



## Agenda

### Finance, Governance and Public Safety Committee

Chairperson Andrea Bough

Vice Chair Quinton Lucas

Councilmember Crispin Rea

Councilmember Darrell Curls

Councilmember Wes Rogers

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Tuesday, July 15, 2025

10:30 AM

26th Floor, Council Chamber

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#### 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

**250433** Sponsor: City Manager's Office

Approving the Second Amendment to the Overlook Tax Increment Financing Plan.

**Attachments:** [Overlook TIF 2nd Amendment - Updated Docket Memo](#)

**250514** Sponsor: City Manager's Office

RESOLUTION - Adopting the Regional Multi-Hazard Mitigation Plan.

**Attachments:** [Docket Memo Hazard Mitigation Plan](#)

**250527** Sponsor: Councilmember Crispin Rea

Approving the 9th and Central PIEA General Development Plan on an irregular shaped site consisting of 4.42 acres, not including public rights of way, generally located within the area between 8th Street and 10th Street and between Broadway and Wyandotte, and declaring said area to be an undeveloped industrial area and in need of development and rehabilitation pursuant to the Planned Industrial Expansion Law; and authorizing tax abatement.

**250528** Sponsor: Councilmember Wes Rogers

Amending Chapter 88, the Zoning and Development Code, by repealing Section 88-420-16, "Alternative Compliance Parking Plans," and enacting in lieu thereof a new section of like number and subject matter for the purpose of establishing new alternative compliance standards for gravel parking areas.

**Attachments:** [5688com](#)  
[Docket Memo 250528](#)

**250529** Sponsor: Councilmember Darrell Curls

Reducing the General Fund contingent appropriation in the amount of \$1,000,000.00; appropriating the same; authorizing the City Manager to enter into a Funding Agreement in an amount up to \$1,000,000.00 with the Planned Industrial Expansion Authority of Kansas City, Missouri for the acquisition of the Robandee Shopping Center; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date.

**Attachments:** [Docket Memo 250529](#)

**250531** Sponsor: Mayor Quinton Lucas

Amending the Committee Substitute to Ordinance No. 240998, which sets the Council's schedule for 2025, by cancelling the City Council standing committee meetings and business and legislative sessions for the weeks of August 4, 2025, August 25, 2025, September 1, 2025, October 6, 2025, November 17, 2025, November 24, 2025, December 22, 2025, and December 29, 2025; scheduling City Council standing committee meetings and business and legislative sessions for the weeks of August 11, 2025, and October 13, 2025; and moving the standing committee meetings the week of November 10, 2025, from November 11 to November 12 in observance of Veterans Day.

HELD IN COMMITTEE

SEMI-ANNUAL DOCKET

There will be a presentation by the City Manager's Office pursuant to Ordinance No. 250393  
on the feasibility of establishing a temporary modular jail facility

## ADDITIONAL BUSINESS

1. There will be a presentation by the City Manager's Office pursuant to Ordinance No. 250393 on the feasibility of establishing a temporary modular jail facility; **and additional detention and rehabilitation issues**.

2 The public hearing to establish the Grey Oaks Community Improvement District, Ordinance No. 250513, will be held at the Neighborhood Planning and Development Committee meeting at 1:30pm, July 15, 2025 in the City Hall, 26th floor, Council Chambers.

3. There may be general discussion for current Finance, Governance and Public Safety Committee issues.

4. 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](mailto:public.testimony@kcmo.org). Comments received will be distributed to the committee and added to the public record by the clerk.

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

- Livestream on the city's website at [www.kcmo.gov](http://www.kcmo.gov)
- Livestream on the city's YouTube channel at <https://www.youtube.com/watch?v=3hOublg4fok>

- Watch Channel 2 on your cable system. The channel is available through Time Warner Cable (channel 2 or 98.2), AT&T U-verse (channel 99 then select Kansas City) and Google Fiber on Channel 142.

- To watch archived meetings, visit the City Clerk's website and look in the Video on Demand section: [http://kansascity.granicus.com/ViewPublisher.php?view\\_id=2](http://kansascity.granicus.com/ViewPublisher.php?view_id=2)

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

Adjournment



## Legislation Text

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**File #: 250433**

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### ORDINANCE NO. 250433

Sponsor: City Manager's Office

Approving the Second Amendment to the Overlook Tax Increment Financing Plan.

WHEREAS, pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the "Act"), and Ordinance No. 545556 adopted on November 24, 1982, as amended by Committee Substitute for Ordinance No. 911076 adopted on August 29, 1991, by Ordinance No. 100089 adopted on January 28, 2010, by Ordinance No. 130986 adopted on December 19, 2013 and by Committee Substitute for Ordinance No. 140823 adopted on June 18, 2015 (collectively, the "Enabling Ordinances") the City Council of Kansas City, Missouri created the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission"); and

WHEREAS, on December 3, 2020, the City Council of Kansas City, Missouri (the "Council") passed Ordinance No. 200942 which accepted the recommendations of the Commission and approved the Overlook Tax Increment Financing Plan (the "Redevelopment Plan") and designated the Redevelopment Area described therein to be a blighted area (the "Redevelopment Area"); and

WHEREAS, on December 8, 2022, the City Council of Kansas City, Missouri (the "Council") passed Ordinance No. 221036 which approved the First Amendment to the Redevelopment Plan; and

WHEREAS, the Second Amendment to the Redevelopment Plan modifies the Budget of Redevelopment Project Costs, the Anticipated Sources of Funds for such Redevelopment Project Costs, and the Development Schedule; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. The Second Amendment, as attached hereto, is hereby approved and adopted as valid.

Section 2. That all terms used in this ordinance, not otherwise defined herein, shall be construed as defined in Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the "Act").

Section 3. That the Council hereby finds that:

- (a) The Second Amendment does not alter the previous finding of the Council in Ordinance No. 200942 that the Redevelopment Area on the whole is a blighted area and has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed “but for” the adoption of tax increment financing.
- (b) The Redevelopment Plan, as amended by the Second Amendment, conforms to the comprehensive plan for the development of the City as a whole, the KC Spirit Playbook, as well as the Swope Area Plan.
- (c) The Second Amendment does not alter the Redevelopment Project of the Redevelopment Plan, and the estimated dates of completion of the Redevelopment Project will be completed no later than twenty-three (23) years from the adoption of the ordinance approving the Redevelopment Project which will be adopted no later than ten (10) years from the adoption of the Redevelopment Plan, and in the event Obligations are issued to finance Redevelopment Project Costs such Obligations will be retired in less than twenty-three years from the adoption of the ordinance approving the Redevelopment Project. The Second Amendment does not alter the Redevelopment Plan that no contemplated property acquisition shall occur by eminent domain.
- (d) The Second Amendment does not alter the Redevelopment Plan’s relocation assistance for businesses and residences;
- (e) The Second Amendment does not alter the cost benefit analysis attached to the Redevelopment Plan showing the impact of the Redevelopment Plan, as amended, on each taxing district which is at least partially within the boundaries of the Redevelopment Area has been prepared in accordance with the Act;
- (f) The Second Amendment does not include the initial development or redevelopment of any gambling establishment.

