and
5. Any property placed into a community land trust intended for the creation or preservation of affordable housing.

The additional eligible property owners are intended to stabilize and maintain existing affordable rental housing, protect commercial properties owned by long-term neighborhood residents, reduce economic pressures on long-term, low- or moderate-income residents that own vacant land, and to encourage the maintenance and expansion of the number of affordable housing units within the Plan Area.

Property owners that do not meet these criteria shall not be eligible for tax abatement under the provisions of this Plan. Any tax abatement awarded shall terminate upon the sale, transfer, or lease to non-family persons or entities or if the dwelling is demolished. Projects seeking tax abatement under the provisions of this Plan must be approved within five years of the date of this Plan's approval by City Council.

At the City Plan Commission hearing on September 19, 2023, the City Plan Commission recommended a continuance of the Plan to October 17, 2023 to allow time for additional public engagement meetings. At the City Plan Commission on October 17, 2023 the Commission discussed the definition of blight, the public engagement process, and the contents of the Plan. After public testimony and discussion, the Commissioner's made a motion of No Recommendation for the application. There were multiple public comments made both in support and opposition of the project; written statements from the City Plan Commission hearing on September 19, 2023 and October 17, 2023 are attached to the ordinance.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No

2. What is the funding source?

No City funding is required. Private equity and debt will be used to finance all home rehabilitation activities contemplated.

3. How does the legislation affect the current fiscal year?
No. Eligible properties will receive 10 years abatement of the increased property taxes resulting from construction or rehabilitation work.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
No. Eligible properties will receive 10 years abatement of the increased property taxes resulting from construction or rehabilitation work. Properties receiving tax abatement will continue to pay property taxes on their “frozen” assessed values.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Eligible projects will use private equity and debt to finance their projects. No new revenues will be generated until the end of the 10 year property tax abatements.

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)

Click or tap here to enter text.

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

None.

Service Level Impacts

Residents within the Westside Heritage Urban Renewal Plan area will apply for tax abatement. Any application that meets the requirements for a Development Plan or Rezoning per Chapter 88, Kansas City Code of Ordinances, shall require approval of a rezoning to district UR along with the concurrent approval of a preliminary development plan and final plan as set forth in the same chapter.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Housing stability is critical to the physical health and emotional well-being of our community's low- and moderate-income residents.
2. How have those groups been engaged and involved in the development of this ordinance?
The Hispanic Economic Development Corporation, in consultation with a variety of neighborhood residents, is the proponent of the Westside Heritage Urban Renewal Plan.
3. How does this legislation contribute to a sustainable Kansas City?
The removal of blight through housing rehabilitation by low- and moderate income homeowners will lead to the retention of existing housing throughout the Westside neighborhood.
4. Does this legislation create or preserve new housing units?
Yes (Press tab after selecting)

Total Number of Units 100

Number of Affordable Units 100

No, the legislation will not create new housing units. It will preserve existing housing units through the removal of blight and rehabilitation activities. Approximately 100 units of existing affordable housing will be preserved.

5. 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:

Privately-financed housing rehabilitation activities are not subject to this requirement.

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

No(Press tab after selecting)

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

No(Press tab after selecting)



File #: 231047

ORDINANCE NO. 231047

Sponsor: Director of City Planning and Development Department

Amending Chapter 88, the Zoning and Development Code, by repealing Section 88-305-04, Home Occupation, and enacting in lieu thereof a new section of like number and subject matter for the purpose of compliance with state law; by repealing Section 88-205-07 Documentation of Overlays, and enacting in lieu thereof a new section of like number and subject matter for the purpose of documenting the recently-adopted Westport Overlay District; by enacting Section 88-327, Communication Services Establishments to provide standards for said uses; and by repealing Section 88-110-03 Table 110-1 (Residential Districts Use Table), Section 88-120-03 Table 120-1 (Business Districts Use Table), and Section 88-130-03 Table 130-1 (Downtown Districts Use Table) and enacting in lieu thereof new tables in each section for the purposes of referencing the use standards of 88-327; by repealing Section 88-516-06-A Major Amendments to Development Plans or Project Plans, and enacting in lieu thereof a new section of like number and subject matter for the purpose of reducing the number of major amendments required. (CD-CPC-2023-00106) ***Held until 2/21/2024***

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. Amending Chapter 88, the Zoning and Development Code, by repealing Section 88-305-04, Home Occupation, and enacting in lieu thereof a new section of like number and subject matter, said section to read as follows:

88-305-04 HOME OCCUPATION

88-305-04-A. GENERAL

Home occupations are accessory uses to uses in the household living category. The regulations of this section are primarily intended to ensure that home occupations in R zoning districts will not be a detriment to the character, livability, and safety of the surrounding residential neighborhood. The regulations are also intended to ensure that the home occupation remains subordinate to the residential use, and that the residential viability of the dwelling is maintained. The regulations also recognize that many types of work can be done in a home with little or no effect on the surrounding neighborhood.

88-305-04-B. APPLICABILITY

Home occupations are allowed in R districts only if they comply with all the standards of this section.

88-305-04-C. EXEMPTIONS

1. **HOME-BASED DAY CARE**

Home-based day care facilities are not regulated as home occupations and are exempt from the regulations of this section.

2. **BED AND BREAKFAST**

Bed and breakfast uses are not regulated as home occupations and are exempt from the regulations of this section.

