



**Agenda**

**Neighborhood Planning and Development Committee**

Chairperson Ryana Parks-Shaw

Vice Chair Eric Bunch

Councilmember Nathan Willett

Councilmember Melissa Patterson Hazley

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**Wednesday, August 16, 2023**

**1:30 PM**

**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\*\*\*

Beginning of Consent(s)

**Director of City Planning & Development**

**[230662](#)**

Sponsor: Director of City Planning and Development Department

Approving the plat of The Depot on Old Santa Fe, an addition in Jackson County, Missouri, on approximately 32 acres generally located at East 93rd Street and Old Santa Fe Road, creating one lot and one tract for the purpose of multi-unit residential development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2023-00011)

**Attachments:** [Docket Memo Depot Final Plat](#)

End of Consent(s)

**Director of City Planning & Development**

[230665](#) Sponsor: Director of City Planning and Development Department

Rezoning an area of about 5.26 acres generally located at N.W. 112th Street and Interstate 29 from District B3-3 to District B4-2. (CD-CPC-2023-00098).

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

**Director of City Planning & Development and City Plan Commission**

[230668](#) Sponsor: Director of City Planning and Development Department

Rezoning an area of about two acres generally located on the north side of Highway 92, about one-half mile east of N Bethel Avenue from District AG-R to M1-1. (CD-CPC-2023-00102).

**Attachments:** [Docket Memo CD-CPC-2023-00102](#)

HELD IN COMMITTEE

**City Plan Commission and Director of City Planning & Development**

[230149](#) Sponsor: Director of City Planning and Development Department

Approving the plat of I-49 Commerce Center, First Plat, an addition in Jackson County, Missouri, on approximately 57.25 acres generally located along East 155th Street approximately 1,000 feet west of U.S. 71 Highway, creating 1 lot and 1 tract for the purpose of 1 lot office and warehouse subdivision; accepting various easements; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2022-00026)

**Attachments:** [2022-00026 Docket Memo](#)

**Director of City Planning & Development**

[230621](#) Sponsor: Director of City Planning and Development Department

Approving an amendment to a previously approved UR Development Plan in District UR which also serves as a preliminary plat to allow for mixed use development that includes multifamily residential, office and retail/ commercial, in an area generally located on the north side of E. 63rd Street on both sides of Prospect Avenue, bordered by E. 61st Street on the north, Bruce R. Watkins Drive on the east and Park Avenue on the west. (CD-CPC-2023-00107).

**Attachments:** [CD-CPC-2023-00107 Docket Memo](#)

ADDITIONAL BUSINESS

1. Staff from the City Auditor's Office will present an audit: Central City Economic Development Sales Tax Projects Making Progress, Clarifying Roles and Responsibilities Can Improve Oversight of Funds
2. There may be a general discussion regarding 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](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.



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**File #:** 230662

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ORDINANCE NO. 230662

Sponsor: Director of City Planning and Development Department

Approving the plat of The Depot on Old Santa Fe, an addition in Jackson County, Missouri, on approximately 32 acres generally located at East 93rd Street and Old Santa Fe Road, creating one lot and one tract for the purpose of multi-unit residential development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2023-00011)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of The Depot on Old Santa Fe, a subdivision in Jackson 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 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 5. That the City Clerk is hereby directed to record copies 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 Jackson County, Missouri.

Section 6. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on July 18th, 2023.

..end

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Approved as to form:

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Eluard Alegre  
Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: City Planning

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

### Executive Summary

A request to approve a Final Plat in District UR (Urban Redevelopment) on about 31 acres generally located at Old Santa Fe Road and E. 93rd Street creating one lot and one tract for a future multi-unit building. (CLD-FnPlat-2023-00011)

### Discussion

See CPC staff report

### Fiscal Impact

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

2. What is the funding source?

N/A

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

N/A

4. Does the legislation have 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.  Yes  No



# City of Kansas City, Missouri

## Docket Memo

2. This fund has a structural imbalance.

Yes  No

### Additional Discussion (if needed)

Click or tap here to enter text.

### Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Select (Press tab after selecting.)

Which objectives are impacted by this legislation (select all that apply):

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### Prior Legislation

This is a zoning ordinance and has not been evaluated for the Citwide Business Plan Impact.