Section 4. That the Commission is authorized to issue obligations in one or more series of bonds secured by the Special Allocation Fund(s) established in connection with each Redevelopment Project described by the Redevelopment Plan to finance Redevelopment Project Costs and subject to any constitutional limitations, to acquire by purchase, donation, lease or eminent domain, own, convey, lease, mortgage, or dispose of, land or other property, real or personal, or rights or interests therein, and grant or acquire licenses, easements and options with respect thereto, all in the manner and at such price the Commission determines, to enter into such contracts and undertake all such further actions as are reasonably necessary to achieve the objectives of the Redevelopment Plan, as amended, pursuant to the power delegated to it in the Enabling Ordinances. Any obligations issued to finance Redevelopment Project Costs shall contain a recital that they are issued pursuant to Sections 99.800 through 99.865, RSMo., which recital shall be conclusive evidence of their validity and of the regularity of their issuance.

Section 5. That pursuant to the provisions of the Redevelopment Plan, the Council approves the pledge of all payments in lieu of taxes and economic activity taxes generated within Redevelopment Project that are deposited into the Special Allocation Fund(s) established in connection with the Redevelopment Project described by the Redevelopment Plan to the payment of Redevelopment Project Costs, and authorizes the Commission to pledge such funds on its behalf.

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Approved as to form:

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Emalea Black  
Associate City Attorney





# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250433

Submitted Department/Preparer: Please Select

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 Second Amendment to the Overlook Tax Increment Financing Plan.

### Discussion

This amendment modifies the Estimated Budget of Redevelopment Projects, Sources of Funds, Development Schedule, and exhibits to the Plan with such other conforming changes.

The Total Redevelopment Project Costs have increased to \$34,515,681. The Second Amendment provides the same value for the Redevelopment Project Costs eligible for reimbursement of \$11,291,676. This is approximately 33% of the updated total Budget of Redevelopment Project Costs. This is a reduction in the percentage of reimbursement from approximately 48%.

The TIF Plan contemplated the Developer requesting The Planned Industrial Expansion Authority (PIEA) for an exemption on sales taxes for construction materials along with 100% real property tax abatement for twenty-five (25) years on the property located within the Redevelopment Project Area. The Developer has received approval of these additional PIEA Benefits.

The intent of the Overlook TIF Plan remains unchanged.

### Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?  
TIF, CCED
3. How does the legislation affect the current fiscal year?  
N/A

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.

N/A

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

N/A

### 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 type="checkbox"/> No |
| 2. This fund has a structural imbalance.              | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 3. Account string has been verified/confirmed.        | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

### Additional Discussion (if needed)

Click or tap here to enter text.

## 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

Plan Approval - 200942  
Project 1 - 200943  
1<sup>st</sup> Amendment - 221036

## Service Level Impacts

None identified

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
None identified.
2. How have those groups been engaged and involved in the development of this ordinance?  
N/A
3. How does this legislation contribute to a sustainable Kansas City?  
Utilizes city resources to provide equitable development
4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)

Please provide reasoning why not:

Click or tap here to enter text.

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

No(Press tab after selecting)

Click or tap here to enter text.

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



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**File #: 250514**

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### RESOLUTION NO. 250514

Sponsor: City Manager's Office

**RESOLUTION - Adopting the Regional Multi-Hazard Mitigation Plan.**

WHEREAS, the City of Kansas City, Missouri with the assistance from the Mid-America Regional Council, has gathered information and prepared the Regional Multi-Hazard Mitigation Plan; and

WHEREAS, the City of Kansas City, Missouri recognizes the requirement to have a Multi-Hazard Mitigation Plan as outlined in 44 C.F.R. 201.6a; and

WHEREAS, the Regional Multi-Hazard Mitigation Plan has been prepared in accordance with FEMA requirements; and

WHEREAS, the City of Kansas City, Missouri has afforded the citizens and opportunity to comment and provide input in the Plan and the actions in the Plan in accordance with 44 C.F.R. 201.6b; and

WHEREAS, the Kansas City, Missouri Office of Emergency Management has reviewed the Plan and affirms that the Plan will be updated no less than every five years; NOW, THEREFORE

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

That the Mayor and Council hereby approve and adopt the 2025 Regional Multi-Hazard Mitigation Plan as the jurisdiction's Multi-Hazard Mitigation Plan for the purposes of building a safer community by reducing the vulnerability to natural and other hazards.

..end

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# City of Kansas City, Missouri

## Docket Memo 250514

Ordinance/Resolution #: ~~TMP 5623~~

Submitted Department/Preparer: City Manager's Office

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

Adopting the Regional Multi-Hazard Mitigation Plan.

### Discussion

Kansas City and the Mid-America Regional Council have prepared the Regional Multi-Hazard Mitigation plan as required and outlined in 44 C.F.R. 201.6a and in accordance with FEMA requirements. The City has afforded the citizens an opportunity to comment and provide input in the Plan and the actions in the plan. The KCMO Office of Emergency Management has reviewed the Plan and affirms that it will be updated no less than every five years.

The adoption of this plan is necessary to receive certain federal grants affecting multiple departments.

### Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?  
No funding required
3. How does the legislation affect the current fiscal year?  
NA
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
No
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
No

## Office of Management and Budget Review

(OMB Staff will complete this section.)

- |   |                              |  |
|---|------------------------------|--|
| 1. This legislation is supported by the general fund. | <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?  
Finance and Governance (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
  - ☒ Ensure the resiliency of a responsive, representative, engaged, and transparent City government.
  - ☐ Engage in workforce planning including employee recruitment, development, retention, and engagement.
  - ☐ Foster a solutions-oriented, welcoming culture for employees and City Partners.
  - ☐
  - ☐
  - ☐

## Prior Legislation

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

## Service Level Impacts

No service level impacts

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
Increased responsiveness to regional hazards will keep all those in KCMO safer
2. How have those groups been engaged and involved in the development of this ordinance?  
Yes
3. How does this legislation contribute to a sustainable Kansas City?  
Increased responsiveness to regional hazards will ensure that the city is resilient and can mitigate damage from such events.
4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

Please Select (Press tab after selecting)

Click or tap here to enter text.