88-305-04-D. STANDARDS

A dwelling unit or accessory building may be used for one or more home occupations subject to compliance with all of the following minimum standards:

1. The home occupation must be accessory and secondary to the use of a dwelling unit for residential purposes, and the home occupation must not change the residential character of the residential building or adversely affect the character of the surrounding neighborhood.
2. The home occupation and all related activities shall be permitted within any dwelling unit and accessory building on the site as well as any yard not visible from the street.
3. No home occupation may produce or emit any noise, vibration, smoke, dust, or other particulate matter, odorous matter, heat, humidity, glare, or any other effect that unreasonably interferes with any person's enjoyment of their residence.
4. Hazardous substances are prohibited, except that consumer quantities are allowed. Consumer quantities of hazardous substances are packaged and distributed in a form intended or suitable for sale through retail sales outlets for consumption by individuals for purposes of personal care and household use.
5. One non-illuminated wall sign, not exceeding 80 square inches in area may be displayed.

Section 2. Amending Chapter 88, the Zoning and Development Code by repealing Section 88-205-07 Documentation of Overlays, and enacting in lieu thereof a new section of like number and subject matter, said section to read as follows:

88-205-07 DOCUMENTATION OF OVERLAYS

88-205-07-A. Once an overlay district is approved by the city council, the city planning and development department must amend the official zoning maps to identify the overlay district boundaries and designation, together with the underlying zoning designation.

88-205-07-B. The city planning and development department must maintain a list of established overlay districts by type.

88-205-07-C.

Zoning Map Symbol	District Name
CXO	Adult Entertainment Overlay
HO	Historic Overlay
NCO	Neighborhood Character Overlay
PO	Pedestrian-Oriented Overlay
Zoning Map Symbol	Special Character District Name
ICO	Independence Corridor Overlay
MCO	Main Corridor Overlay
PBO	Plaza Bowl Overlay
TCO	Troost Corridor Overlay
WHO	Wornall Homestead Overlay
WOD	Westport Overlay District

Section 3. Amending Chapter 88, the Zoning and Development Code, by enacting a new section, said section to be titled Section 88-327, Communications Service Establishments, and repealing Sections 88-110-03, Table 110-1; 88-120-03, Table 120-1; 88-130-03, Table 130-1 and enacting in lieu thereof new sections and tables of like number and subject matter, said sections to read as follows:

**Table 110-1
Residential Districts Use Table**

USE GROUP (refer to 88-805 Use Groups and Categories)	ZONING DISTRICT										Use Standards
	R-80	R-10	R-7.5	R-6	R-5	R-2.5	R-1.5	R-0.75	R-0.5	R-0.3	
RESIDENTIAL											
Household Living	P	P	P	P	P	P	P	P	P	P	88-110-06-C & 88-323
Group Living (except as noted below)	-	-	-	-	-	-	S	S	S	S	88-350
» Group homes	-	-	-	-	-	-	P	P	P	P	88-350
» Nursing home	S	S	S	S	S	S	P	P	P	P	88-350

PUBLIC/CIVIC											
Bicycle-Sharing Facilities	P	P	P	P	P	P	P	P	P	P	88-322
Club, Lodge, or Fraternal Organization	-	-	-	-	-	-	P	P	P	P	
College/University	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	88-365
Day Care											
» Home-based (1—5)	P	P	P	P	P	P	P	P	P	P	
» Family (up to 10)	P	P	P	P	P	P	P	P	P	P	88-330-01
» Group (up to 20)	P	S	S	S	S	S	P	P	P	P	88-330-02
» Center (21+)	P	-	-	-	-	-	-	-	-	-	88-330-02
Detention and Correctional Facilities	S[1]	-	-	-	-	-	-	-	-	-	88-335
Halfway House	S	-	-	-	-	-	-	-	-	-	88-352
Hospital	-	-	-	-	-	-	-	-	S	S	
Library/Museum/Cultural Exhibit	P/S	-	-	-	P/S	P/S	P/S	P/S	P/S	P/S	88-365
Park/Recreation	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	88-365
» Homes Association Amenities	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	88-805-03-H
Religious Assembly	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	88-365
Safety Service (except as noted below)	S	S	S	S	S	S	S	S	S	S	88-365
» Fire station	P	P	P	P	P	P	P	P	P	P	88-365

» Police station	P	P	P	P	P	P	P	P	P	P	88-365
School	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	88-365
Utilities and Services (except as noted below)	S[1]	S	S	S	S	S	S	S	S	S	
» Basic, minor	P	P	P	P	P	P	P	P	P	P	88-425-08-B
COMMERCIAL											
Animal Service											
» Shelter or boarding	P	-	-	-	-	-	-	-	-	-	88-315
» Stable	P	-	-	-	-	-	-	-	-	-	88-315
» Veterinary Office	P	-	-	-	-	-	-	-	-	-	
Communications Service Establishments	P/S	-	-	-	-	-	-	-	-	-	88-327
Entertainment Venues and Spectator Sports	S	-	-	-	-	-	-	-	-	-	
Funeral and Interment Service											
» Cemetery/columbarium/ma usoleum	S	S	S	S	S	S	S	S	S	S	88-345
» Crematory	S	S	S	S	S	S	S	S	S	S	88-345
» Undertaking	-	-	-	-	-	-	-	-	S	S	
Lodging											
» Bed and breakfast	S	-	-	S	S	S	S	S	S	S	88-320
» Recreational vehicle park	S[1]	-	-	-	-	-	-	-	-	-	