### Service Level Impacts

See CPC staff report

### Other Impacts

1. What will be the potential health impacts to any affected groups?

See CPC staff report

2. How have those groups been engaged and involved in the development of this ordinance?



# City of Kansas City, Missouri

## Docket Memo

This is a zoning ordinance and has not been evaluated for the Citwide Business Plan Impact.

### 3. How does this legislation contribute to a sustainable Kansas City?

This is a zoning ordinance and has not been evaluated for the Citwide Business Plan Impact.

### 4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?

This is a zoning ordinance and has not been evaluated for the Citwide Business Plan Impact.

### 5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?

This is a zoning ordinance and has not been evaluated for the Citwide Business Plan Impact.





**File #: 230665**

ORDINANCE NO. 230665

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 5.26 acres generally located at N.W. 112th Street and Interstate 29 from District B3-3 to District B4-2. (CD-CPC-2023-00098).

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-1401, rezoning an area of about 5.26 acres generally located at N.W. 112th Street and Interstate 29 from District B3-3 (Community Business (Dash 3)) to District B4-2 (Heavy Business/Commercial (Dash 2)), said section to read as follows:

Section 88-20A-1401. That an area legally described as:

TRACT I: Tract H, PLAZA INTERNATIONAL, THIRD PLAT, a subdivision in Kansas City, Platte County, Missouri.

TRACT II: Tracts I and L, PLAZA INTERNATIONAL, THIRD PLAT, a subdivision in Kansas City, Platte County, Missouri.

TRACT III: All that part of the Southeast Quarter of Section 23, Township 52, Range 34, Kansas City, Platte County, Missouri, described as follows: Beginning at the Northwest corner of Tract I, PLAZA INTERNATIONAL, THIRD PLAT, a subdivision in Kansas City, Platte County, Missouri, thence South 15 degrees 07 minutes 51 seconds East along the Westerly line of said Tract I also being the Easterly Right of Way of Interstate I-29 a distance of 148.15 feet; thence South 55 degrees 59 minutes 56 seconds East along said Easterly Right of Way and Westerly line of Tract I and also being the Westerly line of Tract H of said PLAZA INTERNATIONAL, THIRD PLAT, a distance of 530.26 feet to a point on the Northerly Right of Way line of Northwest 112th Street, thence North 86 degrees 08 minutes 26 seconds West, a distance of 362.44 feet, thence North 21 degrees 34 minutes 55 seconds West, a distance of 82.48 feet; thence North 68 degrees 25 minutes 05 seconds East a distance of 10.00 feet; thence North 21 degrees 34 minutes 55 seconds West, a distance of 30.00 feet; thence South 68 degrees 25 minutes 05 seconds West, a distance of 10.00 feet; thence North 21 degrees 34 minutes 55 seconds West, a distance of 174.61 feet; thence North 04

degrees 15 minutes 59 seconds West, a distance of 148.59 feet to the Point of Beginning, subject to that part, if any, in streets, roadways, highways or other public rights-of-way.

is hereby rezoned from B3-3 (Community Business (Dash 3)) to District B4-2 (Heavy Business/Commercial (Dash 2)), all as shown outlined on a map marked Section 88-20A-1401, 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, all public notices and hearings required by the Zoning and Development Code have been given and had.

..end

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

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Joseph Rexwinkle, AICP  
Secretary, City Plan Commission

Approved as to form:

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Sarah Baxter  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: City Planning

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

### Executive Summary

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 5.26 acres generally located at NW 112th Street and Interstate 29 from District B3-3 to District B4-2. (CD-CPC-2023-00098).

### Discussion

See CPC staff report

### Fiscal Impact

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

2. What is the funding source?

N/A

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

N/A

4. Does the legislation have 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



# City of Kansas City, Missouri

## Docket Memo

### 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

### Additional Discussion (if needed)

Click or tap here to enter text.

### Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Select (Press tab after selecting.)

Which objectives are impacted by this legislation (select all that apply):

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### Prior Legislation

This is a zoning ordinance and has not been evaluated for the Citywide Business Plan Impact

### Service Level Impacts

See CPC staff report

### Other Impacts

- 1. What will be the potential health impacts to any affected groups?