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

No(Press tab after selecting)

Click or tap here to enter text.

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





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**File #: 250527**

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### ORDINANCE NO. 250527

Sponsor: Councilmember Crispin Rea

Approving the 9th and Central PIEA General Development Plan on an irregular shaped site consisting of 4.42 acres, not including public rights of way, generally located within the area between 8th Street and 10th Street and between Broadway and Wyandotte, and declaring said area to be an undeveloped industrial area and in need of development and rehabilitation pursuant to the Planned Industrial Expansion Law; and authorizing tax abatement.

WHEREAS, the Planned Industrial Expansion Authority of Kansas City, Missouri (“Authority”) did prepare or cause to be prepared the 9th and Central PIEA General Development Plan and recommended that the Council approve the finding of the existence of an undeveloped industrial area and approve the General Development Plan for the area; and

WHEREAS, the City Plan Commission has reviewed and recommended approval of the finding of the existence of an undeveloped industrial area for the 9th and Central PIEA General Development Plan on July 16, 2025, as evidenced by its disposition of the case and its written recommendations submitted to the City; and

WHEREAS, Section 100.400, RSMo, authorizes the Council to make a finding that an area is an undeveloped industrial area and approve a general development plan for such area if the Council finds that the plan is feasible and in conformity with the general plan for the development of the community as a whole; and

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

WHEREAS, Section 9 of Ordinance No. 160383, as amended, as modified by Second Committee Substitute for Ordinance 200497, as amended, provides that notwithstanding the guidelines set forth therein, the Council retains its discretion to authorize the capture and redirection, or abatement or exemption, in whole or in part, of ad valorem real property taxes to the full extent authorized by any provision of law; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Council declares the area of approximately 4.42 acres, not including public rights of way, generally located within the area between 8th Street and 10th Street and

between Broadway and Wyandotte, and more specifically described on Exhibit A, attached hereto and incorporated herein by reference, to be an undeveloped industrial area as defined in Section 100.310, RSMo, and more specifically finds that there is a predominance of defective and inadequate street layout, insanitary and unsafe conditions, presence of conditions which retard economic or social growth, and presence of conditions which create economic waste and social liabilities and represent an inability to pay reasonable taxes to the detriment and injury to the public health, safety, morals, and welfare.

Section 2. That the 9th and Central PIEA General Development Plan prepared by the Authority and recommended to the Council is intended to and shall affect and be applicable to only the real property specifically described in Section 1 above and Exhibit A attached hereto and is hereby approved. A copy of said General Development Plan is attached to this ordinance and is made a part hereof.

Section 3. That the Council has duly made the findings necessary for compliance with Section 100.300-100.620, RSMo.

Section 4. That the 9th and Central PIEA General Development Plan is hereby found to be feasible and in conformance with the general plan for the development of the community as a whole.

Section 5. That the ad valorem tax exemption benefits as authorized in Section 100.570, RSMo, are hereby extended to the 9th and Central PIEA General Development Plan area to the extent and in the manner as provided for in said 9th and Central PIEA General Development Plan, and subject to the execution of a development agreement with the Planned Industrial Expansion Authority of Kansas City, Missouri, and the developer.

Section 6. That pursuant to Section 9 of Second Committee Substitute for Ordinance No. 160383, as amended, as modified by Section E of Second Committee Substitute for Ordinance No. 200497, as amended, the City Council hereby authorizes the abatement of ad valorem real property taxes to the full extent authorized by Section 100.570.

..end

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I hereby certify that as required by Chapter 100, RSMo, as amended, all public notices have been given and public hearings held, as required by law.

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Secretary, City Plan Commission

Approved as to form:

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Andrew Bonkowski  
Assistant City Attorney



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**File #: 250528**

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### ORDINANCE NO. 250528

Sponsor: Councilmember Wes Rogers

Amending Chapter 88, the Zoning and Development Code, by repealing Section 88-420-16, “Alternative Compliance Parking Plans,” and enacting in lieu thereof a new section of like number and subject matter for the purpose of establishing new alternative compliance standards for gravel parking areas.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 88, Zoning and Development Code, is hereby amended by repealing Section 88-420-16, “Alternative Compliance Parking Plans,” and enacting in lieu thereof a new section of like number and title for the purpose of establishing new alternative compliance standards for gravel parking areas, with said new section to read as follows:

#### **88-420-16 - ALTERNATIVE COMPLIANCE PARKING PLANS**

##### **88-420-16-A. SCOPE**

This section authorizes several alternatives to strict compliance with the standards of this article.

##### **88-420-16-B. APPLICABILITY**

Applicants seeking approval of an alternative compliance parking plan must secure approval of such plan in accordance with the provisions of this section.

##### **88-420-16-C. CONTENTS**

Alternative compliance parking plans must be submitted in a form established by the city planning and development director and made available to the public. At a minimum, such plans must detail the type of alternative proposed and the rationale for such a proposal, including any supporting research or documentation required by the director.

##### **88-420-16-D. REVIEW AND APPROVAL PROCEDURE**

Applications for alternative compliance parking plans constitute an application for a site plan approval under Section 88-530. The city planning and development director is authorized to approve, approve with conditions, or deny alternative compliance parking plans in accordance with the site plan review procedure of 88-530.

##### **88-420-16-E. RECORDING**

The city planning and development director is authorized to require that an attested copy of an approved alternative compliance parking plan be filed with the appropriate county recorder of deeds office whenever the director deems necessary to ensure long-term availability and viability of the alternative parking arrangement. When recording of an agreement is required by the city planning and development director, no building permit, parking facilities permit, or occupancy certificate may be issued without proof of recordation.

**88-420-16-F. VIOLATIONS**

Violations of an approved alternative compliance parking plan will be considered violations of this zoning and development code and be subject to the penalty and enforcement provisions of 88-615.

**88-420-16-G. APPROVAL CRITERIA**

The city planning and development director is authorized to approve an alternative compliance parking plan if the applicant demonstrates to the satisfaction of the city planning and development director that the proposed plan:

1. will comply with all applicable requirements of this section;
2. will not adversely affect surrounding neighborhoods;
3. will not adversely affect traffic congestion and circulation; and
4. will have a positive effect on the economic viability or appearance of the project or on the environment.