» Short term rental, non resident	Not permitted.										
» Short term rental, resident	Permitted in all R Districts in accordance with Chapter 56 and 88-321.										
Neighborhood-serving retail	S	S	S	S	S	S	S	S	S	S	88-360
Office, Administrative, Professional or General	-	-	-	-	-	-	S	S	S	S	
Reuse of officially designated historic landmark (local or national) if proposed use is not permitted	S	S	S	S	S	S	S	S	S	S	
Sports and Recreation, Participant	S	-	-	-	-	-	-	-	-	-	
INDUSTRIAL											
Mining and Quarrying	S[2]	-	-	-	-	-	-	-	-	-	
Waste-Related Use (except as noted below)	-	-	-	-	-	-	-	-	-	-	
» Composting facility	S[1]	-	-	-	-	-	-	-	-	-	88-328
» Demolition debris landfill	S[1]	-	-	-	-	-	-	-	-	-	88-380
OTHER											
Agriculture, Animal	P/*	P/*	P/*	P/*	P/*	P/*	P/*	P/*	P/*	P/*	* Chapter 14
Agriculture, Crop	P	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	88-312-01
Agricultural, Urban											
» Home Garden	P	P	P	P	P	P	P	P	P	P	88-312-02-

											A
» Community Garden	P	P	P	P	P	P	P	P	P	P	88-312-02-B
» Community Supported Agriculture (CSA)	P	S	S	S	S	S	S	S	S	S	88-312-02-C
ACCESSORY SERVICES											
Wireless Communication Facility											
» Freestanding	P	-	-	-	-	-	-	-	-	-	88-385
» Co-located antenna	P	P	P	P	P	P	P	P	P	P	88-385

**Table 120-1
Office, Business, and Commercial Districts Use Table**

USE GROUP (refer to 88-805 Use Groups and Categories)	ZONING DISTRICT					Use Standards
	Use Category » specific use type	O	B1	B2	B3	
RESIDENTIAL						
Household Living						
» Detached houses	P	P	P	P	P	88-120-03-H.3
» In any other residential building type	-	P	P	P	P	88-323
» In mixed-use building	P	P	P	P	P	
Group Living	P	P	P	P	P[5]	
PUBLIC/CIVIC						

Bicycle Sharing Facilities	P	P	P	P	P	88-322
Club, Lodge, or Fraternal Organization	P	P	P	P	P[5 for Ground Floor Uses]	
College/University	P	P	P	P	P[5 for Ground Floor Uses]	
Day Care						
» Home-based (1—5)	P	P	P	P	P[5 for Ground Floor Uses]	
» Family (up to 10)	P	P	P	P	P[5 for Ground Floor Uses]	
» Group (up to 20)	P	P	P	P	P[5 for Ground Floor Uses]	
» Center (21+)	P	P	P	P	P[5 for Ground Floor Uses]	
Hospital	S	P	P	P	P[5 for Ground Floor Uses]	
Library/Museum/Cultural Exhibit	P	P	P	P	P	
Park/Recreation	P	P	P	P	P	
Religious Assembly	P	P	P	P	P	

Safety Service						
» Fire station	P	P	P	P	P[4]	
» Police station	P	P	P	P	P	
» Ambulance service	S	S	S	P	P[4]	
School	P	P	P	P	P[5 for Ground Floor Uses]	
Utilities and Services (except as noted below)	S[1]	S[1]	S[1]	S[1]	S[1][5]	
» Basic, minor	P	P	P	P	P	88-425-08-B
COMMERCIAL						
Adult Business						
» Adult media store	-	-	P[1]	P[1]	P[1][4]	88-310-03
» Adult motion picture theater	-	-	-	P[1]	P[1][4]	88-310-02
» Sex shop	-	-	-	P[1]	P[1][4]	88-310-02
Animal Service						
» Sales and grooming	-	P	P	P	P	88-315
» Shelter or boarding	-	-	P	P	P[4]	88-315
» Stable	-	-	-	-	S[4]	88-315
» Veterinary	-	-	P	P	P[5 for Ground Floor Uses]	88-315

Artist Work or Sales Space	-	P	P	P	P	
Building Maintenance Service	-	-	-	P	P[5]	
Business Equipment Sales and Service	-	-	P	P	P	
Business Support Service (except as noted below)	-	-	P	P	P[5]	
» Day labor employment agency	-	-	-	-	S[1][4]	88-331
Communication Service Establishments	P/S	P/S	P/S	P/S	P/S[5]	88-327
Drive-Through Facility	-	-	P[2]	P[2]	P[2]	88-338 and 88-340
Eating and Drinking Establishments (except as noted below)	P	P	P	P	P	
» Tavern or nightclub	-	-	P	P	P	
Entertainment Venues and Spectator Sports						
» Indoor small venue (1—149 capacity)	-	-	P	P	P[5 for Ground Floor Uses]	
» Indoor medium venue (150—499 capacity)	-	-	S	P	P[5 for Ground Floor Uses]	
» Indoor large venue (500+ capacity)	-	-	-	S	P[5 for Ground Floor Uses]	
» Outdoor (all sizes)	-	-	-	S	P[5]	

