



## Agenda

### Neighborhood Planning and Development Committee

Chairperson Ryana Parks-Shaw

Vice Chair Eric Bunch

Councilmember Nathan Willett

Councilmember Melissa Patterson Hazley

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**Wednesday, March 20, 2024**

**1:30 PM**

**26th Floor, Council Chamber**

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<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\*\*\*

#### **Lucas**

[240272](#) Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Emmet Pierson, Jr., Shannon Hesterberg, Felicia Mann, Robert Langenkamp and Jonathan Hartner as successor directors to the I-70 and Blue Ridge Cutoff Community Improvement District.

#### **Director of City Planning & Development**

[240285](#) Sponsor: Director of City Planning and Development Department

Approving the petition to terminate the N.W. 112th Street Community Improvement District; terminating the N.W. 112th Street Community Improvement District generally located on the west side of Interstate-29, east of North Ambassador Drive, and north of Northwest 112th Street in Kansas City, Platte County, Missouri; and directing the City Clerk to report the termination of the District to the Missouri Department of Economic Development.

**Willett and Patterson Hazley**

[240292](#) Sponsor: Councilperson Nathan Willett

Directing the City Manager to explore the feasibility of acquiring certain properties; directing the City Manager to develop an implementation plan for the potential development of a comprehensive houseless services campus at said properties; and authorizing the City Manager to execute a \$100,000 sole source professional services contract for consultant services in developing the implementation plan, using previously appropriated funds.

HELD IN COMMITTEE

**Director of City Planning & Development**

[240217](#) Sponsor: Director of City Planning and Development Department

Rezoning an area of about .3 acres generally located at 4511 - 4521 Summit Street from District R-1.5 to District R-0.75 to accommodate a proposed apartment complex on the subject site. (CD-CPC-2023-00173

**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) \*\*\*Held until 3.27.2024\*\*\*

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](mailto: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](http://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](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



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**File #: 240272**

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RESOLUTION NO. 240272

Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Emmet Pierson, Jr., Shannon Hesterberg, Felicia Mann, Robert Langenkamp and Jonathan Hartner as successor directors to the I-70 and Blue Ridge Cutoff Community Improvement District.

WHEREAS, the I-70 and Blue Ridge Cutoff Community Improvement District (“District”) was established by petition of the property owner (“Petition”) and approved by the City Council by Ordinance No. 190371; and

WHEREAS, the District consists of a single parcel that has recently undergone ownership changes; 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 no active board members and, therefore, cannot submit slates; and

WHEREAS, the new property owner seeks to nominate successor directors to the District; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

That the following persons are hereby appointed as successor directors to the I-70 and Blue Ridge Cutoff Community Improvement District to serve such terms as is provided for by the Petition:

Emmet Pierson, Jr.  
Shannon Hesterberg  
Felicia Mann  
Robert Langenkamp  
Jonathan Hartner

..end



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

**240272**



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**File #: 240285**

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ORDINANCE NO. 240285

Sponsor: Director of City Planning and Development Department

Approving the petition to terminate the N.W. 112th Street Community Improvement District; terminating the N.W. 112th Street Community Improvement District generally located on the west side of Interstate-29, east of North Ambassador Drive, and north of Northwest 112th Street in Kansas City, Platte County, Missouri; and directing the City Clerk to report the termination of the District to the Missouri Department of Economic Development.

*BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:*

*Section 1. That pursuant to Section 67.1481, RSMo, the petition to terminate the N.W. 112th Street Community Improvement District ("District"), which includes a plan for the dissolution and distribution of remaining assets of the District, is hereby approved. The petition is attached hereto as Exhibit 1.*

*Section 2. That the District is hereby terminated as set forth in the petition.*

*Section 3. That the City Clerk is hereby directed to provide a copy of this ordinance to the Missouri Department of Economic Development pursuant to Section 67.1481.2, RSMo.*

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Approved as to form:

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Eluard Alegre  
Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 240285

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

Approving the petition to terminate the NW 112th Street Community Improvement District; terminating the NW 112th Street Community Improvement District generally located on the west side of Interstate-29, east of North Ambassador Drive, and north of Northwest 112th Street in Kansas City, Platte County, Missouri; and directing the City Clerk to report the termination of the District to the Missouri Department of Economic Development.

