



Agenda

Neighborhood Planning and Development Committee

Chairperson Ryana Parks-Shaw

Vice Chair Eric Bunch

Councilmember Nathan Willett

Councilmember Melissa Patterson Hazley

Tuesday, January 13, 2026

1:30 PM

26th Floor, Council Chamber

Meeting Link: <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 2 Minutes*****

FIRST READINGS

*****BEGINNING OF CONSENTS*****

Director of City Planning & Development

260002

Sponsor: Director of City Planning and Development Department

Approving the plat of Replat of Tract 1 of Certificate of Survey of Lot 5, Zona Rosa 2nd Plat, an addition in Platte County, Missouri, on approximately 13 acres generally located at the northwest corner of Northwest 86th Street and Northwest Prairie View Road, creating two lots for the purpose of a commercial development; accepting various easements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00031)

Director of City Planning & Development

[260008](#) Sponsor: Director of City Planning and Development Department

Approving the plat of Barry West Townhomes - Second Plat, an addition in Platte County, Missouri, on approximately 29 acres generally located north of Northwest Barry Road, east of North Childress Avenue, and south of Highway 152, creating 10 lots and 7 tracts for the purpose of a residential development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development and Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2022-00034)

Director of City Planning & Development

[260009](#) Sponsor: Director of City Planning and Development Department

Approving the plat of Replat of Lot 3 and Lot 7, Zona Rosa 5th Plat, an addition in Platte County, Missouri, on approximately 7.4 acres generally located at northeast corner of Northwest Prairie View Road and North Congress Avenue, creating eight lots for the purpose of a commercial development; accepting various easements; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00032)

END OF CONSENTS

Director of City Planning & Development

[260015](#) Sponsor: Director of City Planning and Development Department

Approving amendments to the Shoal Creek Special Purpose District by rezoning about 1,756 acres from SC to SC generally located between N.E. 96th Street/N.E. Shoal Creek Parkway on the north, N.E. 76th Street on the south, N. Flintlock Road on the east and Shoal Creek Parkway and I-435 on the west, and amending the Shoal Creek Community Master Plan booklet and text in accordance with 88-255-09-B to update the review and approval process and to revise the alignment of a collector street. (CD-CPC-2025-00153 and CD-CPC-2025-00154)

Director of City Planning & Development

[260016](#) Sponsor: Director of City Planning and Development Department

Rezoning an area of about .4 acres generally located at 3319 Red Bud Drive from District R-7.5 to District R-2.5, to allow the property owner to apply for a special use permit to allow a triplex at the site. (CD-CPC-2025-00165)

RE-REFERRED

Director of City Planning & Development

240524 Sponsor: Director of City Planning and Development Department

Approving a development plan on about 60 acres, which also serves as a preliminary plat, for an industrial development in District M2-3 generally located at 10951 N. Congress Avenue. (CD-CPC-2024-00038)

HELD IN COMMITTEE

Director of City Planning & Development

250876 Sponsor: Director of City Planning and Development Department

Amending Chapter 88, the Zoning and Development Code, by repealing Subsection 88-445-06, Residential Signs, and enacting in lieu thereof a new section of like number and subject matter for the purposes of allowing digital signs for Institutional and Office Uses in residential districts and adopting new standards for such signs. (CD-CPC-2025-00128) ***HELD UNTIL 1/27/2026***

Rea

250997 Sponsor: Councilmember Crispin Rea

Amending Chapter 88, the Zoning and Development Code, by repealing Section 88-354, Marijuana Facilities, and enacting in lieu thereof a new section of like number and subject matter for the purpose of allowing marijuana dispensaries located at least 1,000 feet from residential zoning districts to operate 24 hours per day subject to approval of a special use permit.

Director of City Planning & Development

251031 Sponsor: Director of City Planning and Development Department

Amending Chapter 88, the Zoning and Development Code, by amending the use tables in Sections 88-120, 88-130, and 88-140; creating a new Section 88-353, "Large Format Uses," to establish use standards for Large Format uses; creating a new section 88-339, "Data Centers," to establish use standards for Data Centers; amending Section 88-805-05, "Industrial Use Group," to add definitions for Large Format Uses and Data Centers; and amending Section 88-810, "Definitions," to add a definition for Green Roofs. (CD-CPC-2025-00078)

SEMI-ANNUAL DOCKET

Consideration of Semi-Annual Docket items.

ADDITIONAL BUSINESS

1. Update on the development permit processes and data dashboard.
2. There may be general discussion for current Neighborhood Planning and Development Committee issues.
3. 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.
4. 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 #: 260002

ORDINANCE NO. 260002

Sponsor: Director of City Planning and Development Department

Approving the plat of Replat of Tract 1 of Certificate of Survey of Lot 5, Zona Rosa 2nd Plat, an addition in Platte County, Missouri, on approximately 13 acres generally located at the northwest corner of Northwest 86th Street and Northwest Prairie View Road, creating two lots for the purpose of a commercial development; accepting various easements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00031)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Replat of Tract 1 of Certificate of Survey of Lot 5, Zona Rosa 2nd Plat, a subdivision in Platte County, Missouri, a true and correct copy of which is attached hereto and incorporated herein by reference, is hereby approved.

Section 2. That the plat granting and reserving unto Kansas City an easement and license or right to locate, construct, operate and maintain facilities including, but not limited to, water, gas, sewerage, telephone, cable TV, surface drainage, underground conduits, pad mounted transformers, service pedestals, any and all of them upon, over, under and along the strips of land outlined and designated on the plat by the words utility easement or U/E be and the same are hereby accepted and where other easements are outlined and designated on the plat for a particular purpose, be and the same are hereby accepted for the purpose as therein set out.

Section 3. That the Director of City Planning and Development is hereby authorized to execute and/or accept any and all agreements necessary to clear the title of any right of way, utility easements or other public property dedicated on the plat.

Section 4. That the City Clerk is hereby directed to facilitate the recordation of this ordinance, together with the documents described herein and all other relevant documents, when the Developer has met all of the requirements for the plat to be released for recording, in the Office of the Recorder of Deeds of Platte County, Missouri.

Section 5. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on December 17, 2025.

..end

Approved as to form:

Eluard Alegre
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260002

Submitted Department/Preparer: City Planning

Revised 6/10/24

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

Executive Summary

Approving the plat of REPLAT OF TRACT 1 OF CERTIFICATE OF SURVEY OF LOT 5, ZONA ROSA 2ND PLAT, an addition in Platte County, Missouri, on approximately 13 acres generally located at the northwest corner of Northwest 86th Street and Northwest Prairie View Road, creating two lots for the purpose of a commercial development; accepting various easements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00031)

Discussion

The request is to consider approval of a Final Plat in District B3-3 (commercial) on about 13 acres generally located at the northwest corner of Northwest 86th Street and Northwest Prairie View Road to allow for the creation of two lots for the purposes of a commercial development. This subdivision was approved in Case No. CD-CPC-2025-00147 which served as the Preliminary Plat. The Preliminary Plat proposed to create a new lot separating an existing commercial building so that it can be further subdivided through a Condominium Plat. This Final Plat is in conformance with the Preliminary Plat as well as the lot and building standards of Section 88-120 of the Zoning and Development Code.

Final Plats are the legal instruments used to formally subdivide land in accordance with the layout approved in the Preliminary Plat, which is often presented in multiple phases, as this proposed plat is. The review of a Final Plat includes verification that all required public utilities have been properly extended and accepted by the City, and that stormwater detention covenants have been finalized and reviewed for compliance.

Staff Recommendation: Approval with Conditions

CPC Recommendation: Approval with Conditions

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?

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

3. How does the legislation affect the current fiscal year?

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

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

- | | | |
|---|------------------------------|--|
| 1. This legislation is supported by the general fund. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 2. This fund has a structural imbalance. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 3. Account string has been verified/confirmed. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

Additional Discussion (if needed)

This ordinance has no direct fiscal impact.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - ☐ Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
 - ☒ Ensure quality, lasting development of new growth.

- ☐ Increase and support local workforce development and minority, women, and locally owned businesses.
- ☐ Create a solutions-oriented culture to foster a more welcoming business environment.
- ☐ Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
- ☐

Prior Legislation

CD-CPC-2025-00147– A request to approve a preliminary plat in Districts B3-3 and R-2.5, creating a mixed used multi-tenant building, on about 0.5 acres generally located on the west side of N. Winter Avenue, between NW 87th Street on the north and NW 86th Place on the south, approved October 5, 2025.

Service Level Impacts

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

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this is an ordinance authorizing the subdivision of private property.
2. How have those groups been engaged and involved in the development of this ordinance?
Not applicable as this is an ordinance authorizing the subdivision of private property.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this is an ordinance authorizing the subdivision of private property.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

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

[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 as this is an ordinance authorizing the subdivision of private property.

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

No(Press tab after selecting)

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

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

No(Press tab after selecting)



File #: 260008

ORDINANCE NO. 260008

Sponsor: Director of City Planning and Development Department

Approving the plat of Barry West Townhomes – Second Plat, an addition in Platte County, Missouri, on approximately 29 acres generally located north of Northwest Barry Road, east of North Childress Avenue, and south of Highway 152, creating 10 lots and 7 tracts for the purpose of a residential development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development and Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2022-00034)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Barry West Townhomes – Second Plat, a subdivision in Platte County, Missouri, a true and correct copy of which is attached hereto and incorporated herein by reference, is hereby approved.

Section 2. That the plat granting and reserving unto Kansas City an easement and license or right to locate, construct, operate and maintain facilities including, but not limited to, water, gas, sewerage, telephone, cable TV, surface drainage, underground conduits, pad mounted transformers, service pedestals, any and all of them upon, over, under and along the strips of land outlined and designated on the plat by the words utility easement or U/E be and the same are

hereby accepted and where other easements are outlined and designated on the plat for a particular purpose, be and the same are hereby accepted for the purpose as therein set out.

Section 3. That the grades of the streets and other public ways set out on the plat, herein accepted are hereby established at the top of curb, locating and defining the grade points which shall be connected by true planes or vertical curves between such adjacent grade points, the elevations of which are therein given, in feet above the City Directrix.

Section 4. That the Director of Water Services is hereby authorized to execute a Covenant to Maintain Stormwater and BMP Agreement, to be in a form substantially as that attached hereto as Exhibit A and incorporated herein by reference.

Section 5. That the Director of City Planning and Development is hereby authorized to execute and/or accept any and all agreements necessary to clear the title of any right of way, utility easements or other public property dedicated on the plat.

Section 6. That the City Clerk is hereby directed to facilitate the recordation of this ordinance, together with the documents described herein and all other relevant documents, when the Developer has met all of the requirements for the plat to be released for recording, in the Office of the Recorder of Deeds of Platte County, Missouri.

Section 7. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on December 17, 2025.

..end

Approved as to form:

Eluard Alegre
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260008

Submitted Department/Preparer: City Planning

Revised 6/10/24

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

Executive Summary

Approving the plat of Barry West Townhomes - Second Plat, an addition in Platte County, Missouri, on approximately 29 acres generally located north of Northwest Barry Road, east of North Childress Avenue, and south of Highway 152, creating 10 lots and 7 tracts for the purpose of a residential development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development and Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2022-00034)

Discussion

The request is to consider approval of a Final Plat in District AG-R/R-1.5 on about 29 acres generally located north of Barry West Townhomes First Plat, north of Northwest 86th Terrace and south of Highway 152. This proposal will allow for the creation of 10 lots and 7 tracts for the purpose of a multi-family residential development.

Barry West Townhomes development plan was approved via ordinance number 210030, which also served as the preliminary plat. The rezoning and development allowed for the construction of 354 attached homes across approximately 60 acres in multiple phases.

The proposed Final Plat includes street connections to the existing Barry West Townhomes First Plat to the south. The Final Plat is consistent with the approved Preliminary Plat and complies with the lot and building standards established by the controlling plan.

Final Plats are the legal instruments used to formally subdivide land accordance with the layout approved in the Preliminary Plat, which is often presented in multiple phases, as this proposed plat is. The review of a Final Plat includes verification that all required public utilities have been properly extended and accepted by the City, and

that stormwater detention covenants have been finalized and reviewed for compliance.

Staff Recommendation: Approval with Conditions

CPC Recommendation: Approval with Conditions

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
Not applicable as this is an ordinance authorizing the subdivision of private property.
3. How does the legislation affect the current fiscal year?
Not applicable as this is an ordinance authorizing the subdivision of private 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 an ordinance authorizing the subdivision of private property.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this is an ordinance authorizing the subdivision of private 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)

This legislation does not have any impact.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - ☐ Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
 - ☒ Ensure quality, lasting development of new growth.
 - ☐ Increase and support local workforce development and minority, women, and locally owned businesses.
 - ☐ Create a solutions-oriented culture to foster a more welcoming business environment.
 - ☐ Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
 - ☐

Prior Legislation

CD-CPC-2020-00155 & 156 - Ordinance 210030, allowed for a rezoning from AG-R/R-1.5 and Development Plan that also served as a preliminary plat generally located at 10900 Northwest Barry Road approved by City Council on January 14, 2021.

Service Level Impacts

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

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this is an ordinance authorizing the subdivision of private property.
2. How have those groups been engaged and involved in the development of this ordinance?
Not applicable as this is an ordinance authorizing the subdivision of private property.
3. How does this legislation contribute to a sustainable Kansas City?

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

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

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

[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 as this is an ordinance authorizing the subdivision of private property.

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

No(Press tab after selecting)

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

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



File #: 260009

ORDINANCE NO. 260009

Sponsor: Director of City Planning and Development Department

Approving the plat of Replat of Lot 3 and Lot 7, Zona Rosa 5th Plat, an addition in Platte County, Missouri, on approximately 7.4 acres generally located at northeast corner of Northwest Prairie View Road and North Congress Avenue, creating eight lots for the purpose of a commercial development; accepting various easements; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00032)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Replat of Lot 3 and Lot 7, Zona Rosa 5th Plat, a subdivision in Platte County, Missouri, a true and correct copy of which is attached hereto and incorporated herein by reference, is hereby approved.

Section 2. That the plat granting and reserving unto Kansas City an easement and license or right to locate, construct, operate and maintain facilities including, but not limited to, water, gas, sewerage, telephone, cable TV, surface drainage, underground conduits, pad mounted transformers, service pedestals, any and all of them upon, over, under and along the strips of land outlined and designated on the plat by the words utility easement or U/E be and the same are

hereby accepted and where other easements are outlined and designated on the plat for a particular purpose, be and the same are hereby accepted for the purpose as therein set out.

Section 3. That the Director of City Planning and Development is hereby authorized to execute and/or accept any and all agreements necessary to clear the title of any right of way, utility easements or other public property dedicated on the plat.

Section 4. That the City Clerk is hereby directed to facilitate the recordation of this ordinance, together with the documents described herein and all other relevant documents, when the Developer has met all of the requirements for the plat to be released for recording, in the Office of the Recorder of Deeds of Platte County, Missouri.

Section 5. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on December 17, 2025.