**88-420-16-H. AUTHORIZED ALTERNATIVES**

The city planning and development director is authorized to approve alternative compliance parking plans for the following:

1. Shared parking (See 88-420-16-I);
2. Off-site parking (See 88-420-16-J);
3. Special facilities for cyclists (See 88-420-16-K);
4. Valet parking (See 88-420-16-L);
5. Transportation demand management programs (See 88-420-16-M);
6. Transit accessibility (See 88-420-16-N);
7. Pervious parking surfaces (See 88-420-16-O);
8. Car-share vehicle spaces (See 88-420-16-P); and
9. Gravel parking (See 88-420-16-Q).

## **88-420-16-I. SHARED PARKING**

### **1. DESCRIPTION**

Shared parking represents an arrangement in which two or more uses with different peak parking periods (hours of operation) use the same off-street parking spaces to meet their off-street parking requirements.

### **2. AUTHORIZATION AND CRITERIA**

- a. The city planning and development director is authorized to approve an alternative compliance parking plan allowing shared parking arrangements for uses with different hours of operation.
- b. The city planning and development director may permit up to 100% of the parking required for one use to be supplied by the off-street parking spaces provided for another use if the city planning and development director determines that the various activities will have peak parking demands at different periods of the day or week.
- c. In order to approve an alternative compliance parking plan for shared parking, the city planning and development director must find, based on competent evidence provided by the applicant, that there is no substantial conflict in the principal operating hours of the uses for which the sharing of parking is proposed.
- d. A request for approval of a shared parking arrangement must be accompanied by such information determined by the city planning and development director to be necessary to evaluate the peak parking demand characteristics or difference in hours and/or days of operation, including, but not limited to, a description of the uses and their operational characteristics, a development plan, and a parking study prepared by a licensed professional traffic engineer or equivalent qualified professional which justifies the reduction in parking requested.

### **3. LOCATION OF SHARED PARKING FACILITY**

A use for which shared parking is proposed must be located within 1,000 feet walking distance of the shared parking, measured from the entrance of the use to the nearest parking space within the shared parking facilities.

### **4. AGREEMENT**

An agreement providing for the shared use of parking areas, executed by the parties involved, must be filed with the city planning and development director in a form approved by the city planning and development director. Shared parking privileges will continue in effect only as long as the agreement, binding on all parties, remains in force. Agreements must guarantee long-term availability of the parking, commensurate with the

use served by the parking. If a shared parking agreement lapses or is no longer valid, then parking must be provided as otherwise required by this article.

#### **88-420-16-J. OFF-SITE PARKING**

The city planning and development director may permit any off-street parking spaces to be located on a remote and separate lot from the lot on which the principal use is located, subject to the standards of this section.

1. **LOCATION**

No off-site parking space may be located more than 1,000 feet from the primary entrance of the use served, measured along the shortest legal, practical walking route. This distance limitation may be waived by the city planning and development director if adequate assurances are offered that van or shuttle service will be operated between the shared lot and the principal use.

2. **ZONING CLASSIFICATION**

Off-site parking areas are accessory to the principal uses that the parking spaces serve. Off-site parking areas require the same or a more intensive zoning classification than that required for the most intensive of the uses served by the off-site parking area unless approved as a special use pursuant to 88-525.

3. **OFF-SITE PARKING AGREEMENT**

An agreement providing for the use of off-site parking, executed by the parties involved, must be filed with the city planning and development director, in a form approved by the city planning and development director. Off-site parking privileges will continue in effect only as long as the agreement, binding on all parties, remains in force. Agreements must guarantee long-term availability of the parking, commensurate with the use served by the parking. If an off-site parking agreement lapses or is no longer valid, then parking must be provided as otherwise required by this article.

4. **EXEMPTION**

Off-site parking in facilities in O, B, D, and M districts which meet the location and zoning classification requirements indicated in this section and which are in the same ownership as the lot to be served will not require approval of an alternative compliance parking plan per 88-420-15.

#### **88-420-16-K. SPECIAL FACILITIES FOR BICYCLISTS**

The city planning and development director may authorize up to a 15% reduction in the number of required off-street parking spaces for developments or uses that make special provisions to accommodate bicyclists. Examples of eligible accommodations include enclosed bicycle lockers, employee shower facilities, dressing areas for employees, and

on-site public bicycle sharing stations. A reduction in required vehicle parking does not entitle the applicant to a reduction in required bicycle parking.

#### **88-420-16-L. VALET PARKING**

The city planning and development director may authorize valet parking as a means of satisfying up to 100% of otherwise applicable off-street parking ratios. In order to approve an alternative parking plan for valet parking the city planning and development director must determine that the proposal satisfies the approval criteria of 88-420-15-G and that the valet parking will not cause interference with the public use of rights-of-way or imperil public safety.

#### **88-420-16-M. TRANSPORTATION DEMAND MANAGEMENT PROGRAMS**

The city planning and development director may authorize up to a 50% reduction in the number of required off-street parking spaces for large employers (150 employees or more) that institute and commit to maintain a transportation demand management program, in accordance with the standards of this section.

1. **REQUIRED STUDY**

The applicant must submit a report to the city planning and development director that clearly indicates the types of transportation demand management activities and measures proposed.

2. **TRANSPORTATION MANAGEMENT ACTIVITIES**

The following transportation demand management activities may qualify for a reduction in otherwise required off-street parking ratios:

- a. The appointment of a transportation coordinator with responsibility for disseminating information on transit, ride-sharing and other alternative transportation options.
- b. The institution of off-peak work schedules, allowing employees to arrive at times other than the peak morning commute period. The peak morning commute period is defined as 7:00—9:00 a.m.
- c. The provision of specially marked spaces for each registered car pool and vanpool vehicles.
- d. The provision of cash or in-kind financial incentives for employees commuting by car pool, vanpool, and public transit.

#### **88-420-16-N. TRANSIT ACCESSIBILITY**

The city planning and development director may authorize up to a 25% reduction in office parking ratios for uses located within 1,000 feet of a transit stop with 30-minute or more frequent service during the hours of 7:00 a.m. to 9:00 a.m. This reduction may not be applied in conjunction with the special rapid transit provisions of 88-420-04-J.