Financial Services (except as noted below)	S	P	P	P	P	
» Pawn shop	-	P	P	P	P	
» Short-term loan establishment	-	-	P[1]	P[1]	P[1][4]	88-325
Food and Beverage Retail Sales	-	P	P	P	P	
Funeral and Interment Service						
» Cemetery/columbarium/mausoleum	S	S	S	S	S	88-345
» Cremating	-	S	S	S	S	88-345-02
» Undertaking	-	S	P	P	P[5]	88-345
Gasoline and Fuel Sales	-	S[3]	S[3]	S[3]	P[3][5]	88-323
Lodging						
» Bed and Breakfast	-	P	P	P	P[5 for Ground Floor Uses]	88-320
» Hotel/motel	-	-	-	P[2]	P[2]	88-323
» Recreational vehicle park	-	-	-	S[1]	S[1][4]	
» Short term rental, non resident	-	P	P	P	P	Chapter 56
» Short term rental, resident	-	P	P	P	P	Chapter 56
Mobile Vendor Park	-	-	-	P	P	88-358
Office, Administrative,	P	P	P	P	P[5 for	

Professional or General					Ground Floor Uses]	
Office, Medical	P	P	P	P	P[5 for Ground Floor Uses]	
» Blood/plasma center	-	-	-	S	S	
Parking, Accessory	P	P	P	P	P	88-323
Parking, Non-accessory	-	-	S[1]	P[1]	P[1]	
Personal Improvement Service	P	P	P	P	P	
Repair or Laundry Service, Consumer	-	P	P	P	P	
Research Service	P	P	P	P	P[5 for Ground Floor Uses]	
Retail Sales	-	P	P	P	P	
» Outdoor Retail Sales - Class A	-	P	P	P	P	88-366-01
» Outdoor Retail Sales - Class B	-	-	-	P	P[4]	88-366-02
Reuse of officially designated historic landmark (local or national) if proposed use is not permitted	S	S	S	S	S	
Sports and Recreation, Participant						
» Indoor	-	P	P	P	P[5 for Ground Floor Uses]	

» Outdoor	-	-	-	P	P[5 for Ground Floor Uses]	
Vehicle Sales and Service						
» Car wash/cleaning service	-	-	S[1]	P[1]	P[1][5, if not within a parking structure]	
» Heavy equipment sales/rental	-	-	-	S[1]	P[1][4]	
» Light equipment sales/rental (indoor)	-	-	P[2]	P[2]	P[2]	88-323
» Light equipment sales/rental (outdoor)	-	-	S[1]	S[1]	P[1][5, if not within a parking structure]	
» Motor vehicle repair, limited	-	-	S[2]	P[2]	P[2][5]	88-323
» Motor vehicle repair, general	-	-	-	S[2]	P[2][5]	88-323
» Vehicle storage/towing	-	-	-	-	P[1][4]	88-375
INDUSTRIAL						
Manufacturing, Production and Industrial Service						
» Artisan	-	P/S	P	P	P	88-318
» Limited	-	-	-	-	S[4]	
» General	-	-	-	-	S[2][4]	88-323
» Intensive	-	-	-	-		
Recycling Service						

» Limited	-	-	-	-	S[1][4]	
Self-Storage Warehouse	-	-	-	-	P[2][4]	88-323, 88-369
Warehousing, Wholesaling, Storage, Freight Movement						
» Indoor	-	-	-	-	P[2][4]	88-323, 88-378
» Outdoor	-	-	-	-	-	88-378
AGRICULTURAL						
Agriculture, Animal	P/*	P/*	P/*	P/*	P/*[4]	*Chapter 14
Agriculture, Crop	P	P	P	P	P[4]	88-312-01
Agriculture, Urban						
» Home Garden	P	P	P	P	P	88-312-02-A
» Community Garden	P	P	P	P	P[4]	88-312-02-B
» Community Supported Agriculture (CSA)	P	P	P	P	P[4]	88-312-02-C
ACCESSORY SERVICES						
Wireless Communication Facility						
» Freestanding	-	-	P[1]	P[1]	P[1][4]	88-385
» Co-located antenna	P	P	P	P	P[5]	88-385

**Table 130-1
Downtown Districts Use Table**

USE GROUP (refer to 88-805 Use Groups and Categories)	Zoning District			Use Standards
	DC	DX	DR	
Use Category » specific use type				
RESIDENTIAL				
Household Living				
» Single-family home	P	P	P	
» In single-purpose residential building	P	P	P	88-323
» In mixed-use building	P	P	P	
Group Living	S	S	S	
PUBLIC/CIVIC				
Bicycle Sharing Facilities	P	P	P	88-322
Club, Lodge, or Fraternal Organization	P	P	P	
Table 130-1 Downtown Districts Use Table	P	P	P	
Day Care				
» Home-based (1—5)	P	P	P	
» Family (up to 10)	P	P	P	
» Group (up to 20)	P	P	S	
» Center (21+)	P	P	S	
Hospital	S	S	S	
Library/Museum/Cultural	P	P	P	