### Discussion

This Ordinance terminates the existing NW 112<sup>th</sup> Street Community Improvement District. This District was created in December of 2017. The District did collect revenues, and used those revenues to repay the developer for legal costs. The District has no outstanding assets or financial obligations to distribute.

Termination of a District requires that existing assets of a District must be sold or transferred in accordance with a dissolution plan, as approved by this Ordinance. As all revenues have been expended to pay legal fees, there are no assets to be included within the dissolution plan.

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
1000-642044 CID Support
3. How does the legislation affect the current fiscal year?  
There are City expenses incurred related to the mailing of notices. These expenses are off-set by reimbursement fees charged to the District.
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?  
Finance and Governance (Press tab after selecting.)
- 3. Which objectives are impacted by this legislation (select all that apply):
  - Ensure the resiliency of a responsive, representative, engaged, and transparent City government.
  - Engage in workforce planning including employee recruitment, development, retention, and engagement.
  - Foster a solutions-oriented, welcoming culture for employees and City Partners.
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**Prior Legislation**

170948- Approval of formation petition and creation of the District.

210565- Amending Chapter 74, Code of Ordinances, by enacting a new Article VII that establishes the City's comprehensive policy for the approval of new community improvement districts and existing community improvement districts; repealing Second

Committee Substitute for Resolution No. 120605 and Resolution No. 130844; and setting an effective date of forty-five days after adoption of this ordinance.

## Service Level Impacts

This Ordinance has no impact on service levels provided in the District.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
No change
2. How have those groups been engaged and involved in the development of this ordinance?  
NA
3. How does this legislation contribute to a sustainable Kansas City?  
NA
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)



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**File #: 240292**

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ORDINANCE NO. 240292

Sponsor: Councilperson Nathan Willett

Directing the City Manager to explore the feasibility of acquiring certain properties; directing the City Manager to develop an implementation plan for the potential development of a comprehensive houseless services campus at said properties; and authorizing the City Manager to execute a \$100,000 sole source professional services contract for consultant services in developing the implementation plan, using previously appropriated funds.

WHEREAS, the City Council has expressed its concerns regarding the living conditions of persons experiences houselessness in Kansas City; and

WHEREAS, the City Council seeks to coordinate and improve the services provided to persons experiences houselessness; and

WHEREAS, the City Council desires to explore potential locations to establish a comprehensive housing services campus; NOW THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. The City Manager is directed to explore the feasibility of potentially purchasing the properties located at 6340 NE Birmingham Road, 6711 NE Birmingham Road, 7000 NE Birmingham Road, hereinafter referred to as the "Properties."

Section 2. The City Manager is directed to develop an implementation plan for the development of a housing services center at the Properties and present the plan to Council within 90 days, which may include an option contract for the purchase of the Properties.

Section 3. The City Manager is authorized to execute a sole source professional services contract in an amount not to exceed \$100,000.00 for consultant services in developing the implementation plan from funds previously appropriated in Account No. 24-1000-552034.

..end

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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.

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Tammy L. Queen  
Director of Finance

Approved as to form:

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Joseph A. Guarino  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 240292

Submitted Department/Preparer: Housing

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

Directing the City Manager to explore the feasibility of acquiring certain properties; directing the City Manager to develop an implementation plan for the potential development of a comprehensive houseless services campus at said properties; and authorizing the City Manager to execute a \$100,000 sole source professional services contract for consultant services in developing the implementation plan, using previously appropriated funds.

### Discussion

Click or tap here to provide detailed information, analysis, and any applicable CREO goals on this topic.

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
24-1000-552034-619080, General Fund, Homeless Services Coalition
3. How does the legislation affect the current fiscal year?  
This legislation would authorize a \$100,000 consultant services contract, with the potential of an option contract.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
Click or tap here to enter text.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
Click or tap here to enter text.

**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):
  - 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**

Click or tap here to list prior, related ordinances/resolutions.