#### **88-420-16-O. PERVIOUS PARKING SURFACES**



The city planning and development director may authorize a portion of required off-street parking spaces to be provided on pervious surfaces if the city planning and development director finds that such spaces will be used only intermittently, either for special events or for seasonal peak parking demands or overflows in patronage of the principal use or uses.

1. The decision of the city planning and development director must indicate what number or percentage of required parking spaces may be provided on pervious surfaces.
2. The city planning and development director is authorized to determine acceptable pervious surfaces.
3. Parking spaces, aisles, etc. must be marked by flags, biodegradable dyes or paints, or some other method that does not kill grass or plants.
4. Previous parking areas must be adequately drained.

#### **88-420-16-P. CAR-SHARE VEHICLES**

The city planning and development director may authorize a portion of a development's required off-street parking to be met by providing car-share vehicle parking on the development site, as follows:

1. For any development, one parking space or up to 5% of the total number of required spaces, whichever is greater, may be reserved for use by car-share vehicles. The number of required parking spaces may be reduced by one space for every parking space that is leased by a car-share program for use by a car-share vehicle. Parking for car-share vehicles may be provided in any non-required parking space.
2. For any development that (a) is required to provide 20 or more spaces and (b) provides one or more spaces for car-share vehicles, the number of required parking spaces may be reduced by 3 spaces for each reserved car-share vehicle parking space or by 15% of the total number of required spaces, whichever is less. An agreement between the property owner and a car-share program must be filed with the city planning and development director, in a form approved by the city planning and development director. The parking reduction will continue in effect only as long as the agreement, binding on all parties, remains in force. Agreements must guarantee long-term availability of the car-share vehicles. If the agreement lapses or is no longer valid, then the normally required parking spaces must be provided as otherwise required by this article.

#### **88-420-16-Q GRAVEL PARKING**

The city planning and development director may authorize a portion of a development's off-street parking and vehicular use areas to be gravel subject to the standards of this section.

1. Gravel vehicular use areas shall only be permitted on lots within M districts with a minimum lot size of 2 acres.

2. Gravel is prohibited within 25 feet of public right-of-way or within 10 feet of any property line, whichever is greater.
3. All gravel areas situated on a lot with side or rear property lines contiguous with property in a R or D district must be screened along such side or rear property lines with a continuous row of evergreen shrubs and/or trees to form a continuous visual screen at least 3 feet in height after the first growing season.
4. Gravel may not be used for parking intended for use by the public. Gravel surfacing may not be used for the parking or storage of wrecked, salvaged, dismantled, or inoperable vehicles.
5. Gravel is not permitted on any lot or portion of a lot with a slope greater than 4 to 1.
6. Gravel surfaces shall comply with the standards of 88-420-15-M.

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:

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Sarah Baxter  
Senior Associate City Attorney

COMPARED VERSION  
NEW ORDINANCE TO CODE BOOKS

ORDINANCE NO. TMP-5688

Amending Chapter 88, the Zoning and Development Code, by repealing Section 88-420-16, “Alternative Compliance Parking Plans,” and enacting in lieu thereof a new section of like number and subject matter for the purpose of establishing new alternative compliance standards for gravel parking areas.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 88, Zoning and Development Code, is hereby amended by repealing Section 88-420-16, “Alternative Compliance Parking Plans,” and enacting in lieu thereof a new section of like number and title for the purpose of establishing new alternative compliance standards for gravel parking areas, with said new section to read as follows:

**88-420-16 - ALTERNATIVE COMPLIANCE PARKING PLANS**

**88-420-16-A. SCOPE**

This section authorizes several alternatives to strict compliance with the standards of this article.

**88-420-16-B. APPLICABILITY**

Applicants seeking approval of an alternative compliance parking plan must secure approval of such plan in accordance with the provisions of this section.

**88-420-16-C. CONTENTS**

Alternative compliance parking plans must be submitted in a form established by the city planning and development director and made available to the public. At a minimum, such plans must detail the type of alternative proposed and the rationale for such a proposal, including any supporting research or documentation required by the director.

**88-420-16-D. REVIEW AND APPROVAL PROCEDURE**

Applications for alternative compliance parking plans constitute an application for a site plan approval under Section 88-530. The city planning and development director is authorized to approve, approve with conditions, or deny alternative compliance parking plans in accordance with the site plan review procedure of 88-530.

**88-420-16-E. RECORDING**

The city planning and development director is authorized to require that an attested copy of an approved alternative compliance parking plan be filed with the appropriate county recorder of deeds office whenever the director deems necessary to ensure long-term availability and viability of the alternative parking arrangement. When recording of an agreement is required by the city planning and development director, no building permit,

parking facilities permit, or occupancy certificate may be issued without proof of recordation.

#### **88-420-16-F. VIOLATIONS**

Violations of an approved alternative compliance parking plan will be considered violations of this zoning and development code and be subject to the penalty and enforcement provisions of 88-615.

#### **88-420-16-G. APPROVAL CRITERIA**

The city planning and development director is authorized to approve an alternative compliance parking plan if the applicant demonstrates to the satisfaction of the city planning and development director that the proposed plan:

1. will comply with all applicable requirements of this section;
2. will not adversely affect surrounding neighborhoods;
3. will not adversely affect traffic congestion and circulation; and
4. will have a positive effect on the economic viability or appearance of the project or on the environment.

#### **88-420-16-H. AUTHORIZED ALTERNATIVES**

The city planning and development director is authorized to approve alternative compliance parking plans for the following:

1. Shared parking (See 88-420-16-I);
2. Off-site parking (See 88-420-16-J);
3. Special facilities for cyclists (See 88-420-16-K);
4. Valet parking (See 88-420-16-L);
5. Transportation demand management programs (See 88-420-16-M);
6. Transit accessibility (See 88-420-16-N);
7. Pervious parking surfaces (See 88-420-16-O);
8. Car-share vehicle spaces (See 88-420-16-P); and
9. Gravel parking (See 88-420-16-Q).

## **88-420-16-I. SHARED PARKING**

### **1. DESCRIPTION**

Shared parking represents an arrangement in which two or more uses with different peak parking periods (hours of operation) use the same off-street parking spaces to meet their off-street parking requirements.