Exhibit				
Park/Recreation (except as noted below)	P	P	P	
» Community center	P	P	P/S	88-365
Religious Assembly	P	P	P	
Safety Service				
» Fire Station	P	P	P	88-365
» Police Station	P	P	P	88-365
» Ambulance service	P	P	P	88-365
School	P	P	P/S	88-365
Utilities and Services (except as noted below)	S[1]	S[1]	S[1]	
» Basic, minor	P	P	P	88-425-08-B
COMMERCIAL				
Adult Business				
» Adult media store	P[1]	P[1]	-	88-310-03
» Adult motion picture theater	P[1]	P[1]	-	88-310-02
» Sex shop	P[1]	P[1]	-	88-310-02
Animal Service				
» Sales and grooming	P	P	S	88-315
» Shelter or boarding	P	P	-	88-315
» Stable	-	S	-	88-315

» Veterinary	P	P	S	88-315
Artist Work or Sales Space	P	P	P	
Building Maintenance Service	P	P	-	
Business Equipment Sales and Service	P	P	-	
Business Support Service (except as noted below)	P	P	-	
» Day labor employment agency	-	S[1]	-	
Communications Service Establishments	P/S	P/S	P/S	88-327
Drive-Through Facility	S[2]	S[2]	-	88-338 & 88-340
Eating and Drinking Establishments (except as noted below)	P	P	P	
» Tavern or nightclub	P	P	S	
Entertainment Venues and Spectator Sports				
» Indoor small venue (1—149 capacity)	P	P	S	
» Indoor medium venue (150—499 capacity)	P	P	S	
» Indoor large venue (500+ capacity)	S	S	S	
» Outdoor (all sizes)	S	S	S	
Financial Services (except as noted below)	P	P	P	
» Pawn shop	-	S[1]	-	
» Short-term loan establishment	-	P[1]	-	88-325

Food and Beverage Retail Sales	P	P	P	
Funeral and Interment Service				
» Cemetery/columbarium/mausoleum	-	-	-	
» Cremating	-	-	-	
» Undertaking	P[2]	P[2]	-	88-345
Gasoline and Fuel Sales	S[3]	S[3]	-	88-323
Lodging				
» Bed and Breakfast	P	P	P	
» Hotel/motel	P[2]	P[2]	S[2]	88-323
» Short term rental, non-resident	P	P	P	Chapter 56
» Short term rental, resident	P	P	P	Chapter 56
Mobile Vendor Park	P	P	-	88-358
Office, Administrative, Professional or General	P	P	P	
Office, Medical	P	P	P	
» Blood/plasma center	S	S	-	
Parking, Accessory	P	P	P	88-323
Parking, Non-accessory	S[1]	S[1]	S[1]	
Personal Improvement Service	P	P	P	
Repair or Laundry Service, Consumer	P	P	S	

Research Service	P	P	S	
Retail Sales	P	P	P	
» Outdoor Retail Sales - Class A	P	P	P	88-366-01
Reuse of officially designated historic landmark (local or national) if proposed use is not permitted	S	S	S	
Sports and Recreation, Participant				
» Indoor	P	P	S	
» Outdoor	S	S	S	
Vehicle Sales and Service				
» Car wash/cleaning service	S[1]	S[1]	-	
» Heavy equipment sales/rental	-	S[1]	-	
» Light equipment sales/rental (indoor)	S[2]	S[2]	-	88-323
» Light equipment sales/rental (outdoor)	S[1]	S[1]	-	
» Motor vehicle repair, limited	S[2]	S[2]	-	88-323
» Motor vehicle repair, general	-	S[2]	-	88-323
» Vehicle storage/towing	-	S[1]	-	88-375
INDUSTRIAL				
Manufacturing, Production and Industrial Service				
» Artisan	P	P	P/S	88-318
» Limited	S	S	S	

» General	S	S[2]	-	88-323
Recycling Service				
» Limited	-	S[1]	-	
Self-Storage Warehouse	-	S[2]	-	88-323 88-369
Warehousing, Wholesaling, Storage, and Freight Movement				
» Indoor	S[2]	S[2]	—	88-323 88-378
» Outdoor		S[2]	-	88-323 88-378
AGRICULTURAL				
Agriculture, Animal	-	P/*	-	Chapter 14
Agriculture, Crop	P	P	P	88-312-01
Agriculture, Urban				
» Home Garden	P	P	P	88-312-02-A
» Community Garden	P	P	P	88-312-02-B
» Community Supported Agriculture (CSA)	P	P	P	88-312-02-C
ACCESSORY				
Wireless Communication Facility				
» Freestanding	-	-	-	
» Co-located antenna	P	P	P	88-385

88-327 COMMUNICATIONS SERVICE ESTABLISHMENTS

88-327-01 PURPOSE AND APPLICABILITY

The purpose of these standards is to permit communications service establishments in more districts due to their limited impact on adjacent properties while also acknowledging that such uses may negatively impact pedestrian-oriented areas of the city due to the relative lack of

pedestrian traffic they generate. These standards allow the uses in more districts when the impact is minimized.

88-327-02 IN DISTRICT R-80

Communications service establishments shall not exceed 50,000 square feet in floor area unless approved by special use permit in accordance with 88-525.

88-327-03 IN B & D DISTRICTS

1. Communications service establishments shall not occupy the ground floor of any building with street frontage. For the purposes of this section, a building with street frontage is any building located within 50 feet of a street right-of-way line.
2. Communications service establishments shall not exceed 100,000 square feet in floor area unless approved by special use permit in accordance with 88-525.