..end

Approved as to form:

Eluard Alegre
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260009

Submitted Department/Preparer: City Planning

Revised 6/10/24

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

Executive Summary

Approving the plat of REPLAT OF LOT 3 AND LOT 7, ZONA ROSA 5TH PLAT, an addition in Platte County, Missouri, on approximately 7.4 acres generally located at northeast corner of Northwest Prairie View Road and North Congress Ave, creating eight lots for the purpose of a commercial development; accepting various easements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00032)

Discussion

The request is to consider approval of a Final Plat in District B3-3 (commercial) on about 7.4 acres generally located at northeast corner of Northwest Prairie View Road and North Congress Ave to allow for the creation of eight lots for the purposes of a commercial development. This subdivision was approved in Case No. CD-CPC-2025-00148 which served as the Preliminary Plat. The Preliminary Plat proposed to create a new lot separating an existing commercial building so that it can be further subdivided through a Condominium Plat in a separate application. This Final Plat is in conformance with the Preliminary Plat as well as the lot and building standards of Section 88-120 of the Zoning and Development Code.

Final Plats are the legal instruments used to formally subdivide land in accordance with the layout approved in the Preliminary Plat, which is often presented in multiple phases, as this proposed plat is. The review of a Final Plat includes verification that all required public utilities have been properly extended and accepted by the City, and that stormwater detention covenants have been finalized and reviewed for compliance.

Staff Recommendation: Approval with Conditions

CPC Recommendation: Approval with Conditions

Fiscal Impact

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

2. What is the funding source?
Not applicable as this is an ordinance authorizing the subdivision of private property. .
3. How does the legislation affect the current fiscal year?
Not applicable as this is an ordinance authorizing the subdivision of private 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 an ordinance authorizing the subdivision of private property.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this is an ordinance authorizing the subdivision of private 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)

This legislation does not have any fiscal impact.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - ☐ Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.

- ☒ Ensure quality, lasting development of new growth.
- ☐ Increase and support local workforce development and minority, women, and locally owned businesses.
- ☐ Create a solutions-oriented culture to foster a more welcoming business environment.
- ☐ Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
- ☐

Prior Legislation

CD-CPC-2025-00148– A request to approve a preliminary plat in Districts B3-3 and R-2.5, creating a mixed used multi-tenant building, on about 7.4 acres generally located on the north sides of NW Prairie View Road and NW 87th Terrace, between N. Winter Avenue on the east and N. Dixon Avenue on the west, approved October 5, 2025.

Service Level Impacts

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

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this is an ordinance authorizing the subdivision of private property.
2. How have those groups been engaged and involved in the development of this ordinance?
Not applicable as this is an ordinance authorizing the subdivision of private property.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this is an ordinance authorizing the subdivision of private property.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

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

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

No(Press tab after selecting)

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

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

No(Press tab after selecting)



File #: 260015

ORDINANCE NO. 260015

Sponsor: Director of City Planning and Development Department

Approving amendments to the Shoal Creek Special Purpose District by rezoning about 1,756 acres from SC to SC generally located between N.E. 96th Street/N.E. Shoal Creek Parkway on the north, N.E. 76th Street on the south, N. Flintlock Road on the east and Shoal Creek Parkway and I-435 on the west, and amending the Shoal Creek Community Master Plan booklet and text in accordance with 88-255-09-B to update the review and approval process and to revise the alignment of a collector street. (CD-CPC-2025-00153 and CD-CPC-2025-00154)

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-1520, said section to read as follows:

Section 88-20A-1520. That an area legally described as:

The Village:

All that part of the Southwest Quarter and Southeast Quarter of Section 10, and all that part of the Southwest Quarter of Section 11, and all that part of the Northwest Quarter of Section 14, and all that part of the Northeast Quarter and Northwest Quarter of Section 15, all in Township 51 North, Range 32 West, and including all of The Village First Plat, The Village Second Plat, The Village Third Plat, The Village Fourth Plat, The Village Fifth Plat, The Village Sixth Plat, The Village Seventh Plat, The Village Eighth Plat, The Plaza @ Shoal Creek, Plaza @ Shoal Creek Second Plat, in the City of Kansas City, Clay County, Missouri, all being more particularly described as follows: commencing at the southeast corner of the Northeast Quarter of said Section 15, thence North 00 degrees 32 minutes 06 seconds East, with the east line of the Northeast Quarter of said Section 15, a distance of 25.00 feet to a point on the north right-of-way line of NE 76 Street, said point being the point of beginning; thence North 89 degrees 04 minutes 45 seconds West, with the north right-of-way line of NE 76th Street, and parallel with the south line of the Northeast Quarter of said Section 15, a distance of 2,644.15 feet; thence North 88 degrees 55 minutes 49 seconds West, continuing with the north right-of-way line of NE 76th Street, and now parallel with the south line of the Northwest Quarter of said Section 15, a distance of 1,408.75 feet; thence North 01 degree 04 minutes 11 seconds East, continuing with the north

right-of-way line of NE 76th Street, a distance of 15.00 feet; thence continuing with the north right-of-way line of NE 76th Street on a curve to the right having a radius of 564.69 feet, a central angle of 48 degrees 06 minutes 00 seconds, with an initial tangent bearing of North 88 degrees 55 minutes 49 seconds West, an arc distance of 474.06 feet; thence North 40 degrees 50 minutes 00 seconds West, continuing with the north right-of-way line of NE 76th Street, a distance of 329.82 feet to a point of curvature; thence continuing with the north right-of-way line of NE 76th Street on a curve to the left having a radius of 645.33 feet, a central angle of 37 degrees 06 minutes 09 seconds, an arc distance of 417.89 feet to a point on the east right-of-way line of NE Shoal Creek Parkway; thence North 25 degrees 05 minutes 50 seconds East, with the east right-of-way line of NE Shoal Creek Parkway, a distance of 2,148.27 feet to a point on the south line of the Southwest Quarter of aforesaid Section 10; thence continuing North 25 degrees 05 minutes 50 seconds East, with the east right-of-way line of NE Shoal Creek Parkway, a distance of 229.10 feet to a point of curvature; thence continuing with the east right-of-way line of NE Shoal Creek Parkway on a curve to the left having a radius of 3,757.05 feet, a central angle of 23 degrees 45 minutes 24 seconds, an arc distance of 1,557.79 feet to a point on the south right-of-way line of Missouri Highway Route 152; thence South 89 degrees 24 minutes 42 seconds East, with the south right-of-way line of Missouri Highway Route 152, a distance of 36.89 feet; thence North 00 degrees 35 minutes 15 seconds East, continuing with the south right-of-way line of Missouri Highway Route 152, a distance of 190.00 feet; thence North 55 degrees 35 minutes 04 seconds East, continuing with said right-of-way, a distance of 142.47 feet; thence continuing with said right-of-way on a curve to the left having a radius of 1,004.93 feet, a central angle of 20 degrees 01 minute 15 seconds, with an initial tangent bearing of North 85 degrees 32 minutes 36 seconds East, an arc distance of 351.15 feet; thence North 65 degrees 28 minutes 33 seconds East, continuing with said right-of-way line, a distance of 226.83 feet; thence North 88 degrees 40 minutes 30 seconds East, continuing with the south right-of-way line of Missouri Highway Route 152, a distance of 401.70 feet to a point on the west line of the Southeast Quarter of said Section 10; thence continuing North 88 degrees 40 minutes 30 seconds East, with said right-of-way line, a distance of 6.89 feet; thence North 80 degrees 54 minutes 14 seconds East, continuing with said right-of-way line, a distance of 942.85 feet; thence continuing with said right-of-way line on a curve to the right having a radius of 11,314.16 feet, a central angle of 05 degrees 48 minutes 09 seconds, with an initial tangent bearing of North 85 degrees 35 minutes 18 seconds East, an arc distance of 1,145.83 feet; thence South 84 degrees 56 minutes 12 seconds East, continuing with said right-of-way line, a distance of 343.49 feet; thence North 84 degrees 46 minutes 54 seconds East, continuing with the south right-of-way line of Missouri Highway Route 152, a distance of 186.62 feet to a point on the west line of the Southwest Quarter of aforesaid Section 11; thence continuing North 84 degrees 46 minutes 54 seconds East, with said right-of-way line, a distance of 213.04 feet; thence South 88 degrees 36 minutes 33 seconds East, continuing with the south right-of-way line of Missouri Highway Route 152, a distance of 1,115.04 feet; thence South 57

degrees 39 minutes 01 second East, continuing with said right-of-way line, a distance of 58.36 feet; thence South 88 degrees 36 minutes 48 seconds East, continuing with said right-of-way line, a distance of 150.00 feet; thence North 80 degrees 04 minutes 36 seconds East, continuing with said right-of-way line, a distance of 152.97 feet; thence South 88 degrees 36 minutes 33 seconds East, continuing with the south right-of-way line of Missouri Highway Route 152, a distance of 805.18 feet to a point on the west right-of-way of N Flintlock Road; thence with the west right-of-way line of N Flintlock Road on a curve to the right having a radius of 84.00 feet, a central angle of 41 degrees 12 minutes 55 seconds, with an initial tangent bearing of South 40 degrees 47 minutes 25 seconds East, an arc distance of 60.42 feet; thence South 00 degrees 25 minutes 30 seconds West, continuing with the west right-of-way line of N Flintlock Road, a distance of 423.41 feet to a point of curvature; thence continuing with said right-of-way line on a curve to the left having a radius of 1,142.00 feet, a central angle of 04 degrees 06 minutes 52 seconds, an arc distance of 82.01 feet to a point of reverse curvature; thence continuing with said right-of-way line on a curve to the right having a radius of 1,100.00 feet, a central angle of 18 degrees 26 minutes 37 seconds, an arc distance of 354.09 feet to a point of compound curvature; thence continuing with said right-of-way line on a curve to the right having a radius of 1,750.00 feet, a central angle of 22 degrees 09 minutes 44 seconds, an arc distance of 676.91 feet; thence South 36 degrees 54 minutes 59 seconds West, continuing with the west right-of-way line of N Flintlock Road, a distance of 756.34 feet; thence South 36 degrees 55 minutes 52 seconds West, continuing with said right-of-way line, a distance of 363.50 feet to a point on the north line of the Northwest Quarter of aforesaid Section 14; thence continuing South 36 degrees 55 minutes 52 seconds West, with said right-of-way line, a distance of 109.38 feet to a point of curvature; thence continuing with said right-of-way on a curve to the left having a radius of 1,332.00 feet, a central angle of 09 degrees 23 minutes 27 seconds, an arc distance of 218.32 feet; thence South 37 degrees 14 minutes 44 seconds West, continuing with said right-of-way line, a distance of 17.01 feet to a point of curvature; thence continuing with said right-of-way line on a curve to the left having a radius of 390.00 feet, a central angle of 31 degrees 34 minutes 54 seconds, an arc distance of 214.97 feet; thence continuing with said right-of-way line on a curve to the left having a radius of 1332.00 feet, a central angle of 16 degrees 26 minutes 18 seconds, with an initial tangent bearing of South 17 degrees 41 minutes 25 seconds West, an arc distance of 382.15 feet; thence South 01 degree 15 minutes 13 seconds West, continuing with the west right-of-way line of N Flintlock Road, a distance of 144.17 feet to a point of curvature; thence continuing with said right-of-way line on a curve to the right having a radius of 25.00 feet, a central angle of 90 degrees 00 minutes 00 seconds, an arc distance of 39.27 feet; thence North 88 degrees 44 minutes 47 seconds West, continuing with said right-of-way line, a distance of 12.00 feet; thence South 01 degrees 15 minutes 13 seconds West, continuing with said right-of-way line, a distance of 60.00 feet; thence South 88 degrees 44 minutes 47 seconds East, continuing with said right-of-way line, a distance of 12.00 feet to a point of curvature; thence continuing with said right-of-way line on a curve to the right having a radius of

25.00 feet, a central angle of 90 degrees 00 minutes 00 seconds, an arc distance of 39.27 feet; thence South 01 degrees 15 minutes 13 seconds West, continuing with the west right-of-way line of N Flintlock Road, a distance of 640.00 feet to a point of curvature; thence continuing with said right-of-way line on a curve to the right having a radius of 25.00 feet, a central angle of 90 degrees 00 minutes 00 seconds, an arc distance of 39.27 feet; thence North 88 degrees 44 minutes 47 seconds West, continuing with said right-of-way line, a distance of 6.00 feet; thence South 01 degree 15 minutes 13 seconds West, continuing with said right-of-way line, a distance of 60.00 feet; thence South 88 degrees 44 minutes 47 seconds East, continuing with said right-of-way line, a distance of 6.00 feet to a point of curvature; thence continuing with said right-of-way line on a curve to the right having a radius of 25.00 feet, a central angle of 90 degrees 00 minute 00 seconds, an arc distance of 39.27 feet; thence South 01 degree 15 minutes 13 seconds West, continuing with the west right-of-way line of N Flintlock Road, a distance of 677.97 feet to a point of curvature; thence continuing with the west right-of-way line of N Flintlock Road on a curve to the right having a radius of 25.00 feet, a central angle of 80 degrees 18 minutes 21 seconds, an arc distance of 35.04 feet; thence South 00 degrees 40 minutes 20 seconds West, continuing with the west right-of-way line of N Flintlock Road, a distance of 18.99 feet to a point on the north right-of-way of NE 76th Street; thence North 89 degrees 34 minutes 44 seconds West, with the north right-of-way line of NE 76th Street, and parallel with the south line of the Northwest Quarter of said Section 14, a distance of 1,148.20 feet to the point of beginning. The above described tract contains 672.10 acres.