### **2. AUTHORIZATION AND CRITERIA**

- a. The city planning and development director is authorized to approve an alternative compliance parking plan allowing shared parking arrangements for uses with different hours of operation.
- b. The city planning and development director may permit up to 100% of the parking required for one use to be supplied by the off-street parking spaces provided for another use if the city planning and development director determines that the various activities will have peak parking demands at different periods of the day or week.
- c. In order to approve an alternative compliance parking plan for shared parking, the city planning and development director must find, based on competent evidence provided by the applicant, that there is no substantial conflict in the principal operating hours of the uses for which the sharing of parking is proposed.
- d. A request for approval of a shared parking arrangement must be accompanied by such information determined by the city planning and development director to be necessary to evaluate the peak parking demand characteristics or difference in hours and/or days of operation, including, but not limited to, a description of the uses and their operational characteristics, a development plan, and a parking study prepared by a licensed professional traffic engineer or equivalent qualified professional which justifies the reduction in parking requested.

### **3. LOCATION OF SHARED PARKING FACILITY**

A use for which shared parking is proposed must be located within 1,000 feet walking distance of the shared parking, measured from the entrance of the use to the nearest parking space within the shared parking facilities.

### **4. AGREEMENT**

An agreement providing for the shared use of parking areas, executed by the parties involved, must be filed with the city planning and development director in a form approved by the city planning and development director. Shared parking privileges will continue in effect only as long as the agreement, binding on all parties, remains in force. Agreements must guarantee long-term availability of the parking, commensurate with the use

served by the parking. If a shared parking agreement lapses or is no longer valid, then parking must be provided as otherwise required by this article.

#### **88-420-16-J. OFF-SITE PARKING**

The city planning and development director may permit any off-street parking spaces to be located on a remote and separate lot from the lot on which the principal use is located, subject to the standards of this section.

1. **LOCATION**

No off-site parking space may be located more than 1,000 feet from the primary entrance of the use served, measured along the shortest legal, practical walking route. This distance limitation may be waived by the city planning and development director if adequate assurances are offered that van or shuttle service will be operated between the shared lot and the principal use.

2. **ZONING CLASSIFICATION**

Off-site parking areas are accessory to the principal uses that the parking spaces serve. Off-site parking areas require the same or a more intensive zoning classification than that required for the most intensive of the uses served by the off-site parking area unless approved as a special use pursuant to 88-525.

3. **OFF-SITE PARKING AGREEMENT**

An agreement providing for the use of off-site parking, executed by the parties involved, must be filed with the city planning and development director, in a form approved by the city planning and development director. Off-site parking privileges will continue in effect only as long as the agreement, binding on all parties, remains in force. Agreements must guarantee long-term availability of the parking, commensurate with the use served by the parking. If an off-site parking agreement lapses or is no longer valid, then parking must be provided as otherwise required by this article.

4. **EXEMPTION**

Off-site parking in facilities in O, B, D, and M districts which meet the location and zoning classification requirements indicated in this section and which are in the same ownership as the lot to be served will not require approval of an alternative compliance parking plan per 88-420-15.

#### **88-420-16-K. SPECIAL FACILITIES FOR BICYCLISTS**

The city planning and development director may authorize up to a 15% reduction in the number of required off-street parking spaces for developments or uses that make special provisions to accommodate bicyclists. Examples of eligible accommodations include enclosed bicycle lockers, employee shower facilities, dressing areas for employees, and on-site public bicycle sharing stations. A reduction in required vehicle parking does not entitle the applicant to a reduction in required bicycle parking.

#### **88-420-16-L. VALET PARKING**

The city planning and development director may authorize valet parking as a means of satisfying up to 100% of otherwise applicable off-street parking ratios. In order to approve an alternative parking plan for valet parking the city planning and development director must determine that the proposal satisfies the approval criteria of 88-420-15-G and that the valet parking will not cause interference with the public use of rights-of-way or imperil public safety.

#### **88-420-16-M. TRANSPORTATION DEMAND MANAGEMENT PROGRAMS**

The city planning and development director may authorize up to a 50% reduction in the number of required off-street parking spaces for large employers (150 employees or more) that institute and commit to maintain a transportation demand management program, in accordance with the standards of this section.

1. **REQUIRED STUDY**

The applicant must submit a report to the city planning and development director that clearly indicates the types of transportation demand management activities and measures proposed.

2. **TRANSPORTATION MANAGEMENT ACTIVITIES**

The following transportation demand management activities may qualify for a reduction in otherwise required off-street parking ratios:

- a. The appointment of a transportation coordinator with responsibility for disseminating information on transit, ride-sharing and other alternative transportation options.
- b. The institution of off-peak work schedules, allowing employees to arrive at times other than the peak morning commute period. The peak morning commute period is defined as 7:00—9:00 a.m.
- c. The provision of specially marked spaces for each registered car pool and vanpool vehicles.
- d. The provision of cash or in-kind financial incentives for employees commuting by car pool, vanpool, and public transit.

#### **88-420-16-N. TRANSIT ACCESSIBILITY**

The city planning and development director may authorize up to a 25% reduction in office parking ratios for uses located within 1,000 feet of a transit stop with 30-minute or more frequent service during the hours of 7:00 a.m. to 9:00 a.m. This reduction may not be applied in conjunction with the special rapid transit provisions of 88-420-04-J.

#### **88-420-16-O. PERVIOUS PARKING SURFACES**

The city planning and development director may authorize a portion of required off-street parking spaces to be provided on pervious surfaces if the city planning and development director finds that such spaces will be used only intermittently, either for special events or for seasonal peak parking demands or overflows in patronage of the principal use or uses.

1. The decision of the city planning and development director must indicate what number or percentage of required parking spaces may be provided on pervious surfaces.
2. The city planning and development director is authorized to determine acceptable pervious surfaces.
3. Parking spaces, aisles, etc. must be marked by flags, biodegradable dyes or paints, or some other method that does not kill grass or plants.
4. Previous parking areas must be adequately drained.

#### **88-420-16-P. CAR-SHARE VEHICLES**

The city planning and development director may authorize a portion of a development's required off-street parking to be met by providing car-share vehicle parking on the development site, as follows:

1. For any development, one parking space or up to 5% of the total number of required spaces, whichever is greater, may be reserved for use by car-share vehicles. The number of required parking spaces may be reduced by one space for every parking space that is leased by a car-share program for use by a car-share vehicle. Parking for car-share vehicles may be provided in any non-required parking space.
2. For any development that (a) is required to provide 20 or more spaces and (b) provides one or more spaces for car-share vehicles, the number of required parking spaces may be reduced by 3 spaces for each reserved car-share vehicle parking space or by 15% of the total number of required spaces, whichever is less. An agreement between the property owner and a car-share program must be filed with the city planning and development director, in a form approved by the city planning and development director. The parking reduction will continue in effect only as long as the agreement, binding on all parties, remains in force. Agreements must guarantee long-term availability of the car-share vehicles. If the agreement lapses or is no longer valid, then the normally required parking spaces must be provided as otherwise required by this article.