Section 4. Amending Chapter 88, the Zoning and Development Code, by repealing Section 88-516-06, Amendments to Development Plans or Project Plans, and enacting in lieu thereof a new section of like number and subject matter, said section to read as follows:

88-516-06 - AMENDMENTS TO DEVELOPMENT PLANS OR PROJECT PLANS

88-516-06-A. MAJOR AMENDMENTS

1. Major amendments to approved development plans or project plans must be reviewed and approved in accordance with the development plan or project plan review procedures of this ordinance. Major amendments to development plans or project plans include one or more changes, in cumulative total (when compared to the original plan approval), that would:
 - a. increase building coverage by more than 10%;
 - b. increase the total floor area by more than 10%;
 - c. increase building height by more than 10% ;
 - d. increase the total impervious surface coverage by more than 10% ;
 - e. result in extensive site modification involving location of buildings, razing, and reconstruction of approved uses;
 - f. increase the number of dwelling units by more than 10%; or
 - g. result in any other change that the city planning and development director determines will have impacts that warrant full review of the application in accordance with the development plan review procedures.

88-516-06-B. MINOR AMENDMENTS

Any application for an amendment to an approved development plan or project plan that does not meet the criteria for a major amendment will be considered a minor amendment.

Minor amendments may be approved by the city planning and development director. A minor amendment may include a change in an approved phasing plan.

88-516-06-C. PLAN AMENDMENT - MULTIPLE OWNERS

1. In the case of a plan amendment with multiple owners, a single property owner may initiate the application to amend the plan if:
2. The amendment to the plan does not adversely affect the remaining parcels within the plan boundaries as to density, parking, setbacks, or other similar factors as provided in the rules and regulations of the city plan commission; and
3. The applicant property owner has notified all other property owners within the plan boundaries, in the form and manner adopted by the city plan commission and by certified mail, and has received no written objection to such amendment within 30 days after the date such notice is mailed.

Section 5. That the Council finds and declares before taking any action on the proposed amendment hereinabove, all public notices and hearings required by law have been given and had.

..end

I hereby certify that as required by Chapter 88, Code of Ordinances, the forgoing ordinance was duly advertised and public hearings were held.

Joseph Rexwinkle, AICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Assistant City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 231047

Submitted Department/Preparer: City Planning

Revised 11/01/23

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

This ordinance amends Chapter 88 of the Code of Ordinances, commonly referred to as the Zoning and Development Code. The amendments were identified by staff as part of a work program known as periodic review, where staff discuss issues or questions raised during the prior quarter while applying the code in their daily work. Topics discussed are either determined to require an amendment to the code or not. Those issues requiring an amendment are then researched for best practices in the field of urban planning and development policy and draft language is prepared. Once prepared, it is posted to the department's webpage for approximately 30 days preceding a public hearing before the City Plan Commission. After the Commission holds its hearing it makes a recommendation to City Council.

Discussion

The amendments proposed in this periodic review cycle are:

1. Home Occupations
This amendment would bring the zoning and development code into alignment with state law, which recently changed, greatly restricting cities' ability to regulate home-based businesses.
2. Documentation of Overlays
This amendment is correcting an error where reference to the Westport Overlay District in a table of overlay districts was left out when the WOD was adopted last summer.
3. Communication Services Establishments
This amendment is responding to changing conditions where it is becoming more common for these uses to have a smaller building footprint, and therefore possibly making them more appropriate in other areas of the city (currently they are allowed primarily in industrial zoning districts). The amendment proposes use standards to ensure that the use is compatible in the districts it will now be permitted in.

4. Major Amendments to Approved Plans

This amendment is responding to the high volume of major amendments to approved plans that come before City Plan Commission and City Council. The code provides criteria for staff, developers, and design professionals to use to determine when an amendment to an approved plan warrants City Plan Commission and Council Council approval (as opposed to staff-level approval). The criteria state that any increase in impervious area or building floor area by more than 10% or 2,000 square feet WHICHEVER IS LESS triggers such an amendment. The square foot area cap is low and unfairly targets large users (say a 50,000 square foot building, already approved, adding 2,200 square feet). Staff proposes retaining the percentages as triggers, but omitting the caps.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
Not applicable.
3. How does the legislation affect the current fiscal year?
Not applicable.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
The state law regarding home based businesses prohibits cities from requiring any license, including a business license. The modification to the major amendment criteria may reduce administrative costs for the city.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
No.

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?
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

None.

Service Level Impacts

None expected.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Health impacts have not been analyzed.
2. How have those groups been engaged and involved in the development of this ordinance?
The proposed amendment was posted to the city's website for a month and two public hearings will be held. Since regulatory amendments have citywide application, the stakeholder group includes the entire city and thus it is not feasible to meet with individual stakeholders.
3. How does this legislation contribute to a sustainable Kansas City?
It responds to changed conditions.

4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

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:

This is an amendment to the zoning and development code and applies to development of private property.