The Preserve:

All that part of the Southwest Quarter of Section 3, and all that part of the Northwest Quarter and Northeast Quarter of Section 10, and all that part of the Northwest Quarter of Section 11, all in Township 51 North, Range 32 West, including all of The Preserve First Plat, The Preserve Second Plat, The Preserve Third Plat, The Preserve Fourth Plat, The Preserve Fourth Plat – Single Family, The Preserve Sixth Plat, Carrington Place at Shoal Creek, Shoppes at Shoal Creek, and Shoal Creek Veterinary Clinic, all in the City of Kansas City, Clay County, Missouri, and all being more particularly described as follows: beginning at the northwest corner of the Northwest Quarter of said Section 11, thence South 89 degrees 24 minutes 54 seconds East, with the north line of the Northwest Quarter of said Section 11, a distance of 2,533.27 feet to a point on the west right-of-way line of N Flintlock Road; thence South 00 degrees 26 minutes 45 seconds West, with the west right-of-way line of N Flintlock Road, and parallel with the east line of the Northwest Quarter of said Section 11, a distance of 831.98 feet; thence continuing with the west right-of-way line of N Flintlock Road on a curve to the right having a radius of 4,986.00 feet, a central angle of 04 degrees 33 minutes 13 seconds, with an initial tangent bearing of South 00 degrees 00 minutes 17 seconds West, an arc distance of 396.28 feet to a point of reverse curvature; thence continuing with the west right-of-way line of N Flintlock Road on a curve to the left having a radius of 5,054.00 feet, a central angle of 04

degrees 06 minutes 45 seconds, an arc distance of 362.76 feet; thence South 00 degrees 26 minutes 45 seconds West, continuing with the west right-of-way of N Flintlock Road, and parallel with the east line of the Northwest Quarter of said Section 11, a distance of 623.59 feet to a point of curvature; thence continuing with said right-of-way line on a curve to the right having a radius of 21.00 feet, a central angle of 64 degrees 38 minutes 06 seconds, an arc distance of 23.69 feet; thence South 00 degrees 26 minutes 45 seconds West, continuing with the west right-of-way line of N Flintlock Road, and parallel with the east line of the Northwest Quarter of said Section 11, a distance of 309.74 feet to a point on the north right-of-way line of Missouri Highway Route 152; thence North 88 degrees 36 minutes 33 seconds West, with the north right-of-way line of Missouri Highway Route 152, a distance of 674.68 feet; thence South 89 degrees 06 minutes 01 seconds West, continuing with the north right-of-way line of Missouri Highway Route 152, a distance of 100.08 feet; thence North 88 degrees 36 minutes 33 seconds West, continuing with said right-of-way line, a distance of 745.00 feet; thence North 82 degrees 41 minutes 18 seconds West, continuing with said right-of-way line, a distance of 135.72 feet; thence South 87 degrees 44 minutes 59 seconds West, continuing with said right-of-way line, a distance of 220.45 feet; thence North 88 degrees 36 minutes 33 seconds West, continuing with said right-of-way line, a distance of 600.00 feet; thence North 81 degrees 35 minutes 33 seconds West, continuing with said right-of-way line, a distance of 17.31 feet to a point on the east line of the Northeast Quarter of aforesaid Section 10; thence continuing North 81 degrees 35 minutes 33 seconds West, with the north right-of-way line of Missouri Highway Route 152, a distance of 179.16 feet; thence North 73 degrees 54 minutes 20 seconds West, continuing with said right-of-way line, a distance of 145.77 feet; thence North 88 degrees 36 minutes 33 seconds West, continuing with said right-of-way line, a distance of 203.78 feet; thence South 84 degrees 36 minutes 53 seconds West, continuing with said right-of-way line, a distance of 521.95 feet; thence South 88 degrees 36 minutes 50 seconds West, continuing with said right-of-way line, a distance of 263.53 feet; thence North 00 degrees 21 minutes 04 seconds East, continuing with the north right-of-way line of Missouri Highway Route 152, a distance of 83.23 feet; thence South 86 degrees 32 minutes 59 seconds West, continuing with said right-of-way line, a distance of 399.67 feet; thence South 88 degrees 16 minutes 38 seconds West, continuing with said right-of-way line, a distance of 852.64 feet; thence North 88 degrees 24 minutes 09 seconds West, continuing with said right-of-way line, a distance of 54.51 feet to a point on the east line of the Northwest Quarter of said Section 10; thence continuing North 88 degrees 24 minutes 09 seconds West, and continuing with the north right-of-way line of Missouri Highway Route 152, a distance of 174.73 feet; thence continuing with said right-of-way line on a curve to the right having a radius of 482.96 feet, a central angle of 29 degrees 36 minutes 45 seconds, with an initial tangent bearing of North 88 degrees 34 minutes 49 seconds West, an arc distance of 249.61 feet; thence North 54 degrees 45 minutes 47 seconds West, continuing with said right-of-way line, a distance of 280.53 feet; thence continuing with said right-of-way line on a curve to the left having a radius of 682.96 feet, a central angle of 30 degrees 30 minutes 49

seconds, with an initial tangent bearing of North 58 degrees 48 minutes 14 seconds West, an arc distance of 363.72 feet; thence North 39 degrees 52 minutes 53 seconds West, continuing with the north right-of-way line of Missouri Highway Route 152, a distance of 98.23 feet; thence North 89 degrees 29 minutes 33 seconds West, continuing with the north right-of-way line of Missouri Highway Route 152, a distance of 52.13 feet to a point on the east right-of-way line of NE Shoal Creek Parkway; thence North 00 degrees 34 minutes 36 seconds East, with the east right-of-way line of NE Shoal Creek Parkway, a distance of 1,701.18 feet; thence North 04 degrees 11 minutes 57 seconds East, continuing with the east right-of-way line of NE Shoal Creek Parkway, a distance of 120.59 feet; thence North 00 degrees 25 minutes 07 seconds West, a distance of 42.91 feet; thence continuing with said right-of-way line on a curve to the right having a radius of 2,764.79 feet, a central angle of 05 degrees 10 minutes 31 seconds, with an initial tangent bearing of North 03 degrees 51 minutes 58 seconds East, an arc distance of 249.73 feet to a point of reverse curvature; thence continuing with said right-of-way on a curve to the left having a radius of 2,928.35 feet, a central angle of 00 degrees 45 minutes 43 seconds, an arc distance of 38.95 feet to a point on the south line of the Southwest Quarter of aforesaid Section 3; thence continuing with the east right-of-way line of NE Shoal Creek Parkway on a curve to the left having a radius of 2,928.35 feet, a central angle of 07 degrees 34 minutes 35 seconds, an arc distance of 387.22 feet; thence North 00 degrees 42 minutes 11 seconds East, continuing with the east right-of-way of NE Shoal Creek Parkway, a distance of 185.15 feet; thence South 87 degrees 42 minutes 40 seconds East, and no longer with the east right-of-way line of NE Shoal Creek Parkway, a distance of 497.44 feet; thence South 22 degrees 26 minutes 38 seconds East, a distance of 611.58 feet to a point on the north line of the Northwest Quarter of aforesaid Section 10; thence continuing South 22 degrees 26 minutes 38 seconds East, a distance of 120.78 feet; thence South 46 degrees 52 minutes 27 seconds East, a distance of 337.90 feet to a point on the west line of the Northeast Quarter of said Section 10; thence continuing South 46 degrees 52 minutes 27 seconds East, a distance of 960.84 feet; thence South 17 degrees 56 minutes 23 seconds East, a distance of 700.95 feet; thence South 29 degrees 54 minutes 30 seconds East, a distance of 544.83 feet; thence South 01 degree 35 minutes 04 seconds East, a distance of 264.08 feet; thence North 88 degrees 24 minutes 56 seconds East, a distance of 385.94 feet to a point of curvature; thence on a curve to the left having a radius of 290.00 feet, a central angle of 79 degrees 54 minutes 43 seconds, an arc distance of 404.47 feet; thence North 17 degrees 29 minutes 56 seconds West, a distance of 929.24 feet; thence North 27 degrees 19 minutes 54 seconds West, a distance of 558.50 feet; thence North 25 degrees 03 minutes 31 seconds East, a distance of 67.94 feet; thence North 88 degrees 48 minutes 31 seconds East, a distance of 436.70 feet; thence South 55 degrees 00 minutes 30 seconds East, a distance of 707.74 feet; thence South 21 degrees 05 minutes 10 seconds East, a distance of 328.53 feet; thence South 50 degrees 22 minutes 13 seconds East, a distance of 148.00 feet to a point on the west line of the Northwest Quarter of aforesaid said Section 11; thence continuing South 50 degrees 22 minutes 13 seconds East, a distance of 1,035.79 feet; thence South 66 degrees 03

minutes 11 seconds East, a distance of 105.76 feet; thence North 80 degrees 22 minutes 21 seconds East, a distance of 105.76 feet; thence North 29 degrees 14 minutes 22 seconds East, a distance of 201.67 feet; thence North 23 degrees 15 minutes 10 seconds West, a distance of 588.10 feet; thence North 56 degrees 43 minutes 00 seconds West, a distance of 934.69 feet; thence North 00 degrees 00 minutes 00 seconds East, a distance of 139.25 feet; thence North 36 degrees 15 minutes 54 seconds West, a distance of 133.14 feet to a point on the east line of the Northeast Quarter of aforesaid Section 10; thence continuing North 36 degrees 15 minutes 54 seconds West, a distance of 667.33 feet; thence North 52 degrees 57 minutes 26 seconds West, a distance of 164.29 feet to a point on the north line of the Northeast Quarter of said Section 10; thence South 88 degrees 10 minutes 56 seconds East, with the north line of the Northeast Quarter of said Section 10, a distance of 529.96 feet to the point of beginning. The above described tract contains 276.95 acres.

The Commons:

All that part of the Southeast Quarter of Section 9, the Southwest Quarter of Section 10, the Northwest Quarter of Section 15, and the Northeast Quarter of Section 16, all in Township 51 North, Range 32 West, of the Fifth Principal Meridian, in the City of Kansas City, Clay County, Missouri, more particularly described as follows: commencing at the northeast corner of the Northeast Quarter of said Section 16, said point being the common corner to Sections 9, 10, 15, and 16, thence South 00 degrees 58 minutes 18 seconds West, with the east line of the Northeast Quarter of said Section 16, a distance of 1,950.24 feet to a point on the west right-of-way of Shoal Creek Parkway, said point being the point of beginning; thence South 25 degrees 05 minutes 50 seconds West, with the west right-of-way of Shoal Creek Parkway, a distance of 3.73 feet to a point on the north right-of-way of NE 76th Street; thence North 88 degrees 55 minutes 06 seconds West, with the north right-of-way of NE 76th Street, a distance of 388.66 feet to a point of curvature; thence continuing with the north right-of-way of NE 76th Street, on a curve to the right having a radius of 1,597.02 feet, a central angle of 40 degrees 02 minutes 26 seconds, an arc distance of 1,116.06 feet; thence North 48 degrees 52 minutes 40 seconds West, continuing with the north right-of-way of NE 76th Street, a distance of 441.31 feet to a point of curvature; thence continuing with the north right-of-way of NE 76th Street, on a curve to the left having a radius of 790.00 feet, a central angle of 12 degrees 39 minutes 13 seconds, an arc distance of 174.47 feet to a point of compound curvature; thence continuing with the north right-of-way of NE 76th Street on a curve to the left having a radius of 782.86 feet, a central angle of 24 degrees 11 minutes 45 seconds, an arc distance of 330.60 feet; thence North 03 degrees 09 minutes 54 seconds West, and no longer with the north right-of-way of NE 76th Street, a distance of 472.78 feet; thence North 27 degrees 24 minutes 23 seconds East, a distance of 434.17 feet; thence North 08 degrees 08 minutes 18 seconds East, a distance of 207.13 feet to a point on the south line of the Southeast Quarter of said Section 9; thence continuing North 08 degrees 08 minutes 18 seconds East, a distance of 208.57 feet; thence North 02 degrees 56 minutes 16 seconds West, a

distance of 1,389.05 feet; thence North 34 degrees 54 minutes 08 seconds East, a distance of 277.66 feet to a point on the south right-of-way of Missouri Highway Route 152; thence South 89 degrees 28 minutes 21 seconds East, with the south right-of-way of Missouri Highway Route 152, a distance of 626.31 feet; thence North 85 degrees 36 minutes 01 seconds East, continuing with the south right-of-way of Missouri Highway Route 152, a distance of 340.00 feet; thence continuing with the North 81 degrees 47 minutes 10 seconds East, a distance of 902.00 feet; thence continuing with the south right-of-way of Missouri Highway Route 152, North 83 degrees 36 minutes 45 seconds East, a distance of 90.18 feet to a point on the west line of the Southwest Quarter of said Section 10; thence continuing North 83 degrees 36 minutes 45 seconds East, with the south right-of-way of Missouri Highway Route 152, a distance of 371.10 feet; thence continuing with the south right-of-way of Missouri Highway Route 152, South 78 degrees 22 minutes 36 seconds East, a distance of 405.76 feet; thence continuing with the south right-of-way of Missouri Highway Route 152, on a curve to the left having a radius of 1,497.40 feet, a central angle of 15 degrees 59 minutes 31 seconds, with an initial tangent bearing of South 78 degrees 30 minutes 06 seconds East, an arc distance of 417.95 feet; thence South 72 degrees 35 minutes 51 seconds East, continuing with the south right-of-way of Missouri Highway Route 152, a distance of 86.95 feet; thence continuing with the south right-of-way of Missouri Highway Route 152, South 00 degrees 35 minutes 18 seconds West, a distance of 190.00 feet; thence continuing with the south right-of-way of Missouri Highway Route 152, South 89 degrees 24 minutes 42 seconds East, a distance of 43.09 feet to a point on the west right-of-way of NE Shoal Creek Parkway; thence with the west right-of-way of NE Shoal Creek Parkway on a curve to the right having a radius of 3,557.05 feet, a central angle of 23 degrees 42 minutes 52 seconds, with an initial tangent bearing of South 01 degrees 22 minutes 58 seconds West, an arc distance of 1,472.24 feet; thence continuing with the west right-of-way of NE Shoal Creek parkway, South 25 degrees 05 minutes 50 seconds West, a distance of 317.19 feet to a point on the north line of the Southwest Quarter of said Section 15; thence continuing South 25 degrees 05 minutes 50 seconds West, with the west right-of-way of NE Shoal Creek Parkway, a distance of 2,131.66 feet to the point of beginning. The above described tract contains 241.83 acres.

Crossroads:

All that part of Section 9 and 16, Township 51 North, Range 32 West, in the City of Kansas City, Clay County, Missouri, more particularly described as follows: commencing at the northeast corner of the Northeast Quarter of said Section 16, thence South 89 degrees 46 minutes 59 seconds West, with the north line of the Northeast Quarter of said Section 16, a distance of 2,030.63 feet to the point of beginning; thence South 08 degrees 08 minutes 18 seconds West, a distance of 207.13 feet; thence South 27 degrees 24 minutes 23 seconds West, a distance of 434.17 feet; thence South 03 degrees 09 minutes 54 seconds East, a distance of 472.78 feet to a point on the north right-of-way of NE 76th Street; thence with the north right-of-way of NE 76th Street on a curve to the left having a radius of 782.86 feet, a central angle of 25 degrees 13 minutes 58 seconds, with an initial

tangent bearing of North 85 degrees 43 minutes 37 seconds West, an arc distance of 344.77 feet; thence South 69 degrees 02 minutes 25 seconds West, continuing with the north right-of-way of NE 76th Street, a distance of 84.48 feet to a point on the east right-of-way of Interstate 435; thence North 20 degrees 57 minutes 35 seconds West, with the east right-of-way of Interstate 435 and no longer with the north right-of-way of NE 76th Street, a distance of 85.00 feet; thence South 69 degrees 02 minutes 25 seconds West, continuing with the east right-of-way of Interstate 435, a distance of 527.81 feet; thence North 20 degrees 57 minutes 35 seconds West, continuing with the east right-of-way of Interstate 435, a distance of 1,027.80 feet; thence North 21 degrees 10 minutes 27 seconds West, continuing with the east right-of-way of Interstate 435, a distance of 216.14 feet; thence North 05 degrees 06 minutes 08 seconds West, continuing with the east right-of-way of Interstate 435, a distance of 88.31 feet to a point on the south line of the Southwest Quarter of said Section 9; thence continuing North 05 degrees 06 minutes 08 seconds West, continuing with the east right-of-way of Interstate 435, a distance of 403.14 feet; thence North 23 degrees 45 minutes 13 seconds East, continuing with the east right-of-way of Interstate 435, a distance of 566.20 feet; thence North 38 degrees 36 minutes 03 seconds East, continuing with the east right-of-way of Interstate 435, a distance of 807.99 feet; thence North 59 degrees 57 minutes 34 seconds East, continuing with the east right-of-way of Interstate 435, a distance of 375.35 feet to a point on the west line of the Southeast Quarter of said Section 9; thence continuing North 59 degrees 57 minutes 34 seconds East, with the easterly right-of-way of Interstate 435, a distance of 179.27 feet to a point on the south right-of-way of Missouri Highway 152; thence South 89 degrees 28 minutes 21 seconds East, with the south right-of-way of Missouri Highway 152, and no longer with the east right-of-way of Interstate 435, a distance of 537.99 feet; thence South 34 degrees 54 minutes 08 seconds West, and no longer with the south right-of-way of Interstate 435, a distance of 277.66 feet; thence South 02 degrees 56 minutes 16 seconds East, a distance of 1,389.05 feet; thence South 08 degrees 08 minutes 18 seconds West, a distance of 208.57 feet to the point of beginning. The above described tract contains 86.37 acres.