#### **88-420-16-Q GRAVEL PARKING**

The city planning and development director may authorize a portion of a development's off-street parking and vehicular use areas to be gravel subject to the standards of this section.

1. Gravel vehicular use areas shall only be permitted on lots within M districts with a minimum lot size of 2 acres.
2. Gravel is prohibited within 25 feet of public right-of-way or within 10 feet of any property line, whichever is greater.



3. All gravel areas situated on a lot with side or rear property lines contiguous with property in a R or D district must be screened along such side or rear property lines with a continuous row of evergreen shrubs and/or trees to form a continuous visual screen at least 3 feet in height after the first growing season.
4. Gravel may not be used for parking intended for use by the public. Gravel surfacing may not be used for the parking or storage of wrecked, salvaged, dismantled, or inoperable vehicles.
5. Gravel is not permitted on any lot or portion of a lot with a slope greater than 4 to 1.
6. Gravel surfaces shall comply with the standards of 88-420-15-M.

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.

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

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Sara Copeland, FAICP  
Secretary, City Plan Commission

Approved as to form:

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Sarah Baxter  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250528

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 88-420-16, "Alternative Compliance Parking Plans," and enacting in lieu thereof a new section of like number and subject matter for the purpose of establishing new alternative compliance standards for gravel parking areas.

### Discussion

The zoning and development code provides nine (9) alternatives should an applicant need to work with City Staff to meet the Parking Standards of the Zoning and Development Code. One of the alternatives is Gravel Parking. The proposed amendment expands which districts gravel parking is allowed in; gravel will now be allowed in all M districts, subject to a two acre minimum lot size. However, the amendment also provides standards to ensure future gravel parking areas don't negatively impact the surrounding properties. The standards now include: prohibiting gravel within 25 feet of the public right-of-way, ensuring gravel areas that border R or D districts be screened, and prohibiting the parking of wrecked, salvaged, dismantled, or inoperable vehicles on the gravel. The amendment also corrects the ratio for the slope requirements in criteria 5.

The City Plan Commission reviewed the amendment at the July 2, 2025 meeting and recommended separating standard number 4 into two separate standards to avoid confusion regarding who is allowed to park on the gravel onsite. Two people provided public testimony in support of the amendment. The City Plan Commission recommended approval of the text amendment.

### 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 text amendment regarding Section 88-420-16, "Alternative Compliance Parking Plans."

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

Not applicable as this is a text amendment regarding Section 88-420-16, "Alternative Compliance Parking Plans."

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.

Not applicable as this is a text amendment regarding Section 88-420-16, "Alternative Compliance Parking Plans."

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

Not applicable as this is a text amendment regarding Section 88-420-16, "Alternative Compliance Parking Plans."

### 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)

There is no fiscal impact with this ordinance.

## 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

None

### Service Level Impacts

Not applicable as this is a text amendment regarding Section 88-420-16, "Alternative Compliance Parking Plans."

### Other Impacts

1. What will be the potential health impacts to any affected groups?  
Not applicable as this is a text amendment regarding Section 88-420-16, "Alternative Compliance Parking Plans."
2. How have those groups been engaged and involved in the development of this ordinance?  
Not applicable as this is a text amendment regarding Section 88-420-16, "Alternative Compliance Parking Plans." This text amendment was included in a public open house regarding the upcoming text amendments held on June 26, 2025.
3. How does this legislation contribute to a sustainable Kansas City?  
Not applicable as this is a text amendment regarding Section 88-420-16, "Alternative Compliance Parking Plans."

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

Not applicable as this is a text amendment regarding Section 88-420-16,  
"Alternative Compliance Parking Plans."

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 a text amendment regarding Section 88-420-16,  
"Alternative Compliance Parking Plans."

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

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**File #: 250529**

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### ORDINANCE NO. 250529

Sponsor: Councilmember Darrell Curls

Reducing the General Fund contingent appropriation in the amount of \$1,000,000.00; appropriating the same; authorizing the City Manager to enter into a Funding Agreement in an amount up to \$1,000,000.00 with the Planned Industrial Expansion Authority of Kansas City, Missouri for the acquisition of the Robandee Shopping Center; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date.

WHEREAS, on November 9, 2017, Council approved Ordinance No. 170891, declaring certain non-contiguous areas along the Bannister Road and Blue Ridge Boulevard Corridors, east of US Highway 435 and west of Elma Avenue, north of 99th Street, and south of 87th Street, as blighted; and

WHEREAS, with Ordinance No. 170891, Council approved the East Bannister PIEA General Development Plan (with amendments the “Plan”); and

WHEREAS, on July 2, 2018, the Council passed Ordinance No. 180471 amending the Plan and expanding the Plan Area, as defined more specifically in the Plan; and

WHEREAS, Project Area 4 (as defined in the Plan) of the Plan is commonly known as the “Robandee Shopping Center” located on two parcels, generally located at the northeast corner of James A. Reed Road and E. Bannister Road, consisting of approximately 12 acres and located at 8200 E. Bannister Road and 8500 E. Bannister Road; and

WHEREAS the Robandee Shopping Center has become an increasingly extensive source of blight in the area, including a dangerous building, underoccupancy, and numerous code violations, as well as becoming a draw for trespass; and

WHEREAS, the Robandee Shopping Center continually experiences instances of blight that is a detriment to the surrounding neighborhoods, including illegal dumping, graffiti, and property damage; and

WHEREAS, the City wishes to enter into an Agreement with the Planned Industrial Expansion Authority of Kansas City, Missouri (“PIEA”) to provide the funding for the acquisition of the Robandee Shopping Center and execute a funding agreement therefor; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the appropriation in the following account of the General Fund is hereby reduced by the following amount:

26-1000-179990-A	Contingent Appropriation	\$1,000,000.00
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Section 2. That the sum of \$1,000,000.00 is hereby appropriated from the Unappropriated Fund Balance of the General Fund to the following account:

26-1000-105013-B-10ROBANDEESHPCTR	Robandee Shopping Center	\$1,000,000.00
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Section 3. That the City Manager is authorized to execute a Funding Agreement with the PIEA in an amount up to \$1,000,000.00 for the acquisition of the Robandee Shopping Center by PIEA by using funds previously appropriated to Account No. 26-1000-105013-B-10ROBANDEESHPCTR. A copy of the Funding Agreement in substantial form is attached hereto and on file in the City Manager's Office.