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

No(Press tab after selecting)

Click or tap here to enter text.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?
No(Press tab after selecting)



Neighborhood Advisory Council City of Kansas City, Missouri

February 7, 2024

Neighborhood Planning & Development Committee
Office of the Mayor
Office of the City Manager
414 E 12th Street
Kansas City, Missouri 64106

RE: Ordinance 231047

Dear Chairwoman Parks-Shaw, Vice-Chair Bunch, and Committee Members,

Thank-you for considering the input provided on ordinance 231047 during the January 10 committee hearing. During the time provided by the hold, the Neighborhood Advisory Council (KCNAC) has continued to gather information and discuss the individual topics included in this text amendment.

We are preparing to meet with Planning Department staff to review language related to home occupations from other jurisdictions and legislative changes introduced to amend Missouri HB1662. Those amendments, as introduced, are supported by the Missouri Municipal League; we are grateful for their willingness to share information on this bill and the broad range of efforts underway to mitigate impacts of the original language across Missouri.

The KCNAC Board of Directors supports continuing Ordinance 231047 for an additional 2 weeks to thoroughly consider information obtained through research by KCNAC and Historic Kansas City and collaborate on refinements to the proposed amendments.

The KCNAC Board of Directors supports the efforts of Historic Kansas City in recommending a similar evaluation of the language proposed for major amendments to previously approved plans. We look forward to a joint effort that includes public input, City Staff, Council Members, and representatives from the Mayor and City Manager offices to ensure any necessary changes reflect the quality of life priorities of Kansas City residents.

Sincerely,

Tiffany Moore
Chair, Board of Directors
Kansas City Neighborhood Advisory Council

Kansas City Neighborhood Advisory Council Board of Directors
Jennie Walters, 2nd District
Brandon Mason, 3rd District
Kate Barsotti, 4th District
At-Large - Marquita Brockman-Taylor, Adam Hollingsworth, Stephanie Greene
Jessie Jefferson, 5th District
Tiffany Moore, 6th District

Cc: Kansas City Department of Planning & Development
City Council, Kansas City, Missouri



File #: 240091

ORDINANCE NO. 240091

Sponsor: Director of City Planning and Development Department

Vacating a portion of public right-of-way in District B3-2 (Business 3 (Dash 2)) generally located on the corner of Bellaire Road and Sni-A-Bar Road; and directing the City Clerk to record certain documents. (CD-ROW-2023-00043)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Council of Kansas City does hereby find and declare that on the 12th day of January, 2024, a petition was filed with the City Clerk of Kansas City by Midwest Fuels for the vacation of a portion of Bellaire Street right-of-way, being described as follows: All that part of Missouri State Highway No. 9 Right of Way as contained in Blocks 9, 10 and their adjoining street rights of way, Willson Ritchey Addition, a subdivision lying in the Fractional Northwest Quarter of Section 10, Township 50 North, Range 33 West, in Kansas City, Clay County, described as follows: Commencing at the Northeast corner of the Fractional Northwest Quarter of Section 10, Township 50 North, Range 33 West, thence North 88 degrees 59 minutes 27 seconds West along the North line of said Fractional Northwest Quarter of Section 10 a distance of 364.06 feet to a point; thence South 0 degrees 49 minutes 11 seconds West a distance of 1058.99 feet to a point lying on the South right of way line of Missouri State Highway No. 9 as established in Book 1029 at Page 509 and in Book 857 at Page 43, the point of beginning; thence in a Northeasterly direction along a curve to the right whose initial tangent bears North 76 degrees 05 minutes 36 seconds East, having a radius of 235.00 feet, through a central angle of 27

degrees 08 minutes 15 seconds, an arc distance of 111.30 feet to a point; thence South 69 degrees 10 minutes 06 seconds East a distance of 152.23 feet to a point; thence South 65 degrees 24 minutes 29 seconds East a distance of 119.79 feet to a point; thence South 24 degrees 25 minutes 57 seconds West a distance of 65.33 feet to a point; thence North 64 degrees 02 minutes 29 seconds West a distance of 371.97 feet to the point of beginning; containing 19,043 Square Feet or 0.4372 Acres, more or less, to the point of beginning, giving the distinct description of the street to be vacated, and also the names of the persons and corporations owning or claiming to own the property fronting thereon, and that the consent of the persons and corporations owning or claiming to own three-fourths of the front feet of the property immediately adjoining said right-of-way has been obtained in writing, that said consent has been acknowledged as deeds are acknowledged, and was duly filed with the petition for such vacation in the City Clerk's Office.

Section 2. That the Council finds that the City Plan Commission has duly endorsed its approval of this Ordinance hereon.

Section 3. That the Council finds that no private rights will be unreasonably injured or endangered by this vacation and that the public will suffer no unreasonable loss or inconvenience thereby.