Creekside:

All that part of the Northwest Quarter, the Northeast Quarter and the Southeast Quarter of Section 16, Township 51 North, Range 32 West, in the City of Kansas City, Clay County, Missouri, more particularly described as follows: commencing at the northeast corner of the Northeast Quarter of said Section 16, thence South 00 degrees 58 minutes 18 seconds West, with the east line of the Northeast Quarter of said Section 16, a distance of 1,950.23 feet to a point on the west right-of-way line of NE Shoal Creek Parkway; thence South 25 degrees 05 minutes 50 seconds West, with the west right-of-way line of NE Shoal Creek Parkway, a distance of 91.31 feet to a point on the south right-of-way line of NE 76th Street, said point also being the point of beginning; thence continuing South 25 degrees 05 minutes 50 seconds West, with the west right-of-way line of NE Shoal Creek Parkway, a distance of 672.50 feet to a point on the north line of the Southeast

Quarter of said Section 16; thence continuing South 25 degrees 05 minutes 50 seconds West, with the west right-of-way line of NE Shoal Creek Parkway, a distance of 1,469.90 feet to a point of curvature; thence continuing with the west right-of-way line of NE Shoal Creek Parkway on a curve to the right having a radius of 1,357.22 feet, a central angle of 23 degrees 56 minutes 35 seconds, an arc distance of 567.16 feet; thence South 49 degrees 02 minutes 25 seconds West, continuing with the west right-of-way line of NE Shoal Creek Parkway, a distance of 120.54 feet; thence South 62 degrees 07 minutes 52 seconds West, continuing with the west right-of-way line of NE Shoal Creek Parkway, a distance of 220.74 feet to a point on the east right-of-way line of Interstate 435; thence North 34 degrees 57 minutes 17 seconds West, with the east right-of-way line of Interstate 435, a distance of 963.21 feet; thence North 20 degrees 57 minutes 35 seconds West, continuing with the west right-of-way line of Interstate 435, a distance of 1,255.47 feet to a point on the south line of the Northeast Quarter of said Section 16; thence continuing North 20 degrees 57 minutes 35 seconds West, with the east right-of-way line of Interstate 435, a distance of 144.42 feet to a point on the east line of the Northwest Quarter of said Section 16; thence continuing North 20 degrees 57 minutes 35 seconds West, with the east right-of-way line of Interstate 435, a distance of 849.87 feet; thence North 28 degrees 55 minutes 46 seconds West, continuing with the east right-of-way line of Interstate 435, a distance of 252.44 feet; thence North 69 degrees 02 minutes 25 seconds East, continuing with the east right-of-way line of Interstate 435, a distance of 475.57 feet to a point on the west line of the Northeast Quarter of said Section 16; thence continuing North 69 degrees 02 minutes 25 seconds East, with the east right-of-way line of Interstate 435, a distance of 52.24 feet; thence North 20 degrees 57 minutes 35 seconds West, continuing with the east right-of-way line of Interstate 435, a distance of 85.00 feet to a point on the south right-of-way line of NE 76th Street; thence North 69 degrees 02 minutes 25 seconds East, with the south right-of-way line of NE 76th Street, a distance of 84.48 feet to a point of curvature; thence continuing with the south right-of-way line of NE 76th Street on a curve to the right having a radius of 702.86 feet, a central angle of 49 degrees 25 minutes 42 seconds, an arc distance of 606.35 feet to a point of compound curvature; thence continuing with the south right-of-way line of NE 76th Street on a curve to the right having a radius of 710.00 feet, a central angle of 12 degrees 39 minutes 13 seconds, an arc distance of 156.80 feet; thence South 48 degrees 52 minutes 40 seconds East, continuing with the south right-of-way line of NE 76th Street, a distance of 441.31 feet to a point of curvature; thence continuing with the south right-of-way line of NE 76th Street on a curve to the left having a radius of 1,677.02 feet, a central angle of 40 degrees 02 minutes 26 seconds, an arc distance of 1,171.97 feet; thence South 88 degrees 55 minutes 06 seconds East, continuing with the south right-of-way line of NE 76th Street, a distance of 353.02 feet to the point of beginning. The above described tract contains 123.39 acres.

Northpark:

All that part of Sections 3 and 4, Township 51 North, and all that part of Section 34, Township 52 North, all in Range 32 West, in Kansas City, Clay County,

Missouri, being more particularly described as follows: Beginning at the southeast corner of the Fractional Northeast Quarter of said Section 4; thence North 89 degrees 59 minutes 53 seconds West along the south line of said Fractional Quarter Section, 843.31 feet to a point on the west line of the east 50 acres of the East Half of said Fractional Quarter Section; thence North 0 degrees 08 minutes 36 seconds East along said west line, 2548.58 feet to a point 40 feet south of the north line of said Fractional Quarter Section, being also a point on the south line of N.E. 96th Street, as now established; thence South 89 degrees 11 minutes 51 seconds East along said south line, 119.90 feet; thence North 87 degrees 56 minute 24 seconds East along said south line, 100.12 feet; thence South 89 degrees 11 minutes 51 seconds East along said south line, 623.41 feet to a point on the east line of said Fractional Quarter Section, being also a point on the west line of the Fractional Northwest Quarter of said Section 3; thence South 89 degrees 18 minutes 43 seconds East along said south line, 341.27 feet; thence continuing easterly along said south line, being a curve to the left, from the last described course as a tangent, having a radius of 2899.82 feet and a central angle of 9 degrees 19 minutes 00 seconds, a distance of 471.53 feet; thence North 81 degrees 22 minutes 17 seconds East along said south line and tangent to the last described curve, 406.50 feet; thence continuing easterly along said south line, being a curve to the right, from the last described course as a tangent, having a radius of 2829.82 feet and a central angle of 4 degrees 15 minutes 43 seconds, a distance of 210.50 feet; thence North 89 degrees 34 minutes 41 seconds East along said south line, 96.56 feet; thence continuing easterly along said south line, being a curve to the right, having a radius of 2824.82 feet and a central angle of 3 degrees 17 minutes 02 seconds, the initial tangent of which bears North 87 degrees 35 minutes 15 minutes East, a distance of 161.90 feet; thence South 89 degrees 07 minutes 43 seconds East along said south line and tangent to the last described curve, a distance of 238.10 feet; thence North 88 degrees 00 minutes 34 seconds East along said south line, 100.12 feet; thence South 89 degrees 07 minutes 43 seconds East along said south line, 591.62 feet to a point on the prolongation north of the east line of the Fractional Northwest Quarter of said Section 3; thence South 0 degrees 00 minutes 34 seconds East along said prolongation and along the east line of said Fractional Northwest Quarter, a distance of 2739.56 feet to the southeast corner thereof; thence North 88 degrees 01 minutes 07 seconds West along the south line of said Northwest Quarter, a distance of 1309.31 feet to the northeast corner of the West Half of the Southwest Quarter of said Section 3; thence South 0 degrees 34 minutes 56 seconds West along the east line of said West Half, a distance of 1307.76 feet to the southeast corner of said West Half; thence North 88 degrees 28 minutes 21 seconds West along the south line of the Northwest Quarter of the Southwest Quarter of said Section 3, a distance of 1301.96 feet to the southwest corner thereof; thence North 0 degrees 16 minutes 34 seconds East along the west line of said Quarter-Quarter Section, a distance of 1318.35 feet to the point of beginning. The above described tract contains 248.03 acres.

Parkside:

Portions of the Southwest Quarter and the Southeast Quarter of Section 9 and the Southwest Quarter of Section 10, all in Township 51, Range 32, in Kansas City, Clay County, Missouri described as follows: Commencing at the northeast corner of the Southwest Quarter of said Section 9; thence South 0 degrees 27 minutes 59 seconds West along the east line of said Quarter Section, 36.15 feet to a point on the south line of Barry Road, as now established, and the point of beginning of the tract of land to be herein described; thence South 89 degrees 11 minutes 52 seconds West along said south line, 306.81 feet; thence South 0 degrees 33 minutes 44 seconds West along a jog in said south line, 44.76 feet; thence North 88 degrees 04 minutes 38 seconds West, 102.05 feet along said south line to a point on the northeasterly line of Missouri State Route No. 152, as set forth in Tracts No. 2 and No. 7 in a deed filed as Document No. D9074 in Book 1176 at page 100, filed on March 3, 1975; thence southeasterly and easterly along said northeasterly and northerly line the following courses and distances: thence South 4 degrees 24 minutes 29 seconds East, 50 feet; thence South 44 degrees 48 minutes 29 seconds East, 308.59 feet; thence South 72 degrees 36 minutes 24 seconds East, 323.11 feet; thence North 85 degrees 35 minutes 31 seconds East, 1202.00 feet; thence North 83 degrees 30 minutes 06 seconds East, 548.36 feet; thence South 85 degrees 28 minutes 39 seconds East, 354.30 feet; thence North 85 degrees 35 minutes 31 seconds East, 500.00 feet; thence North 84 degrees 47 minutes 06 seconds East, 355.04 feet; thence North 67 degrees 17 minutes 16 seconds East, 277.02 feet; thence North 4 degrees 24 minutes 29 seconds West, 104.00 feet to a point on the south line of Barry Road, as now established; thence North 88 degrees 14 minutes 16 seconds West along said south line, 148.86 feet to a point on the southerly line of Barry Road, as relocated to connect with Sycamore Road, as set forth in Tract No. 7 in said Document No. D9074; thence westerly along said southerly line, being a curve to the right, having a radius of 833.94 feet and a central angle of 17 degrees 08 minutes 01 seconds, the initial tangent of which bears South 73 degrees 33 minutes 50 seconds West, a distance of 249.38 feet; thence North 72 degrees 28 minutes 27 seconds West along said southerly line, 160.63 feet to a point on the south line of Barry Road, as now established; thence West along said south line the following courses and distances: thence North 87 degrees 35 minutes 08 seconds West, 90.31 feet; thence westerly along a curve to the left, from the last described course as a tangent, having a radius of 11,429.16 feet and a central angle of 1 degree 22 minutes 23 seconds, a distance of 273.91 feet; thence South 1 degree 02 minutes 30 seconds West, normal to the last described curve, 5.00 feet; thence west along a curve to the left, from the last described course as a normal, having a radius of 11,424.16 feet and a central angle of 1 degree 50 minutes 38 seconds, a distance of 367.67 feet; thence South 89 degrees 11 minutes 52 seconds West, tangent to the last described curve, 153.30 feet; thence South 0 degrees 48 minutes 08 seconds East, 10.00 feet; thence South 89 degrees 11 minutes 52 seconds West, 542.00 feet; thence South 0 degrees 48 minutes 08 seconds East, 5.00 feet; thence South 89 degrees 11 minutes 52 seconds West, 83.00 feet; thence North 0 degrees 48 minutes 08 seconds West, 10.00 feet; thence South 89 degrees 11 minutes 52 seconds West, 750.00 feet; thence North 0 degrees 48 minutes 08 seconds West,

10.00 feet; thence South 89 degrees 11 minutes 52 seconds West, 508.63 feet to the point of beginning. Less and except that part of the above described parcel of land that lies east of the east line of the Southeast Quarter of said Section 9. And also, All that part of the Northwest Quarter of Section 9, Township 51, Range 32, in Kansas City, Clay County, Missouri, described as follows: Beginning at the northeast corner of said Quarter Section; thence South 0 degrees 28 minutes 01 seconds West along the east line of said Quarter Section, 2574.13 feet to a point on the north line of Barry Road, as now established; thence South 89 degrees 15 minutes 18 seconds West along said north line, 308.98 feet to a point on the easterly line of Relocated Barry Road, as set forth in Tract No. 2 (b) of a deed filed as Document No. D9074 in Book 1176 at page 100, on March 3, 1975; thence westerly and northerly along said easterly line the following courses and distances: thence North 0 degrees 33 minutes 44 seconds West, 57.58 feet; thence North 76 degrees 17 minutes 14 seconds West, 293.65 feet; thence North 55 degrees 29 minutes 03 seconds West, 562.66 feet; thence North 24 degrees 36 minutes 12 seconds West, 398.56 feet; thence North 3 degrees 22 minutes 32 seconds East, 1054.11 feet; thence North 4 degrees 36 minutes 45 seconds West, 306.62 feet; thence South 85 degrees 14 minutes 20 seconds West, 275.98 feet to a point on the easterly right-of-way line of U.S. Interstate Route No. 435, as set forth in said Tract No. 2 of Document No. D9074; thence North 6 degrees 06 minutes 34 seconds West along said easterly line, 516.49 feet to a point on the north line of said Quarter Section; thence South 89 degrees 52 minutes 55 seconds East along said north line, 1713.44 feet to the point of beginning. The above described tracts contain 94.13 acres.

is hereby rezoned from SC to SC, all as shown outlined on a map marked Section 88-20A-1520, 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 updated Shoal Creek Community Master Plan booklet for the area legally described above is hereby approved. A copy of said Community Master Plan, containing revisions to street alignment and review and approval processes, is on file in the office of the City Clerk with this ordinance and is made a part hereof.

Section C. That the Council finds and declares that before taking any action on the proposed amended Community Master 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.