See CPC staff report



# City of Kansas City, Missouri

## Docket Memo

2. How have those groups been engaged and involved in the development of this ordinance?

This is a zoning ordinance and has not been evaluated for the Citywide Business Plan Impact

3. How does this legislation contribute to a sustainable Kansas City?

This is a zoning ordinance and has not been evaluated for the Citywide Business Plan Impact

4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?

This is a zoning ordinance and has not been evaluated for the Citywide Business Plan Impact

5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?

This is a zoning ordinance and has not been evaluated for the Citywide Business Plan Impact



**File #: 230668**

ORDINANCE NO. 230668

Sponsor: Director of City Planning and Development Department

Rezoning an area of about two acres generally located on the north side of Highway 92, about one-half mile east of N Bethel Avenue from District AG-R to M1-1. (CD-CPC-2023-00102).

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-1402, rezoning an area of about two acres generally located on the north side of Highway 92, about one-half mile east of N Bethel Avenue from District AG-R (Agricultural- Residential) to M1-1 (Manufacturing 1), said section to read as follows:

Section 88-20A-1402. That an area legally described as:

Prt NE 1/4 NW 1/4 Sec 4 52 34 daf beg pt n li S 1/2 SW 1/4 Sec 33 53 34 a dist of 1978.05 ft e of nw cor sd 1/2 1/4 th ely alg sd n li 172.41 ft th S 00 deg min 30 sec W 1528.75 ft th S 8 deg 36 min 40 sec E 131.05 ft to pt c/l Mo Rte 92 th wly alg sd c/l alg cur rt r-3437.75 ft a dist of 195.02 ft th N 00 deg 59 30 sec E 1672.35 ft to pob exc prt in Mo Rte 92 also exc prt in Sec 33 53 34.

Prt S 1/2 SW 1/4 Sec 33 53 34 daf s 180 ft of e 172.41 ft of w 2150.46 ft sd 1/2 1/4 Sec.

is hereby rezoned from District AG-R (Agricultural- Residential) to M1-1 (Manufacturing 1), all as shown outlined on a map marked Section 88-20A-1402, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

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

..end

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

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Joseph Rexwinkle, AICP  
Secretary, City Plan Commission

Approved as to form:

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Sarah Baxter  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: City Planning

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

The applicant is seeking approval of a Rezoning from District AG-R (Agriculture Residential) to District M1-1 (Manufacturing one dash one) on about 2 acres generally located at Highway 92, 0.5 miles east of N Bethel Ave.

### Discussion

The City Plan Commission discussed the rezoning to M1-1 and voted to approve without conditions.

### Fiscal Impact

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

2. What is the funding source?

N/A

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

N/A

4. Does the legislation have 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.  Yes  No



# City of Kansas City, Missouri



## Docket Memo

2. This fund has a structural imbalance.

Yes  No

### Additional Discussion (if needed)

Click or tap here to enter text.

### Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Infrastructure and Accessibility (Press tab after selecting.)

Which objectives are impacted by this legislation (select all that apply):

- Enhance the City's connectivity, resiliency, and equity through a safe, efficient, convenient, inclusive, accessible, sustainable and better connected multi-modal transportation system
- Develop environmentally sound and sustainable infrastructure strategies that improve quality of life and foster economic growth
- Increase and support local workforce development and minority, women, and locally-owned businesses
- Engage in efforts to strategically invest in the City's infrastructure and explore emerging technologies
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### Prior Legislation

See CPC Staff Report.

### Service Level Impacts

See CPC Staff Report

### Other Impacts

1. What will be the potential health impacts to any affected groups?

N/A

# City of Kansas City, Missouri



## Docket Memo

2. How have those groups been engaged and involved in the development of this ordinance?

N/A

3. How does this legislation contribute to a sustainable Kansas City?

N/A

4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?

N/A

5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?