Section 4. That the portion of right-of-way of St. Louis Avenue west of Santa Fe Street to the Union Pacific Railroad right-of-way, being described as follows: All that part of Missouri State Highway No. 9 Right of Way as contained in Blocks 9, 10 and their adjoining street rights of way, Willson Ritchey Addition, a subdivision lying in the Fractional Northwest Quarter of Section 10, Township 50 North, Range 33 West, in Kansas City, Clay County, described as follows: Commencing at the Northeast corner of the Fractional Northwest Quarter of Section 10, Township 50 North, Range 33 West, thence North 88 degrees 59 minutes 27 seconds West along the North line of said Fractional Northwest Quarter of Section 10 a distance of 364.06 feet to a point; thence South 0 degrees 49 minutes 11 seconds West a distance of 1058.99 feet to a point lying on the South right of way line of Missouri State Highway No. 9 as established in Book 1029 at Page 509 and in Book 857 at Page 43, the point of beginning; thence in a Northeasterly direction along a curve to the right whose initial tangent bears North 76 degrees 05 minutes 36 seconds East, having a radius of 235.00 feet, through a central angle of 27 degrees 08 minutes 15 seconds, an arc distance of 111.30 feet to a point; thence South 69 degrees 10 minutes 06 seconds East a distance of 152.23 feet to a point; thence South 65 degrees 24 minutes 29 seconds East a distance of 119.79 feet to a point; thence South 24 degrees 25 minutes 57 seconds West a distance of 65.33 feet to a point; thence North 64 degrees 02 minutes 29 seconds West a distance of 371.97 feet to the point of beginning; containing 19,043 Square Feet or 0.4372 Acres, more or less, to the point of beginning, be and the same is hereby vacated. However, the City of Kansas City reserves an easement and the right to locate, construct and maintain (or to authorize any franchised utility to locate, construct and maintain) conduits, water, gas and sewer pipes, poles and wire, or any of them over, under, along and across the above-described property. The City of Kansas City shall have at all times the right to go upon the above-described property to construct, maintain and repair the same; and nothing in this vacation action shall be construed so as to grant any right to use the above-described property in any manner as would interfere with the construction or reconstruction and proper, safe and continuous maintenance of the aforesaid uses, and specifically, there shall not be built thereon or thereover any structure (except



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240091

Submitted Department/Preparer: City Planning

Revised 11/01/23

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

Vacating a portion of public right-of-way in District B3-2 (Business three dash two) generally located on the corner of Bellaire Rd and Sni-A-Bar Rd and directing the City Clerk to record certain documents. (CD-ROW-2023-00023)

Discussion

This is a vacation of public right-of-way, public facilities will be maintained by a private entity and easements will be maintained to ensure that public infrastructure can be accessed.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
This is a Vacation ordinance, no funding will be required from the City.
3. How does the legislation affect the current fiscal year?
Not applicable this fiscal year.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
The proposed ordinance dedicates public right-of-way and authorizes construction of public infrastructure. Once completed, the infrastructure will be accepted by the city and become the City's responsibility to maintain.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
This ordinance authorizes physical development of the subject property, which may generate revenue.

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 there is 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?
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

None.

Service Level Impacts

Impact expected, public facilities will be maintained through easements.

Other Impacts

1. What will be the potential health impacts to any affected groups?
This zoning ordinance authorizes vacating public right-of-way which is not expected to have a 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?
Not Applicable.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Not Applicable
Click or tap here to enter text.
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
6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

Not Applicable
7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?
No(Press tab after selecting)



File #: 240094

RESOLUTION NO. 240094

Sponsor: Mayor Pro Tem Ryana Parks-Shaw

RESOLUTION - Directing the City Manager to identify a methodology to measure and track gentrification and displacement risk; directing the City Manager to review the displacement mitigation policy recommendations and recommend an implementation plan

WHEREAS, on April 20, 2023, City Council passed Resolution No. 230257 and adopted the KC Spirit Playbook as the city's comprehensive plan; and

WHEREAS, the KC Spirit Playbook recommended developing a method to track and gentrification and displacement risk; and

WHEREAS, the KC Spirit Playbook recommended creating a displacement proofing policy agenda; and

WHEREAS, City Council seeks to protect Kansas Citizens from displacement and the effects of gentrification; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the City Manager is hereby directed to identify a methodology to measure and track gentrification and displacement risk and to collaborate with DataKC to create an online dashboard displaying at-risk areas and other relevant metrics.

Section 2. That the City Manager is hereby directed to review and recommend implementation plans for policies to help minimize and prevent displacement as identified in the KC Spirit Playbook, including, but not limited to:

- (a) Tenant opportunity to purchase legislation
- (b) Social impact assessments for development proposals
- (c) Utility cost assistance
- (d) Home repair assistance

Section 3. That the City Manager is hereby directed to review and recommend changes to zoning and land use regulations that encourage or require small scale development, missing middle housing, and affordable housing units.

Section 4. That the City Manager is hereby directed to report back to the City Council within 60 days regarding Section 2 and within 180 days regarding Section 3.

..end



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240094

Submitted Department/Preparer: Mayor/Council's Office

Revised 10/23/23

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

Directing the City Manager to identify a methodology to measure and track gentrification and displacement risk; directing the City Manager to review the displacement mitigation policy recommendations and recommend an implementation plan

Discussion

The KC Spirit Playbook is the city's comprehensive plan, and recommends developing a method to track and gentrification and displacement risk, creating a displacement proofing policy agenda, protecting Kansas Citians from displacement and the effects of gentrification.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
This legislation does not have a fiscal impact
3. How does the legislation affect the current fiscal year?
N/A
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
No.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
No.

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)

This legislation does not have a 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

230257

Service Level Impacts

N/A

Other Impacts

1. What will be the potential health impacts to any affected groups?
N/A
2. How have those groups been engaged and involved in the development of this ordinance?
N/A
3. How does this legislation contribute to a sustainable Kansas City?
N/A
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

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.

Please Select (Press tab after selecting)

N/A

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

No(Press tab after selecting)

N/A

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?
No(Press tab after selecting)