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260015

Submitted Department/Preparer: City Planning

Revised 6/10/24

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

Executive Summary

Approving updates to the Shoal Creek Special Purpose District by rezoning about 1,756 acres from SC to SC, generally located between NE 96th Street/ NE Shoal Creek Parkway on the north, NE 76th Street on the south, N. Flintlock Road on the east and Shoal Creek Parkway and I-435 on the west, and amending the Shoal Creek Community Master Plan booklet and text in accordance with 88-255-09-B to update the review and approval process and to revise the alignment of a collector street. (CD-CPC-2025-00153 & CD-CPC-2025-00154)

Discussion

The Shoal Creek Valley Community Master Plan is the guiding document for the SC (Shoal Creek) zoning district. This district is a Special Purpose District, as regulated by section 88-250 of the Zoning and Development Code. The SC district and Master Plan were adopted August 31, 2000 and amended in 2001, 2003, 2004, 2005, 2010, and 2015. The purpose of creating the SC district was to create codified standards specific to the vision and needs of this specific area of the city to have cohesive, high-quality development. The majority landowner that created the SC district and Community Master Plan was Suburban Land Reserve, Inc., affiliated with The Church of Jesus Christ of Latter-day Saints.

This is an application for both rezoning and development plan, as SC is a special district with an associated plan. Amending the plan also amends the zoning, similar to a UR or MPD district. This application amending the Community Master Plan is focused on revising review and approval processes for development in the district that align more closely with the entitlement processes in the Zoning and Development Code.

Summary of changes:

- General updates to dates and owner/development information.
- Updates to trip budgets (traffic impact) for each neighborhood area within the SC district.

- Updated map graphics showing revised alignment of future N Sycamore Avenue connecting NE 82nd Terrace to Davidson Farms residential subdivision.
- Updated notations to infrastructure projects that have been completed and have still yet to be completed.
- Updated review and regulatory processes for new development or amendments to existing plans within the SC district and the overall Community Master Plan. More specifically, the approving bodies for each plan type are generally the same, but the process is simplified through graphics (page 6-5) and translating names of entitlement from previous version of the Community Master Plan to match existing application types, and application submittal requirements based on the Director's Minimum Submittal Requirements checklist (pages 6-6 - 6-8).

Staff recommendation: Approval

CPC recommendation: Approval

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
Not applicable as this ordinance amends processes and information in the Shoal Creek Community Master Plan.
3. How does the legislation affect the current fiscal year?
Not applicable as this ordinance amends processes and information in the Shoal Creek Community Master Plan.
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 ordinance amends processes and information in the Shoal Creek Community Master Plan.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this ordinance amends processes and information in the Shoal Creek Community Master Plan.

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 has no fiscal impact.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - ☐ Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
 - ☒ Ensure quality, lasting development of new growth.
 - ☐ Increase and support local workforce development and minority, women, and locally owned businesses.
 - ☐ Create a solutions-oriented culture to foster a more welcoming business environment.
 - ☐ Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
 - ☐

Prior Legislation

12417-P-9 - Ordinance 150919 - Amending the approved Shoal Creek Valley Community Master Plan for approximately 78.34 acres of the 1,756 acre Plan located at the future intersection of Booth Avenue on the north side of M-152 generally between N. Donnelly Avenue on the west and N. Lewis Avenue on the east changing 23 acres from MPC-2 to MPC-6 and allowing the remaining and adjacent 55.34 acres north, east and west of the 23 acre parcel to remain MPC-2, and changing a portion on the east side from MPC-4 to MPC-2. Approved November 29, 2015

Service Level Impacts

None

Other Impacts

1. What will be the potential health impacts to any affected groups?
This ordinance did not evaluate health impacts.
2. How have those groups been engaged and involved in the development of this ordinance?
This project complies with the required public engagement in section 88-505-12.
3. How does this legislation contribute to a sustainable Kansas City?
This ordinance to amend a previously adopted plan will contribute to clearer processes applied to future development of the Shoal Creek area.
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:
Updating a plan.
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)



Legislation Text

File #: 260016

ORDINANCE NO. 260016

Sponsor: Director of City Planning and Development Department

Rezoning an area of about .4 acres generally located at 3319 Red Bud Drive from District R-7.5 to District R-2.5, to allow the property owner to apply for a special use permit to allow a triplex at the site. (CD-CPC-2025-00165)

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-1521, rezoning an area of about .4 acres generally located at 3319 Red Bud Drive from District R-7.5 (Residential) to District R-2.5 (Residential), said section to read as follows:

Section 88-20A-1521. That an area legally described as:

Lot 5, Red Bud Park.

is hereby rezoned from District R-7.5 (Residential) to District R-2.5 (Residential), all as shown outlined on a map marked Section 88-20A-1521, 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.

..end

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

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260016

Submitted Department/Preparer: City Planning

Revised 6/10/24

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

Executive Summary

Rezoning an area of about .4 acres generally located at 3319 Red Bud Drive from District R-7.5 (Residential) to District R-2.5 (Residential) to abate work done without building plans/permits. (CD-CPC-2025-00165)

Discussion

A residential structure, which appears to be a single detached dwelling unit, that has been illegally converted (without proper building permits) into a triplex, occupies the subject site. A multiplex building is not permitted within the R-7.5 zoning district. The applicant seeks to rezone the subject property from R-7.5 (Residential) to R-2.5 (Residential) so the triplex can seek a Special Use Permit to allow the use on the subject site. Applicable building permits would still be necessary for the subject site.

City Council Key Points

- Rezoning from R-7.5 to R-2.5.
- Property owner is seeking to rezone the property to abate issues related to the building being illegally converted into a triplex.
- If the rezoning is approved the property owner would still need to apply for a Special Use Permit to allow a multi-unit house on the subject property.
- No one appeared for public testimony.
- City Plan Commission recommended approval.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
Not applicable - as this is an ordinance authorizing the rezoning of the subject site.

3. How does the legislation affect the current fiscal year?
Not applicable – as this is an ordinance authorizing the rezoning of the subject site
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Not applicable – as this is an ordinance authorizing the rezoning of the subject site
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
This ordinance authorizes the rezoning of the subject site, which may help generate revenue with the properly permitted and taxed building.

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 ordinance has no direct fiscal impact.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
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

CVLN-1160: DENIED

A Certificate of Legal Nonconforming Use to allow a duplex in a district zoned R-1a.

Service Level Impacts

None expected.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable – as this is an ordinance authorizing the rezoning of the subject site
2. How have those groups been engaged and involved in the development of this ordinance?
Per 88-505-12, Public Engagement, does apply to this request. The applicant hosted a meeting on November 19, 2025. A meeting summary is attached to the CPC Staff Report.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable – as this is an ordinance authorizing the rezoning of the subject site
4. Does this legislation create or preserve new housing units?
Yes (Press tab after selecting)

Total Number of Units 2
Number of Affordable Units unknown
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 #: 240524

ORDINANCE NO. 240524

Sponsor: Director of City Planning and Development Department

Approving a development plan on about 60 acres, which also serves as a preliminary plat, for an industrial development in District M2-3 generally located at 10951 N. Congress Avenue. (CD-CPC-2024-00038)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan, which also serves as a preliminary plat, in District M2-3 (Manufacturing 2 (Dash 3)), generally located at 10951 N. Congress Avenue, and more specifically described as follows:

All that part of the Northeast Quarter of Section 25, Township 52 North, Range 34 West, in the City of Kansas City, Platte County, Missouri, being more particularly described as follows: Commencing at the southwest corner of the Northeast Quarter of said Section 25; thence North 0°12'53" East, along the west line of the Northeast Quarter of said Section 25, a distance of 782.69 feet; thence South 89°54'40" East, along the north plat line of Congress Business Park, Third Plat, a platted subdivision of land in the City of Kansas City, Platte County, Missouri, and its westerly extension, a distance of 61.21 feet, to the point of beginning; thence North 55°40'23" East, a distance of 113.50 feet; thence North 22°39'19" East, a distance of 298.95 feet; thence North 54°21'27" East, a distance of 317.12 feet; thence North 47°06'12" East, a distance of 277.72 feet, to a point on the north line of the south 10 acres of the north one-half of the Northeast Quarter of said Section 25 and the south plat line of KCI Auto Auction, Plat 3, a platted subdivision of land in the City of Kansas City, Platte County, Missouri; thence South 89°54'49" East, along the north line of the south 10 acres of the north one-half of the Northeast Quarter of said Section 25 and the south plat line of said KCI Auto Auction, Plat 3, a distance of 767.06 feet; thence South 10°06'24" West, a distance of 96.32 feet; thence South 1°53'36" East, a distance of 92.96 feet; thence South 19°53'36" East, a distance of 29.17 feet; thence South 67°53'36" East, a distance of 46.62 feet; thence South 41°53'36" East, a distance of 81.56 feet; thence South 89°53'36" East, a distance of 1078.93 feet, to a point on the east line of the Northeast Quarter of said Section 25; thence South 0°32'31" West, along the east line of the Northeast Quarter of said Section 25, a distance of 1204.74 feet, to the southeast corner of Northeast Quarter of said Section 25; thence North 89°53'36" West, along the south line of the Northeast Quarter of

said Section 25, a distance of 1649.18 feet to the southeast plat corner of Congress Business Park, a platted subdivision of land in the City of Kansas City, Platte County, Missouri; thence North 0°05'20" East, along the east plat line of said Congress Business Park, a distance of 783.00 feet, to the northeast plat corner of said Congress Business Park; thence North 89°54'40" West, along the north plat line of said Congress Business Park and the north plat line of said Congress Business Park, Third Plat, a distance of 950.43 feet to the point of beginning, containing 59.7243 acres, more or less.

is hereby approved, subject to the following conditions:

1. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, has been installed or preserved in accordance with the plan and is healthy prior to a certificate of occupancy.
2. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to a certificate of occupancy.
3. The developer shall receive approval of an administrative adjustment to the bicycle parking requirements or receive approval of a variance prior to a building permit.
4. The developer shall secure approval of a project plan for the areas labeled "Future Phases" of the project from the City Plan Commission prior to a building permit.
5. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
6. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.
7. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to a certificate of occupancy.
8. All signage shall conform to 88-445 and shall require a sign permit prior to installation.

9. The developer shall be responsible for tree preservation in an easement or platted tract in accordance with 88-424. This requirement shall be satisfied prior to issuance of a certificate of occupancy, or prior to the recording of the final plat, whichever occurs first.
10. Prior to any certificate of occupancy is issued for each phase, a final plat must be approved by the City and recorded with the County Recorder of Deeds.
11. Prior to the first certificate of occupancy issued a sign must be placed at the terminus of N.W. 109th Street stating "End City Maintenance".
12. The developer shall enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by the Land Development Division, prior to recording the plat.
13. The north half of N.W. 108th Street shall be improved to collector street standards as required by Chapter 88, to current standards, including curbs, gutters, sidewalks, streetlights, relocating any utilities as may be necessary, and adjusting vertical grades for the road, and obtaining required permits from the Land Development Division for said improvement prior to recording the plat or prior to issuance of a building permit, whichever occurs first.
14. The developer shall submit a macro storm drainage study with the first plat or phase, from a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including water quality BMP's, to the Land Development Division for review and acceptance for the entire development area, and submit a micro storm drainage study with each subsequent plat or phase showing compliance with the approved macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a building permit, whichever occurs first, as required by the Land Development Division.
15. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
16. The developer shall pay impact fees as required by Chapter 39 of the City's Code of Ordinances, as required by the Land Development Division.
17. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of

- a building permit to connect the private system to the public sewer main and depending on adequacy of the receiving system, make other improvements as may be required.
18. The developer shall secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first.
 19. The developer shall obtain the executed and recorded City approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting.
 20. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right-of-way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
 21. The developer shall submit plans for grading, siltation, and erosion control to the Land Development Division for review and acceptance, provide a copy of the Storm Water Pollution Prevention (SWPP) plan submitted to the Missouri Department of Natural Resources (MDNR) and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
 22. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri.
 23. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2). Fire hydrant distribution shall follow IFC-2018 Table C102.1.
 24. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1)
 25. All required Fire Department access roads shall be an all-weather surface. (IFC-2012: § 503.2.3). Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5) Required Fire Department access roads shall designed to

support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3) The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4) and shall provide fire lane signage on fire access drives.

26. The developer shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC-2018 § 507.1)
27. New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. (IFC 2018 510.1) and (NFPA1221)
28. Aerial fire apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial fire apparatus roads are a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure. (IFC-2018 § D105). Buildings exceeding three (3) stories or 30 feet in height shall have at least two means of fire apparatus access. (IFC-2018: § D104.1)
29. A full flow fire meter shall be required when the fire protection service line serves more than one building, or combination service lines 6 inches and larger, or that have private fire hydrants connected to them.
30. No water service tap permits will be issued until the public water main is released for taps.
31. Water/sewer service lines shall serve only one lot or tract and shall not cross a separate lot or tract.
32. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
33. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to a certificate of occupancy.
34. Branch service lines one-and-one-half inches and larger in diameter for domestic water services or fire protection lines shall be connected to the main by cutting in a minimum 6" branch service tee, installing three gate valves, and two solid sleeves on the main. Line valves on the main shall be the same nominal size as the main.
35. The developer shall provide covenants to maintain private water mains acceptable to the Kansas City Water Services Department for any private water mains prior to the issuance of any building permits.

36. Water main extension plans shall be submitted to the Kansas City Water Services Department by a Missouri PE for review, approval, and contracts for extensions of the transmission main, distribution main, and public fire hydrants per the approved utility plan prior to issuance of building permits. The WME plans shall follow all Kansas City Water rules and regulations for water main extensions. The extension of approximately 2,800' of 12" public water main and approximately 500' of 24" transmission main along N.W. 108th Street as shown on the development plan shall be designed and under contract (permitted) with Kansas City Water Services Department prior to recording the final plat. The applicant must dedicate a 30' wide exclusive water main easement adjacent to the future 112th Street right-of-way along the northeast corner of the site as part of the final plat. The City will cost share the cost of the 24" portion of the watermain to the extent the cost of the 24" water main exceeds the cost of a 12" watermain for the length of the 24" water main, as funding is available.
37. The developer shall submit a preliminary stream buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements.
38. The developer shall submit a final stream buffer plan for approval prior to issuance of any building permits and obtain permits for the stream buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements.
39. The developer shall grant on City approved forms, a stream buffer easement to the City, as required by Chapter 88 and the Land Development Division, prior to issuance of any stream buffer permits.
40. The developer shall obtain approval and any necessary permits from the United States Army Corps of Engineers for proposed wetland fills or alteration of the vegetated stream buffers prior to issuance of any site disturbance, grading, or stream buffer permits or approval of the final plat, whichever occurs first.
41. The developer shall provide covenants to maintain private storm sewer mains acceptable to the Kansas City Water Services Department for any private storm sewer mains prior to the issuance of any building permits.
42. The developer shall provide private storm drainage easements for any private storm sewer mains prior to the issuance of any building permits.
43. The developer shall secure permits to extend sanitary and storm water conveyance systems to serve all proposed lots within the development, prior to recording the plat or issuance of a building permit, whichever occurs first.