N/A



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**File #: 230149**

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ORDINANCE NO. 230149

Sponsor: Director of City Planning and Development Department

Approving the plat of I-49 Commerce Center, First Plat, an addition in Jackson County, Missouri, on approximately 57.25 acres generally located along East 155th Street approximately 1,000 feet west of U.S. 71 Highway, creating 1 lot and 1 tract for the purpose of 1 lot office and warehouse subdivision; accepting various easements; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2022-00026)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of I-49 Commerce Center, First Plat, a subdivision in Jackson 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 a Covenant to Maintain Storm Water Detention Facilities Agreement, to be in a form substantially as that attached hereto as Exhibit A and incorporated herein by reference.

Section 4. 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 5. That the City Clerk is hereby directed to record copies 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 Jackson County, Missouri.

Section 6. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on July 19, 2022.

..end

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Approved as to form:

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Eluard Alegre  
Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: City Planning

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

Final Plat I-49 Commerce Center, First Plat

### Discussion

Industrial Use Subdivision of former Bannister Federal Complex

### Fiscal Impact

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

2. What is the funding source?

Private Development

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

NA

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

NA

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

NA

### 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



# City of Kansas City, Missouri

## Docket Memo

### Additional Discussion (if needed)

Case No. CD-CPC-2022-00025 – Ordinance 220448 was approved by City Council on May 26, 2022 creating a development plan which also serves as a preliminary plat, in District M2-5 (Manufacturing) to allow for 1.3 million square foot of office and warehouse development on three (3) lots and one (1) tract.

### Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Select (Press tab after selecting.)

Which objectives are impacted by this legislation (select all that apply):

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### Prior Legislation

Case No. CD-CPC-2022-00025 – Ordinance 220448 was approved by City Council on May 26, 2022 creating a development plan which also serves as a preliminary plat, in District M2-5 (Manufacturing) to allow for 1.3 million square foot of office and warehouse development on three (3) lots and one (1) tract.

### Service Level Impacts

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

### Other Impacts

1. What will be the potential health impacts to any affected groups?



# City of Kansas City, Missouri

## Docket Memo

NA

2. How have those groups been engaged and involved in the development of this ordinance?

NA

3. How does this legislation contribute to a sustainable Kansas City?

This project consists of private improvements for an industrial development on a previously undeveloped 57.25 acre site. The I-49 Commerce Center 1st Plat creates one lot and one tract. The peak rate of storm water discharge and total runoff volume discharging to the public storm sewers will be maintained after re-development. The improvements will improve the overall aesthetics of the site and increase the tax base for the City.

4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?

NA

5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?

NA



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**File #: 230621**

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ORDINANCE NO. 230621

Sponsor: Director of City Planning and Development Department

Approving an amendment to a previously approved UR Development Plan in District UR which also serves as a preliminary plat to allow for mixed use development that includes multifamily residential, office and retail/ commercial, in an area generally located on the north side of E. 63rd Street on both sides of Prospect Avenue, bordered by E. 61st Street on the north, Bruce R. Watkins Drive on the east and Park Avenue on the west. (CD-CPC-2023-00107).

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That an amendment to a previously approved development plan in District UR (Urban Redevelopment) on an approximately 32 acres in an area generally located on the north side of E. 63rd Street on both sides of Prospect Avenue, bordered by E. 61st Street on the north, Bruce R. Watkins Drive on the east and Park Avenue on the west, legally described as:

All that part of the Northwest Quarter of Section 3 and Northeast Quarter of Section 4, Township 48, Range 33, including all that part of Lot 1, Summers Wharf, Lots 1 thru 6, inclusive, and Lots 18 thru 105, inclusive, Beachwood, Lots 1 thru 25, inclusive, Eastlake Addition, Lots 1 thru 22, inclusive, Millers Addition, Lots 69 thru 73, inclusive, Beaufort, and Lots 1 thru 15, inclusive, Jost Plaza, all in Kansas City, Jackson County, Missouri, together with the rights-of-ways of Prospect Avenue, Wabash Avenue, Olive Street, Park Avenue, E. 61st Street and E. 62nd Street, all described as follows: Beginning at the southerly most southeast corner of said Lot 1, Summers Wharf, said point being on the north right-of-way line of E. 63rd Street, 50 feet north of the centerline thereof; thence North 86°58'41" West (plat: North 86°49'02" West), along the north right-of-way line of said E. 63rd street and its westerly prolongation, 50 feet north of and parallel with the centerline thereof, 295.91 feet to the west right-of-way line of Wabash Avenue, said point being on the east line of Lot 40 in said Beachwood; thence South 02°15'37" West, along the east line of said lot 40, 10.00 feet to the north right-of-way line said E. 63rd Street, 30.00 feet north of the south line of the Northeast Quarter of said Section 4; thence North 86°58'41" West, along the north right-of-way line of said E. 63rd street and its westerly prolongation thereof, 30.00 feet north of and parallel with the south line of said Northeast Quarter, 885.65 feet to the southeast corner of a tract of land for new right-of-way described by Document No. 1990-K-0930339, being the west 5 feet of the south 5 feet of Lot 99 in said Beachwood; thence North 02°15'37" East, parallel with the