Section 4. That the City Manager is designated as the requisitioning authority for Account No. 26-1000-105013-B-10ROBANDEESHPCTR.

Section 5. That this Ordinance is recognized as an ordinance with an accelerated effective date as provided by Section 503 (a)(3)(C) of the City Charter in that it appropriates money and shall take effect in accordance with that section.

..end

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

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Tammy L. Queen  
Director of Finance

Approved as to form:

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Andrew Bonkowski  
Assistant City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250529

Submitted Department/Preparer: Mayor/Council's Office

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

Reducing the General Fund contingent appropriation in the amount of \$1,000,000.00; appropriating the same; authorizing the City Manager to enter into a Funding Agreement in an amount up to \$1,000,000.00 with the Planned Industrial Expansion Authority of Kansas City, Missouri for the acquisition of the Robandee Shopping Center; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date.

### Discussion

On November 9, 2017, Council approved Ordinance No. 170891, declaring certain non-contiguous areas along the Bannister Road and Blue Ridge Boulevard Corridors, east of US Highway 435 and west of Elma Avenue, north of 99th Street, and south of 87th Street, as blighted. With Ordinance No. 170891, Council approved the East Bannister PIEA General Development Plan (with amendments the "Plan"). On July 2, 2018, the Council passed Ordinance No. 180471 amending the Plan and expanding the Plan Area, as defined more specifically in the Plan.

Project Area 4 (as defined in the Plan) of the Plan is commonly known as the "Robandee Shopping Center" located on two parcels, generally located at the northeast corner of James A. Reed Road and E. Bannister Road, consisting of approximately 12 acres and located at 8200 E. Bannister Road and 8500 E. Bannister Road. The Robandee Shopping Center has become an increasingly extensive source of blight in the area, including a dangerous building, underoccupancy, and numerous code violations, as well as becoming a draw for trespass.

The Robandee Shopping Center continually experiences instances of blight that is a detriment to the surrounding neighborhoods, including illegal dumping, graffiti, and property damage. The City wishes to enter into an Agreement with the Planned Industrial Expansion Authority of Kansas City, Missouri ("PIEA") to provide the funding for the acquisition of the Robandee Shopping Center and execute a funding agreement therefore.



## Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?  
General Fund Contingent Appropriation  
1000-179990-B Contingent Appropriation \$1,000,000.00
3. How does the legislation affect the current fiscal year?  
This legislation reduces the available balance of the General Fund Contingent Appropriation by \$1,000,000 for the purpose of authorizing a funding agreement with PIEA.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
No
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
No

### Office of Management and Budget Review

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund. ☒ Yes ☐ No
2. This fund has a structural imbalance. ☒ Yes ☐ No
3. Account string has been verified/confirmed. ☒ Yes ☐ No

### Additional Discussion (if needed)

The beginning balance of Contingent Appropriations for FY 2025-26 is \$7,907,729. Contingent Appropriations represent 1% of total General Fund revenue, and are intended to be reserved for emergency expenses. The current balance of Contingent Appropriation is \$7,906,729, as of 05/09/2025. The impact of Contingent Appropriation legislation that has been docketed but not passed is \$1,050,000, including Ordinances 250202 and 250529.

## 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**

Ord. 170891; Ord. 180471

### **Service Level Impacts**

No service level impacts

### **Other Impacts**

1. What will be the potential health impacts to any affected groups?  
This is an agreement to acquire the property, which will not have direct health impacts. Potential future changes to the property may.
2. How have those groups been engaged and involved in the development of this ordinance?  
No formal engagement regarding the property acquisition.
3. How does this legislation contribute to a sustainable Kansas City?  
There is no direct contribution to sustainability in the acquisition of the property, but it may allow us to create sustainable changes moving forward.
4. Does this legislation create or preserve new housing units?

No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)

Please provide reasoning why not:

Click or tap here to enter text.

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

No(Press tab after selecting)

Click or tap here to enter text.

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

No(Press tab after selecting)



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**File #: 250531**

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### ORDINANCE NO. 250531

Sponsor: Mayor Quinton Lucas

Amending the Committee Substitute to Ordinance No. 240998, which sets the Council's schedule for 2025, by cancelling the City Council standing committee meetings and business and legislative sessions for the weeks of August 4, 2025, August 25, 2025, September 1, 2025, October 6, 2025, November 17, 2025, November 24, 2025, December 22, 2025, and December 29, 2025; scheduling City Council standing committee meetings and business and legislative sessions for the weeks of August 11, 2025, and October 13, 2025; and moving the standing committee meetings the week of November 10, 2025, from November 11 to November 12 in observance of Veterans Day.

WHEREAS, the Council desires to cancel the standing committee meetings and business and legislative sessions scheduled for the weeks of August 4, 2025, August 25, 2025, September 1, 2025, October 6, 2025, November 17, 2025, November 24, 2025, December 22, 2025, and December 29, 2025; scheduling standing committee and business and legislative sessions for the weeks of August 11, 2025, and October 13, 2025; and moving the standing committee meetings the week of November 10, 2025, from November 11 to November 12 in observance of Veterans Day; and

WHEREAS, the UnidosUS Annual Conference is held to address key challenges facing the Latino community and takes place the week of August 4, 2025; and

WHEREAS, Ordinance No. 240998 set the Council's schedule for 2025; and

WHEREAS, the Council desires to amend the schedule by cancelling the standing committee meetings and business and legislative sessions scheduled for the weeks of August 4, 2025, and October 6, 2025; scheduling standing committee and business and legislative sessions for the weeks of August 11, 2025, and October 13, 2025; and moving the standing committee meetings the week of November 10, 2025, from November 11 to November 12 in observance of Veterans Day; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the City Council standing committee meetings and business and legislative sessions for the weeks of August 4, 2025, August 25, 2025, September 1, 2025, October 6, 2025, November 17, 2025, November 24, 2025, December 22, 2025, and December 29, 2025 are hereby cancelled; scheduling standing committee and business and legislative

sessions for the weeks of August 11, 2025, and October 13, 2025; and moving the standing committee meetings the week of November 10, 2025, from November 11 to November 12 in observance of Veterans Day.

..end

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Approved as to form:

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Lana K. Torczon  
Senior Associate City Attorney