44. The developer shall enter into a covenant agreement for the maintenance of any storm water detention area tracts as required by the Land Development Division, prior to recording the plat.
45. The developer shall grant BMP easements to the City, prior to recording the plat or issuance of any building permits.
46. The developer shall submit a macro storm drainage study with the first plat or phase, from a Missouri-licensed civil engineer showing compliance with current adopted standards in effect at the time of submission, including water quality BMP's, for review and acceptance for the disturbed area, and submit a micro storm drainage study with each subsequent plat or phase showing compliance with the approved macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a building permit, whichever occurs first.
47. The developer shall provide covenants to maintain private sanitary sewer mains acceptable to the Kansas City Water Services Department for any private sanitary sewer mains prior to the issuance of any building permits.
48. The developer shall provide covenants to maintain private water mains acceptable to the Kansas City Water Services Department for any private water mains prior to the issuance of any building permits.
49. The developer shall provide private (water, storm drainage, sanitary sewer) easements for any private mains prior to issuance of any building permits.
50. Internal utilities shall be private mains located within private easements and covered by covenants to maintain private utilities acceptable to the Kansas City Water Services Department.

A copy of said development plan is on file in the office of the City Clerk with this ordinance and is made a part hereof.

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.

Ahnna Nanoski, AICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240524

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 a development plan on about 60 acres, which also serves as a preliminary plat, for an industrial development in District M2-3 generally located at 10951 N Congress Avenue. (CD-CPC-2024-00038)

Discussion

- The proposed development will create 4 lots. There are 3 proposed buildings total, and one undeveloped lot for potential outdoor storage.
- The zoning allows for the proposed use.
- Internal drives will be privately owned and maintained.
- See staff report for details.

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 physical development on subject property.
3. How does the legislation affect the current fiscal year?
Not applicable as this is a zoning ordinance authorizing physical development 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.
The proposed ordinance will approve construction of public infrastructure at the cost of the developer and dedication of land for future right of way, which will be constructed and maintained by the City in the future.
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. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 2. This fund has a structural imbalance. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 3. Account string has been verified/confirmed. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> 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?
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

See staff report.

Service Level Impacts

No impact expected.

Other Impacts

1. What will be the potential health impacts to any affected groups?
This ordinance was not evaluated for potential health impacts,
2. How have those groups been engaged and involved in the development of this ordinance?
This project complies with the public engagement requirements in section 88-505-12.
3. How does this legislation contribute to a sustainable Kansas City?
The proposed development will create more construction of industrial development with the potential to enhance the economy in Kansas City as an industrial/logistic hub.
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:

Private development proposal, privately funded.

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 #: 250876

ORDINANCE NO. 250876

Sponsor: Director of City Planning and Development Department

Amending Chapter 88, the Zoning and Development Code, by repealing Subsection 88-445-06, Residential Signs, and enacting in lieu thereof a new section of like number and subject matter for the purposes of allowing digital signs for Institutional and Office Uses in residential districts and adopting new standards for such signs. (CD-CPC-2025-00128) ***HELD UNTIL 1/27/2026***

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 88, Zoning and Development Code, is hereby amended by repealing Section 88-445-06, "Residential Signs," and enacting in lieu thereof a new section of like number and subject matter, said section to read as follows:

88-445-06 - SIGNS IN RESIDENTIAL DISTRICTS

88-445-06-A. RESIDENTIAL SIGNS

Only the following signs are allowed in residential zoning districts (including AG-R):

1. **GENERAL RULES**

a. **LIGHTING.**

Except where otherwise specified, signs in residential districts may be externally illuminated only, unless otherwise specified.

b. **FLASHING, MOVING AND SIMILAR SIGNS**

Flashing, moving, animated, wind-blown, or other signs that move or simulate movement are prohibited.

c. **TRAFFIC CONTROL SIGNS**

In addition to other signs permitted under this section, any lot or parcel containing more than 4 dwelling units, a permitted institutional use, or a permitted commercial use, may contain signs conforming with the Manual of Uniform Traffic Control Devices and not containing any commercial message.

d. **MESSAGES**

Any sign allowed under this section may bear a noncommercial message. Limited commercial messages are allowed, in accordance with express provisions of this section, but such commercial

messages may not advertise or direct attention to a business or commercial activity other than one lawfully conducted on the premises, as expressly allowed under this section.

e. **SETBACK**

Signs placed on a corner lot shall not extend forward of a diagonal line which intersects the front and side property lines of the lot at points 20 feet distant from the common intersection of the front and side property lines or, if the corner of the lot is platted on a radius, the extension of the front and side property lines to a point of common intersection. Signs placed on an interior lot shall be set back a minimum of 5 feet from the right-of-way line.

2. **DETACHED HOUSE AND SEMI-ATTACHED HOUSE**

A lot with a principal use of a detached house or semi-attached house may have:

- a. For each entrance (excluding garage entrances) to a dwelling unit, one wall sign, not to exceed 80 square inches in area.
- b. One interim sign bearing a noncommercial message or a message related to the sale, lease, rental, or construction of the home. Such sign may not exceed 8 square feet in area or 4 feet in height.
- c. Additional interim signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height. A maximum of 16 square feet of sign area is allowed per lot.
- d. During the period from 6 weeks prior to a public election to be held in Kansas City to 2 weeks after such election, each lot may display additional signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height.

3. **MULTI-UNIT BUILDINGS**

A lot with a principal use of a multi-unit building may have:

a. **WALL SIGNS**

1. One wall sign per building not to exceed 12 square feet in area. The message on such sign may include a commercial message related to the sale, lease, or rental of units in the building or complex.
2. For each building entrance providing access to multiple dwelling units, an additional sign to identify the dwelling units in that building, not to exceed 4 square feet in area, provided that no message on such sign other than a word such as "directory" or similar identifying word may be legible from a location on the public right-of-way or on

private property other than that which is part of the same complex.

3. For each entrance (excluding garage entrances) to an individual dwelling unit, one wall sign, not to exceed 80 square inches in area.
4. For any multi-unit residential building containing one or more offices, as permitted under the zoning for the district, one additional wall sign is permitted, which sign may not exceed 16 square feet in area. The wall sign may bear a commercial message related to activities lawfully conducted on the premises or a noncommercial message.

b. **INCIDENTAL SIGNS**

One additional sign per driveway is permitted, which sign may not exceed 36 inches in height and 2 square feet in area. Such sign may not contain a commercial message.

c. **INTERIM SIGNS**

- (1) One interim sign bearing a noncommercial message or a message related to the sale, lease, rental, or construction of the units. Such sign may not exceed 8 square feet in area or 4 feet in height.
- (2) Additional interim signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height. A maximum of 16 square feet of sign area is allowed per lot.
- (3) During the period from 6 weeks prior to a public election to be held in Kansas City to 2 weeks after such election, each lot may display additional signs displaying noncommercial messages. No such sign may exceed 8 square feet in area or 4 feet in height.

4. **INSTITUTIONAL AND OFFICE USES**

A lot with an institutional use as its principal use, such as a church, school, police or fire station, community center, public park, an office building, or other permitted principal uses not described herein, may have:

(a) **MONUMENT SIGNS**

One monument sign per street frontage which may not exceed 32 square feet in area or 6 feet in height. One sign per lot may include changeable copy, but the changeable copy feature must use direct human intervention for

changes and may not include any form of digital or electronic display. Such sign may be internally or externally illuminated.

(b) **WALL SIGNS**

One wall sign per public entrance, which may not exceed 20 square feet in area. Such sign may not include any form of digital or electronic display. Such sign may be internally or externally illuminated.

(c) **INCIDENTAL SIGNS**

1. One sign per driveway is permitted, which may not exceed 42 inches in height and 6 square feet in area.
2. Incidental signs must be set back a minimum of 10 feet from all property lines.
3. Such sign may not contain a commercial message but may include the logo of the institutional use.

(d) **INTERIM SIGNS**

1. One interim sign bearing a noncommercial message or a message related to the sale, lease, rental, or construction of the property. Such sign may not exceed 8 square feet in area or 4 feet in height.
2. Additional interim signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height. A maximum of 16 square feet of sign area is allowed per lot.
3. During the period from 6 weeks prior to a public election to be held in Kansas City to 2 weeks after such election, each lot may display additional signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height.

(e) **DIGITAL SIGNS**

The Board of Zoning Adjustment may grant a special use permit to allow a principal use which is located on a lot that is at least six (6) acres in size, or located on a lot that is at least three (3) acres in size and is adjacent to a major arterial street, to install a digital sign face on one otherwise allowable monument sign, subject to the approval criteria in 88-525-09 and subject to the following additional requirements:

1. The sign must be located at least 100 feet from any other residentially zoned and occupied property.
2. The sign must not be located within 150 feet of a public park or a parkway or boulevard.
3. The sign must not be located on a lot that is within a designated historic district or on a lot where there exists a designated historic landmark.
4. The message or image may not change more than once every hour.
5. Changes of image must be instantaneous as seen by the human eye and may not use facing, rolling, window shading, dissolving, or similar visual effects as part of the change.
6. Digital signs must use automatic level controls to reduce lights levels at night and under cloudy and other darkened conditions. All digital signs must have installed ambient light monitors and must at all times allow such monitors to automatically adjust the brightness level of the electronic sign based on ambient light conditions. Maximum brightness levels for electronic and digital signs may not exceed 5000 nits when measured from the sign's face at its maximum brightness, during daylight hours, and 500 nits when measured from the signs face at its maximum brightness between sunset and sunrise, as those times are determined by the National Weather Service.
7. The sign may not be illuminated between the hours or 10:00 p.m. and 7:00 a.m.
8. The background color of the sign may not be white.
9. The digital display must be turned off if the display is not properly functioning.
10. Neither the proposed message to be displayed nor the character of the use on the property may be a factor in the BZA's decision.

5. HOSPITAL SIGNS

A signage plan portraying signs necessary for the proper identification of the facilities within a hospital may be approved by special use permit. Such signs shall be on-premises signs and limited to proper identification of the facilities. Such signs may be internally or externally illuminated.

6. **RESIDENTIAL ENTRANCE SIGNS**

One monument sign is allowed at each street entrance, identifying the name of the residential neighborhood or multi-unit complex or building. The area of the sign face shall not exceed 32 square feet in area or 6 feet in height; however, the monument structure on which the sign is located may be approved for up to 25 feet in height through the project plan process.

7. **INTERIM SUBDIVISION DEVELOPMENT SIGNS**

As an interim use accessory to the permitted activity of lawful subdivision development in a development which will contain at least 20 dwelling units, interim identification signs are permitted, provided that such signs may not exceed 100 square feet in sign area nor more than 15 feet in height; if there is more than one such sign, such signs must be at least 1,000 feet apart. Each such sign may remain in place until 90 percent of the lots in the sector are sold, but no longer than 18 months from the date of erection. All such signs must be located at least 15 feet from the pavement edge or edge of the street or thoroughfare to which it is directed, but not within the sight triangle. All such signs must be within the development or within 2000 feet of the development. These signs may not be illuminated.

8. **GROUP HOMES**

A lot with a principal use of a group home may have:

- (a) For each entrance (excluding garage entrances) one wall sign, not to exceed 80 square inches in area.
- (b) One interim sign bearing a noncommercial message or a message related to the sale, lease, rental, or construction of the home. Such sign may not exceed 8 square feet in area or 4 feet in height.
- (c) Additional interim signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height. A total of 16 square feet of sign area is allowed per lot.
- (d) During the period from six weeks prior to a public election to be held in the city to two weeks after such election, each

lot may display additional signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height.

9. **OTHER PRINCIPAL USES AND VACANT LOTS**

A lot with a principal use not described in this section, or a vacant lot may have:

- (a) One interim sign bearing a noncommercial message or a message related to the sale, lease, rental, or construction of the property. Such sign may not exceed 8 square feet in area or 4 feet in height.
- (b) Additional interim signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height. A total of 16 square feet of sign area is allowed per lot.
- (c) During the period from six weeks prior to a public election to be held in the city to two weeks after such election, each lot may display additional signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height.

10. **AUXILIARY PARKING**

Signs to identify parking areas allowed by special use permit shall be approved in conjunction with such special use permit, although no sign may exceed 12 square feet in area or 6 feet in height. Such signs may show only the hours in which the parking lot is open and the persons authorized to use the parking area.

Section 2. That the Council finds and declares that 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.

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250876

Submitted Department/Preparer: City Planning

Revised 6/10/24

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

Executive Summary

Amending Chapter 88, Zoning and Development Code, by repealing Subsection 88-445-06-A, Residential Signs, and enacting in lieu thereof a new section of like number and subject matter for the purposes of allowing digital signs for Institutional and Office Uses in residential districts and adopting new standards for such signs.

Discussion

The purpose of the proposed text amendment is to address increasing trends toward modern sign technologies, specifically regarding monument signs. The City's sign code, Section 88-445, restricts digital signage in all districts. For signs in residential districts, the current ordinance prohibits both digital or electronic displays, such as electronic message centers. Changeable copy features are permitted, but must use "direct human intervention" for changes to the sign message or display.

The proposed text amendment would permit Institutional and Office uses in residential districts that are located on a lot that is at least 6 acres in size, or a lot of at least 3 acres adjacent to a major arterial, to erect one digital monument sign, pursuant to approval of a Special Use Permit by the Board of Zoning Adjustment. The digital monument sign would remain subject to the existing area and height limits in 88-445-06-A, 4. that limit monument signs to 32 square feet in area and 6 feet in height.

Staff received written testimony opposed to this text amendment in advance of the CPC hearing. A representative of the KC Neighborhood Advisory Council spoke at the CPC hearing in opposition to the text amendment.

City Plan Commission voted 5-1 to recommend approval.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
Not applicable as this is an amendment to the zoning and development code.
3. How does the legislation affect the current fiscal year?
Not applicable as this is an amendment to the zoning and development code.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Not applicable as this is an amendment to the zoning and development code.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this is an amendment to the zoning and development code.

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 ordinance has no direct fiscal impact.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - ☐ Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
 - ☒ Ensure quality, lasting development of new growth.

- ☐ Increase and support local workforce development and minority, women, and locally owned businesses.
- ☐ Create a solutions-oriented culture to foster a more welcoming business environment.
- ☐ Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
- ☐

Prior Legislation

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

Service Level Impacts

No service level impacts expected.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this is an amendment to the zoning and development code.
2. How have those groups been engaged and involved in the development of this ordinance?
Not applicable as this is an amendment to the zoning and development code.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this is an amendment to the zoning and development code.
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:

Not applicable as this is an amendment to the zoning and development code.

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 #: 250997

ORDINANCE NO. 250997

Sponsor: Councilmember Crispin Rea

Amending Chapter 88, the Zoning and Development Code, by repealing Section 88-354, Marijuana Facilities, and enacting in lieu thereof a new section of like number and subject matter for the purpose of allowing marijuana dispensaries located at least 1,000 feet from residential zoning districts to operate 24 hours per day subject to approval of a special use permit.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. Amending Chapter 88, Code of Ordinances, by repealing and replacing Section 88-354, Marijuana Facilities, and enacting in lieu thereof a new section of like number and subject matter, said section to read as follows:

88-354 MARIJUANA FACILITIES

88-354-01 APPLICABILITY

Marijuana facilities authorized by article XIV, sections 1 and 2 of the Missouri Constitution must be licensed by the Missouri Department of Health and Senior Services, or its successor entity.