**Service Level Impacts**

Click or tap here to provide a description of how this ordinance will impact service levels. List any related key performance indicators and impact.

**Other Impacts**

1. What will be the potential health impacts to any affected groups?  
Click or tap here to enter text.
2. How have those groups been engaged and involved in the development of this ordinance?  
Click or tap here to enter text.
3. How does this legislation contribute to a sustainable Kansas City?  
Click or tap here to enter text.
4. Does this legislation create or preserve new housing units?  
Please Select (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)

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 #: 240217**

ORDINANCE NO. 240217

Sponsor: Director of City Planning and Development Department

Rezoning an area of about .3 acres generally located at 4511 – 4521 Summit Street from District R-1.5 to District R-0.75 to accommodate a proposed apartment complex on the subject site. (CD-CPC-2023-00173)

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-1425 rezoning an area of about .3 acres generally located at 4511 – 4521 Summit St from District R-1.5 (Residential 1.5) to District R-0.75 (Residential 0.75) to accommodate a proposed apartment complex on the subject site, said section to read as follows:

Section 88-20A-1425. That an area legally described as:

All of the north feet of the east 95 feet of Lot 43 and all of the east 95 feet of Lot 44, Bunker Hill No. 2, in Kansas City, Jackson County, Missouri.

The north 17 ¼ feet of Lot 39 and the south 18 ½ feet of Lot 40, Bunker Hill No. 2, a subdivision in Kansas City, Jackson County, Missouri, except west part thereof now in summit street.

The north 19 feet of Lot 42 and the south 15 feet of Lot 43, except that part in Summit Street, Bunker Hill No. 2, a subdivision in Kansas City, Jackson County, Missouri.

The north 6 ½ feet of the east 95 feet of Lot 40, the east 95 feet of Lot 41, and the south 6 feet of the east 95 feet of Lot 42, Bunker Hill No. 2, a subdivision in Kansas City, Jackson County, Missouri.

is hereby rezoned from R-1.5 (Residential 1.5) to R-0.75 (Residential 0.75) all as shown outlined on a map marked Section 88-20A-1425, 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 hereinabove, all public notices and hearings required by the Zoning and Development Code have been given and had.

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

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Diane Binckley, AICP  
Secretary, City Plan Commission

Approved as to form:

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Sarah Baxter  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 240217

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.

Rezoning an area of about .3 acres generally located at 4511 – 4521 Summit St from District R-1.5 (Residential) to District R-0.75 (Residential) to accommodate a proposed apartment complex on the subject site (CD-CPC-2023-00173).

### Discussion

The applicant is seeking to rezone the subject site from R-1.5 (Residential) to R-0.75 (Residential) to allow for a 16-unit apartment complex to be developed.

	Lot Size, min. lot area per unit (sq ft)	Subject Site (sq ft)	Proposal (16 units, .3 acres)	Density
R-1.5	1,500 per unit	13,378.5	24,000 sq ft	X
R-0.75	750 per unit	13,378.5	12,000 sq ft	P

#### City Council Key Points

- Rezoning from R-1.5 to R-0.75 to increase the density permitted on the subject properties.
- Property owner can construct a 9 unit apartment building under the existing zoning designation.

### 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 related ordinance authorizing the rezoning of property.
3. How does the legislation affect the current fiscal year?

Not applicable as this is a zoning related ordinance authorizing the rezoning or property.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
The subject ordinance does not authorize incentives, dedication of right-of-way, or construction of new facilities.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
This ordinance may trigger development, 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?  
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

None.

### Service Level Impacts

No impact expected.

### Other Impacts

1. What will be the potential health impacts to any affected groups?  
No, this zoning related ordinance authorizes a rezoning which is not expected to have health impacts and has not been evaluated for health impacts.
2. How have those groups been engaged and involved in the development of this ordinance?  
This ordinance requires public engagement prior to a recommendation from the City Plan Commission, see Staff Report for more details.
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)



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**File #: 230937**

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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) \*\*\*Held until 3.27.2024\*\*\*

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

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Approved as to form:

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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)