88-354-02 STANDARDS AND CONDITIONS FOR ALL MARIJUANA FACILITIES

All marijuana facilities licensed by the Missouri Department of Health and Senior Services, and authorized to operate under article XIV, sections 1 and 2 of the Missouri Constitution, shall operate according to the local regulations applicable to all properties in zoning districts which allow the use of marijuana facilities.

88-354-02-A. DISTANCE REQUIREMENT FROM SCHOOLS

All comprehensive or medical marijuana cultivation facilities, comprehensive or medical marijuana-infused products manufacturing facilities, and marijuana testing facilities licensed by the Missouri Department of Health and Senior Services, and authorized to operate under article XIV, sections 1 and 2 of the Missouri Constitution, shall not be initially sited, at the time of application for license or for zoning approval, whichever is earlier, within 1,000 feet of any then-existing elementary or secondary school, as elementary and secondary schools are defined by state laws and regulations governing comprehensive and medical marijuana facilities.

All comprehensive or medical marijuana dispensary facilities licensed by the Missouri Department of Health and Senior Services, and authorized to operate under article XIV, sections 1 and 2 of the Missouri Constitution, shall not be initially sited, at the time of application for license or for zoning approval, whichever is earlier, within 1,000 feet of any then-existing elementary or secondary school, as elementary and secondary schools are defined by state laws and regulations governing comprehensive and medical marijuana facilities.

88-354-02-B. DISTANCE REQUIREMENT FROM CHURCHES AND DAY CARE CENTERS

All marijuana facilities licensed by the Missouri Department of Health and Senior Services, and authorized to operate under article XIV, sections 1 and 2 of the Missouri Constitution, shall not be initially sited, at the time of application for license or for zoning approval, whichever is earlier, within 300 feet of any then-existing church or daycare, as church and daycare are defined by state laws and regulations governing marijuana facilities.

88-354-02-C. DISTANCE REQUIREMENT FROM OTHER MARIJUANA DISPENSARY FACILITIES

All comprehensive dispensary facilities, marijuana microbusiness dispensary facilities, or medical marijuana dispensary facilities licensed by the Missouri Department of Health and Senior Services, and authorized to operate under article XIV, sections 1 and 2 of the Missouri Constitution, shall not be initially sited, at the time of application for license or for zoning approval, whichever is earlier, within 2,000 feet of any then-existing comprehensive dispensary facilities, marijuana micro dispensary facilities, or medical marijuana dispensary facilities.

88-354-03 MEASUREMENTS

Measurements shall be made along the shortest path between the demarcation points that can be lawfully traveled by foot.

88-354-03-A. MEASUREMENT REQUIREMENT FOR FREESTANDING FACILITIES

In the case of a freestanding facility, the distance between the facility and the school, daycare, dispensary, church, or residential zoning district shall be measured from the external wall of the facility structure closest in proximity to the school, daycare, dispensary, or church to the closest point of the property line of the school, daycare, dispensary, church, or residential zoning district. If the school, daycare, dispensary, church, or the boundary line of the residential zoning district is part of a larger structure, such as an office building or strip mall, the distance shall be measured to the entrance or exit of the school, daycare, dispensary, or church closest in proximity to the facility.

88-354-03-B. MEASUREMENT REQUIREMENT FOR FACILITIES THAT ARE PART OF A LARGER STRUCTURE

In the case of a facility that is part of a larger structure, such as an office building or strip mall, the distance between the facility and the school, daycare, or church shall be measured from the property line of the school, daycare, church, or the boundary line of the residential zoning district to the facility's entrance or exit closest in proximity to the school, daycare, church, or residential zoning district. If the school, daycare, or church is part of a larger structure, such as an office building or strip mall, the distance shall be measured to the entrance or exit of the school, daycare, or church closest in proximity to the facility.

88-354-04 HOURS OF OPERATION

88-354-04-A. GENERALLY

Comprehensive and Medical Marijuana dispensary facilities shall have limited hours of operation from 8:00 a.m. to 10:00 p.m.

88-354-04-B. TWENTY-FOUR HOUR OPERATIONS

Comprehensive and Medical Marijuana dispensary facilities that are located more than 1000 feet from a residential zoning district may operate twenty-four hours per day subject to approval of a Special Use Permit. No special use permit for twenty-four hour operations may be approved for a period longer than 5 years duration. Extensions of the approved time period may be approved through a new special use application and hearing.

88-354-05 STORAGE

All operations and any storage of materials, products, or equipment shall be within a fully enclosed building. No outdoor operations or storage shall be permitted.

88-354-06 EXTERNAL IMPACTS

No marijuana facility shall produce dust, vibration, noise, or other external impacts that are detectable beyond the property lines of the subject property.

..end

I hereby certify that as required by Chapter 88, Code of Ordinances, 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. 250997**



File #: 251031

ORDINANCE NO. 251031

Sponsor: Director of City Planning and Development Department

Amending Chapter 88, the Zoning and Development Code, by amending the use tables in Sections 88-120, 88-130, and 88-140; creating a new Section 88-353, “Large Format Uses,” to establish use standards for Large Format uses; creating a new section 88-339, “Data Centers,” to establish use standards for Data Centers; amending Section 88-805-05, “Industrial Use Group,” to add definitions for Large Format Uses and Data Centers; and amending Section 88-810, “Definitions,” to add a definition for Green Roofs. (CD-CPC-2025-00078)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 88, the Zoning and Development Code, is hereby amended by repealing Table 120-1, “Office, Business, and Commercial Districts Use Table,” and enacting in lieu thereof a new table of like number and subject matter, said table to read as follows:

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

USE GROUP (refer to 88-805 Use Groups and Categories)	ZONING DISTRICT					Use Standards
	O	B1	B2	B3	B4	
Use Category » specific use type						
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	

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	B4	
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	

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	B4	
					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

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	B4	
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	

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	B4	
Business Support Service (except as noted below)	-	-	P	P	P[5]	
» Day labor employment agency	-	-	-	-	S[1][4]	88-331
Communications 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	

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	B4	
					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]	S[3][5]	88-323 88-347
Lodging						
» Bed and Breakfast	-	P	P	P	P[5 for	88-320

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	B4	
					Ground Floor Uses]	
» 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, Professional or General	P	P	P	P	P[5 for 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]	

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	B4	
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	

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	B4	
					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

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	B4	
INDUSTRIAL						
Data Center	-	-	-	-	S	88-339, 88-353
Manufacturing, Production and Industrial Service						
» Artisan	-	P/S	P	P	P	88-318
» Limited	-	-	-	-	S[4]	88-353
» General	-	-	-	-	S[2][4]	88-323 , 88-353
» Intensive	-	-	-	-		88-353
Recycling Service						
» Limited	-	-	-	-	S[1][4]	88-353
Self-Storage Warehouse	-	-	-	-	P[2][4]	88-323 , 88-353, 88-369
Warehousing, Wholesaling, Storage, Freight Movement						
» Indoor	-	-	-	-	P[2][4]	88-323 , 88-353, 88-378
» Outdoor	-	-	-	-	-	88-378
AGRICULTURAL						
Agriculture, Animal	P/*	P/*	P/*	P/*	P/*[4]	*Chapter 14

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	B4	
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

Section 2. That Chapter 88, the Zoning and Development Code, is hereby amended by repealing Table 130-1, “Downtown Districts Use Table,” and enacting in lieu thereof a new table of like number and subject matter, said table to read as follows:

Table 130-1
Downtown Districts Use Table

USE GROUP (refer to 88-805 Use Groups and Categories)	Zoning District	Use Standards
--	-----------------	---------------

Use Category » specific use type	DC	DX	DR	
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	
College/University	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 Exhibit	P	P	P	
Park/Recreation (except as noted below)	P	P	P	
» Community center	P	P	P/S	88-365
Religious Assembly	P	P	P	

Table 130-1
Downtown Districts Use Table

USE GROUP (refer to 88-805 Use Groups and Categories)	Zoning District			Use Standards
Use Category » specific use type	DC	DX	DR	
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

Table 130-1
Downtown Districts Use Table

USE GROUP (refer to 88-805 Use Groups and Categories)	Zoning District			Use Standards
Use Category » specific use type	DC	DX	DR	
» 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	

Table 130-1
Downtown Districts Use Table

USE GROUP (refer to 88-805 Use Groups and Categories)	Zoning District			Use Standards
Use Category » specific use type	DC	DX	DR	
» 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	

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

USE GROUP (refer to 88-805 Use Groups and Categories)	Zoning District			Use Standards
Use Category » specific use type	DC	DX	DR	
» 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

Table 130-1
Downtown Districts Use Table

USE GROUP (refer to 88-805 Use Groups and Categories)	Zoning District			Use Standards
Use Category » specific use type	DC	DX	DR	
» 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				
Data Center	S	S	-	88-339, 88-353
Manufacturing, Production and Industrial Service				
» Artisan	P	P	P/S	88-318
» Limited	S	S	S	88-353
» General	S	S[2]	-	88-323, 88-353
Recycling Service				
» Limited	-	S[1]	-	88-353
Self-Storage Warehouse	-	S[2]	-	88-323, 88-353, 88-369
Warehousing, Wholesaling, Storage, and Freight Movement				
» Indoor	S[2]	S[2]	—	88-323, 88-353, 88-378

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				
» 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

Section 3. That Chapter 88, the Zoning and Development Code, is hereby amended by repealing Table 140-1, “Manufacturing Districts Use Table,” and enacting in lieu thereof a new table of like number and subject matter, said table to read as follows:

Table 140-1
Manufacturing Districts Use Table

USE GROUP (refer to 88-805 Use Groups and Categories)	Zoning District				Use Standards
Use Category » specific use type	M1	M2	M3	M4	
RESIDENTIAL					
Household Living					
» Single-family home	S	-	-	-	
» In single-purpose residential building	P	S	-	-	
» In mixed-use building	P	S	-	-	
Group living	S	-	-	-	
PUBLIC/CIVIC					
Bicycle Sharing Facility	P	P	P	P	88-322
Club, Lodge, or Fraternal Organization	P	P	-	-	
College/University	P	P	-	-	
Day Care	P	P	S	S	
Detention and Correctional Facilities	S[1]	S[1]	S[1]	S[1]	88-335
Halfway House	S	S	S	S	88-352
Hospital	P	-	-	-	
Park/Recreation	P	P	P	P	
Religious Assembly	P	P	P	P	
Safety Service	P	P	P	P	
Schools	P	P	P	P	

Table 140-1
Manufacturing Districts Use Table

USE GROUP (refer to 88-805 Use Groups and Categories)	Zoning District				Use Standards
Use Category » specific use type	M1	M2	M3	M4	
Utilities and Services (except as noted below)	S[1]	S[1]	S[1]	S[1]	
» Basic, minor	P	P	P	P	88-425-08-B
COMMERCIAL					
Adult Business					
» Adult media store	P[1]	P[1]	P[1]	P[1]	88-310
» Adult motion picture theater	P[1]	P[1]	P[1]	P[1]	88-310
» Sex shop	P[1]	P[1]	P[1]	P[1]	88-310
Animal Service	P	P	P	P	88-315
Artist Work or Sales Space	P	P	P	P	
Building Maintenance Service	P	P	P	P	
Business Equipment Sales and Service	P	P	P	P	
Business Support Service (except as noted below)	P	P	P	P	
» Day labor employment agency	S[1]	S[1]	P[1]	P[1]	
Communications Service Establishments	P	P	P	P	
Drive-through Facility	P[2]	P[2]	-	-	88-340

Table 140-1
Manufacturing Districts Use Table

USE GROUP (refer to 88-805 Use Groups and Categories)	Zoning District				Use Standards
Use Category » specific use type	M1	M2	M3	M4	
Eating and Drinking Establishments	P	P	P	P	
Entertainment Venues and Spectator Sports	P	S	S	-	
Financial Services (except as noted below)	P	P	P	P	
» Pawn shop	P[1]	S[1]	S[1]	S[1]	88-325
» Short-term loan establishment	P[1]	P[1]	P[1]	P[1]	
Food and Beverage Retail Sales	P	P	P	P	
Funeral and Interment Service					
» Cemetery/columbarium/mausoleum	-	-	-	-	
» Cremating	P	P	P	P	
» Undertaking	P	P	P	P	
Gasoline and Fuel Sales	S[3]	S[3]	S[3]	S[3]	88-323 88-347
Lodging (except as noted below)	-	-	-	-	
» Hotel/motel	S[1]	-	-	-	Chapter 56
» Short term rental, non-resident	P	-	-	-	
» Short term rental, resident	P	-	-	-	Chapter 56

**Table 140-1
Manufacturing Districts Use Table**

USE GROUP (refer to 88-805 Use Groups and Categories)	Zoning District				Use Standards
Use Category » specific use type	M1	M2	M3	M4	
Mobile Vendor Park	P	P	P	-	88-358
Office, Administrative, Professional or General	P	P	P	P	
Office, Medical	P	P	-	-	
Parking, Accessory	P	P	P	P	
Parking, Non-accessory	P[1]	P[1]	P[1]	P[1]	
Personal Improvement Service	P	P	P	P	
Repair or Laundry Service, Consumer	P	P	P	-	
Research Service	P	P	P	P	
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	P	P	88-366-02
Reuse of officially designated historic landmark (local or national) if proposed use is not permitted	S	S	S	S	
Sports and Recreation, Participant	P	S	S	-	
Vehicle Sales and Service					
» Car wash/cleaning service	P[1]	P[1]	P[1]	P[1]	

**Table 140-1
Manufacturing Districts Use Table**

USE GROUP (refer to 88-805 Use Groups and Categories)	Zoning District				Use Standards
Use Category » specific use type	M1	M2	M3	M4	
» Heavy equipment sales/rental	P[1]	P[1]	P[1]	P[1]	
» Light equipment sales/rental (indoor)	P[2]	P[2]	-	-	88-323
» Light equipment sales/rental (outdoor)	P[1]	P[1]	-	-	
» Motor vehicle repair, limited	P[2]	P[2]	P[2]	P[2]	88-323
» Motor vehicle repair, general	P[2]	P[2]	P[2]	P[2]	88-323
» Vehicle storage/towing	P[1]	P[1]	P[1]	P[1]	88-375
INDUSTRIAL					
Data Center	P	P	P	P	88-339, 88-353
Junk/Salvage Yard	-	-	S[1]	P[1]	88-425-09
Manufacturing, Production and Industrial Service					
» Artisan	P	P	P	P	88-318
» Limited	P	P	P	P	88-353
» General	S[2]	P[2]	P[2]	P[2]	88-323, 88-353
» Intensive	-	-	P[1]	P[1]	88-353
Mining/Quarrying	S	S	S	S	88-355
Recycling Service					

Table 140-1
Manufacturing Districts Use Table

USE GROUP (refer to 88-805 Use Groups and Categories)	Zoning District				Use Standards
Use Category » specific use type	M1	M2	M3	M4	
» Limited	P[1]	P[1]	P[1]	P[1]	88-353
» General	S	S	S	P	88-353
Self-Storage Warehouse	P[2]	P[2]	P[2]	-	88-323, 88-353, 88-369
Warehousing, Wholesaling, Storage, and Freight Movement					
» Indoor	P[2]	P[2]	P[2]	P[2]	88-378, 88-353
» Outdoor	S[1]	P[1]	P[2]	P[2]	88-378
Waste-Related Use					
» Composting facility	S[1]	S[1]	S[1]	S[1]	88-328
» Demolition debris landfill	S[1]	S[1]	S[1]	S[1]	88-380
» Solid waste separation facility	-	-	S[1]	S[1]	88-380
» Transfer station	-	-	S[1]	S[1]	88-380
AGRICULTURAL					
Agriculture, Animal	P/*	P/*	P/*	P/*	Chapter 14
Agriculture, Crop	P	P	P	P	88-312-01
Agriculture, Urban					
» Home garden	P	P	P	P	88-312-02-A

Table 140-1
Manufacturing Districts Use Table

USE GROUP (refer to 88-805 Use Groups and Categories)	Zoning District				Use Standards
Use Category » specific use type	M1	M2	M3	M4	
» Community garden	P	P	P	P	88-312-02-B
» Community supported agriculture (CSA)	P	P	P	P	88-312-02-C
ACCESSORY SERVICES					
Wireless Communication Facility					
» Freestanding	P[1]	P[1]	P[1]	P[1]	88-385
» Co-located antenna	P	P	P	P	88-385

Section 4. That Chapter 88, the Zoning and Development Code, is hereby amended by repealing Section 88-805-04-G, “Communications Service Establishments,” and enacting in lieu thereof a new section of like number and subject matter, said section to read as follows:

88-805-04-G. COMMUNICATIONS SERVICE ESTABLISHMENTS

Broadcasting and other information relay services accomplished through use of electronic and telephonic mechanisms. Excludes services classified as "major utilities and services" and "minor utilities." Typical uses include recording studios, television and radio studios, telecommunication service centers, and telegraph service offices.

Section 5. That Chapter 88, the Zoning and Development Code, is hereby amended by adopting a new Section 88-353, “Large Format Uses,” said section to read as follows:

88-353 LARGE FORMAT USES

88-353-01 – PURPOSE; APPLICABILITY

88-353-01-A. PURPOSE

These regulations support the economic viability of large format uses; promote employment growth; prevent encroachment into planned or existing residential neighborhoods; minimize the impacts of construction vehicles and heavy truck traffic on the transportation network; and consider adequate infrastructure capacity, including electricity, water, and other essential utilities.

88-353-01-B. APPLICABILITY

Unless expressly stated otherwise, large format uses shall demonstrate compliance with these standards at such time that modifications to the property or building are made as set forth below.

1. New Development. Full compliance is required for all new structures.
2. Enlargements and Expansions. Full compliance is required for any improvements or modifications that constitute a major amendment pursuant to Section 88-516-06. Full compliance with this section is required only for the enlargement or expansion area.
3. Previously Approved Preliminary Plans and Development Plans. Permits may be issued for previously approved site-specific preliminary plans and development plans, including UR and MPD plans that were approved prior to the effective date of this section in accordance with the previously approved plan pursuant to Section 88-516-07.

88-353-02 – STANDARDS

88-353-02-A. IN ALL PERMITTED DISTRICTS

1. Large format uses shall require review and approval of a traffic impact study.
2. Large format uses shall not produce odors, dust, vibration, noise, spillover light, or other external impacts that are detectable beyond the property lines of the subject property.
3. Large format uses shall be subject to any adopted zoning overlay or special character area design guidelines.
4. Any fence in the front or street-side yard shall be wrought iron or other similar transparent decorative metal fencing and may exceed the height limitations in Section 88-425. Chain-link fencing is not permitted on front or street-side frontages. Fences directly abutting an R or DR district shall be, masonry, wrought iron or other similar decorative metal fencing. Required landscape buffers shall be on the exterior of the fence. The fence may run between buildings to reduce the amount of fencing required. Fencing shall not include any barbed wire or razor wire.

88-353-02-B. WITHIN 100 FEET OF R OR D DISTRICTS OR RESIDENTIAL USES

In addition to 88-353-02-A, the following facade, articulation, and composition requirements shall apply to any building facade located within 100 feet of an R or D district or within 100 feet of a residential building **zoned UR or MPD. In the case of a residential building zoned UR or MPD, the distance shall be measured from the external wall of the large format use closest in proximity to the residential building to the closest point of the property line of the property containing the residential building.**

1. **Architectural Materials.** A minimum of 40% of front and street-side facades and a minimum of 20% of side and rear facades shall be comprised of at least two of the following elements. Percentages are calculated as the total building façade area and can be comprised of any combination of the following architectural materials.
 - a. Exterior colors, finishes and materials other than the primary color or smooth cast-concrete. Acceptable materials may include metal composite panels, stone, wood, brick, glass block, tile, cast metal, cast, split-face CMU, cultured stone, textured or patterned concrete panels, other forms of masonry panels, or similar as determined by the city planning and development director. Concrete block, cinderblock, corrugated metal, and similar materials are permitted building materials, but do not count towards the Architectural Materials requirement.
 - b. Windows or glazing (windows may be transparent, opaque, mirrored or spandrel glass)
 - c. Architectural grilles and/or decorative screens
2. **Building Design Elements.** Front and street-side facades shall include at least four of the following elements for every 500 linear feet of building facade. Side and rear facades shall include at least two of the following elements for every 500 linear feet of building facade.
 - a. Louvered or vertical sunshades
 - b. Awnings or canopies
 - c. Pilasters or columns distributed evenly across the facade
 - d. Water table consisting of masonry that extends at least 3 feet above the ground
 - e. Articulated columns
 - f. Embedded linear glow or accent lighting
 - g. Building projections of greater than 5 feet in depth, evenly distributed across the facade
 - h. Change in roofline height or angle such as a butterfly roof, curved roofline, parapet, or shed roof
 - i. Modulated building heights 5 feet or greater

- j. Accentuated building entrance including multistory windows, and entrance canopies or trellises, and clerestory windows
 - k. Horizontal roofline banding
3. **Site Design Elements.** The required Architectural Materials or Building Design Elements may be satisfied through the provision of Site Design Elements, as specified in Table 353-1. Each Site Design Element reduction shall be applied to both the Architectural Materials requirement and the Building Design Elements requirement.
- a. Applicants shall identify the Site Design Elements utilized and the specific requirement being offset at the time of development plan review.
 - b. If the development fails to maintain the site design elements approved through the development plan the development shall be required to comply with the Architectural Materials and Building Design Elements outlined above.

Table 353-1 Site Design Elements			
Feature	Measurement	% Reduction for Architectural Materials	% Reduction to Building Design Elements
Solar Panels	Capacity to produce a minimum of 20% of expected monthly energy usage at time of plan approval	50%	50%
Green Roof System	A minimum of 25% of roof area	50%	50%
Planting or preservation of trees above requirement outlined in 88-425-04-D	Per additional 100 caliper inches	2% per 100 caliper inches; maximum 50% reduction	2% per 100 caliper inches; maximum 50% reduction
Stream buffer preservation above requirement outlined in 88-415	Each additional 20 feet of protection beyond the outer zone	10% per additional 20 feet protection beyond the outer zone; maximum 50% reduction	10% per additional 20 feet protection beyond the outer zone; maximum 50% reduction

4. Alternative compliance plans that differ from the requirements of 88-353-02-B are subject to approval by the city planning and development

director. Alternative compliance plans shall render equal or greater design benefits than those outlined in this section.

88-353-03 – SCREENING OF LARGE FORMAT USE FEATURES

88-353-03-A. BUFFER TYPES

1. All large format uses shall provide screening, in addition to any other screening requirements outlined in 88-425, from the following features in accordance with Table 353-2. If a feature requires multiple buffer types, the stricter requirement shall apply.

Table 353-2 Screening Requirements		
	Buffer Type A	Buffer Type B
	When adjacent to: <ul style="list-style-type: none"> • R, SC and DR districts • Residential buildings within UR and MPD districts • Parks • Parkways and Boulevards • Image streets 	When adjacent to: <ul style="list-style-type: none"> • Schools • Hospitals • Colleges/Universities • Libraries/Museums
Feature	Type A Requirements	Type B Requirements
Garage doors, off-street loading spaces, and/or outdoor storage	500 ft. minimum setback Minimum 5 ft. tall berm with evergreen trees planted every 30 feet and a solid fence at least 6 ft. in height	250 ft. minimum setback Minimum 5 ft. tall berm with evergreen trees planted every 30 feet or a solid fence at least 6 ft. in height
Ground mounted mechanical equipment, on-site power substations and/or other utilities such as battery energy storage systems	500 ft. setback Shall be screened with a solid wall	250 ft. setback Shall be screened with a solid wall or landscaping

2. Alternative compliance plans that differ from the requirements of 88-353-03-A are subject to approval by the city planning and development director. Alternative compliance plans shall render equal or greater screening benefits than those outlined in this section.

Section 6. That Chapter 88, the Zoning and Development Code, is hereby amended by adopting a new Section 88-339, “Data Centers,” said section to read as follows:

88-339 DATA CENTERS

88-339-01 – PURPOSE

The purpose of these standards is to permit data centers in more districts due to their limited land use 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 data centers in more districts when the impact is minimized to improve active uses that support the vitality of the public realm adjacent to a building and encourage walk-in traffic.

88-339-02 – IN ALL PERMITTED DISTRICTS

88-339-02-A. Data centers with a continuous gross floor area of more than 500,000 square feet shall be considered a large format use and subject to the requirements of Section 88-353.

88-339-03 – IN B & D DISTRICTS

88-339-03-A. Data centers shall require review and approval of a special use permit.

88-339-03-B. Data centers may not exceed more than 50% of the ground floor gross floor area 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.

88-339-03-C. Data centers shall maintain all transparency requirements of the underlying zone or overlay district.

Section 7. That Chapter 88, the Zoning and Development Code, is hereby amended by adopting a new Section 88-805-05-H, “Data Centers,” said section to read as follows:

88-805-05-H. DATA CENTER

A building dedicated to the storage, management, processing, and/or transmission of digital data, including supporting equipment related to digital data operations.

Section 8. That Chapter 88, the Zoning and Development Code, is hereby amended by adopting a new Section 88-805-05-I, “Large Format Uses,” said section to read as follows:

88-805-05-I. LARGE FORMAT USES

Large format uses are any large-scale industrial use facility with a continuous building footprint of 500,000 square feet or larger. Uses primarily include data centers, manufacturing, warehousing, wholesale trade, and other industrial activities.

Section 9. That Chapter 88, the Zoning and Development Code, is hereby amended by adopting a new Section 88-810-686, “Green Roof,” said section to read as follows:

88-810-686 - GREEN ROOF

A green roof, also known as a vegetated or living roof, is a roofing system with a layer of vegetation planted over a waterproofing system, containing a drainage system, and designed to

be structurally sound and capable of supporting the weight of the growing medium and vegetation. Green roofs include cool roofs that reflect more sunlight than traditional roofs through light-colored coatings or materials with high thermal emittance, and blue roofs that collect rainwater and slowly release it back into the atmosphere, helping to manage stormwater runoff and reduce strain on sewage systems may be used in place of a green roof.

Section 10. That the Council finds and declares that before taking any action on the proposed amendment(s) 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.

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 251031

Submitted Department/Preparer: City Planning

Revised 6/10/24

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

Executive Summary

Amending Chapter 88, the Zoning and Development Code, by repealing Section 88-120-03-A, 88-130-04-A, 88-140-03-A, and 88-805-04-G, and enacting in lieu thereof a new section of like number and subject matter, and by adopting Section 88-353, 88-339, 88-805-05-H, 88-805-05-I, and 88-810-686, for the purpose of defining and establishing development standards for large format uses and data centers. (CD-CPC-2025-00078)

Discussion

The proposed amendments establish development standards and a new definition for large format uses as any large-scale industrial use facility with a continuous building footprint of 500,000 square feet or larger. Currently, large format uses are not defined or addressed in Chapter 88. Kansas City has seen increasing demand for large format development.

In addition, the proposed amendments establish development standards and a new definition for data centers as any building dedicated to the storage, management, processing, and/or transmission of digital data, including supporting equipment related to digital data operations. Data centers with a continuous gross floor area of more than 500,000 square feet will also be considered a large format use. Currently, data centers are included in the communications services establishment use category, which is permitted in a variety of zoning districts, including R-80.

Stakeholder engagement on this topic included virtual and in-person open houses, use of the Speak Easy platform, and meetings with stakeholders. The CPC held three public hearings on this case and heard a variety of comments.

Staff Recommendation: Approval

CPC Recommendation: Approval

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
Not applicable as this is an ordinance that authorizes the periodical review and subsequent update of Chapter 88, the Zoning and Development Code.
3. How does the legislation affect the current fiscal year?
Not applicable as this is an ordinance that authorizes the periodical review and subsequent update of Chapter 88, the Zoning and Development Code.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Not applicable as this is an ordinance that authorizes the periodical review and subsequent update of Chapter 88, the Zoning and Development Code.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this is an ordinance that authorizes the periodical review and subsequent update of Chapter 88, the Zoning and Development Code.

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 direct fiscal impact.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):

- ☐ Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
- ☒ Ensure quality, lasting development of new growth.
- ☐ Increase and support local workforce development and minority, women, and locally owned businesses.
- ☐ Create a solutions-oriented culture to foster a more welcoming business environment.
- ☐ Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
- ☐

Prior Legislation

Ordinance 230257 - Adopting the KC Spirit Playbook as the City's Strategic and Comprehensive Plan and repealing and replacing the FOCUS Kansas City Plan that was adopted by the City Council by Committee Substitute for Resolution No. 971268 on October 30, 1997.

Service Level Impacts

Not applicable as this is an ordinance that authorizes the periodical review and subsequent update of Chapter 88, the Zoning and Development Code.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Reduced public health impact from commercial truck traffic and mechanical equipment on adjacent resident's quality of life.
2. How have those groups been engaged and involved in the development of this ordinance?
Two open houses were held on June 25, 2025 (virtual) and June 26, 2025 (in-person). Additional public engagement included stakeholder interviews, posting on the City's Speak Easy virtual participation platform, and presentations at the Northland Regional Chamber of Commerce, KCI Area Plan Public Workshop, KC Neighborhood Advisory Council, and Platte County EDC.
3. How does this legislation contribute to a sustainable Kansas City?
The proposed amendments promote the KC Spirit Playbook objectives of Development Patterns by advancing the short-term community supported

action: "Assess the impacts of large format uses that consume substantial amounts of land and energy with a low density of employment. Identify criteria for appropriate location, development code considerations, and strategies to mitigate environmental impacts" (DP-6).

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:

Not applicable as this is an ordinance that authorizes the periodical review and subsequent update of Chapter 88, the Zoning and Development Code

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)