west line of said Lot 99, 5.00 feet to the northeast corner of said tract of land; thence North  $86^{\circ}58'41''$  West, parallel with the north right-of-way line of said E. 63rd street, 5.00 feet to the west line of said Lot 99, said point being on the east right-of-way line of Brooklyn Avenue; thence North  $02^{\circ}15'37''$  East, along said east right-of-way line, 280.05 feet to the northwest corner of Lot 105 in said Beachwood; thence South  $86^{\circ}58'41''$  East, along the north line of said lot, 137.64 feet to the northeast corner thereof, said point being the southwest corner of Lot 91 in said Beachwood; thence North  $02^{\circ}15'37''$  Easts, along the west line of Lots 91, 90, 89, 88, 87, 86, and 85 in said Beachwood, 280.04 feet to the northwest corner of said Lot 85, said point being on the south right-of-way line of E. 62nd Street; thence South  $86^{\circ}58'41''$  East, along said south right-of-way line and its easterly prolongation thereof, 316.34 feet (plat: 316.09 feet) to the northeast corner of Lot 84 in said Beachwood; thence North  $01^{\circ}56'58''$  East, 50.01 feet to the north right-of-way line of said E. 62nd Street, said point being the southwest corner of Lot 15 in said Eastlake Addition; thence North  $02^{\circ}15'30''$  East, along the west line of Lots 15 thru 25, inclusive, in said Eastlake Addition, 385.00 feet, to the northwest corner of said Lot 25; thence South  $86^{\circ}58'41''$  East, along the north line of said lot, 146.79 feet to the northeast corner thereof, said point being on the west right-of-way line of Olive Street; thence South  $86^{\circ}58'41''$  East, 51.15 feet to the east right-of-way line of said Olive Street, said point being the southwest corner of Lot 3 in said Eastlake Addition; thence in a northerly direction, along the east right-of-way line of said Olive Street, along a curve to the right with an initial tangent bearing of North  $15^{\circ}36'49''$  East, having a radius of 700.00 feet through a central angle of  $014^{\circ}13'02''$ , an arc distance of 173.70 feet (plat: 172.64 feet) to the northwest corner of Lot 1 in said Eastlake Addition; thence South  $87^{\circ}28'08''$  East, along the north line of said lot, 49.50 feet (plat: 50 feet) to the northeast corner thereof, said point being on the west line of Lot 22 in said Millers Addition; thence North  $02^{\circ}15'37''$  East, along the west line of said lot, 16.45 feet to the northwest corner thereof; thence South  $86^{\circ}58'41''$  East, along the north line of said lot, 128.97 feet to the northeast corner thereof, said point being on the west right-of-way line of Wabash Avenue; thence continuing South  $86^{\circ}58'41''$  East, 50.00 feet to the east right-of-way line of said Wabash Avenue, said point being the northwest corner of Lot 1 in said Millers Addition; thence South  $86^{\circ}58'41''$  East, along the north line of said lot, 128.97 feet to the northeast corner thereof, said point being 169 feet west of the east line of the Northeast Quarter of said Section 4; thence North  $02^{\circ}15'37''$  East, 169 feet west of and parallel with the east line of said Northeast Quarter, 380.84 feet to the northwest corner of a tract of land described by Document No. 1993-K-1106908; thence South  $87^{\circ}28'09''$  East, along the north line of said tract of land, 129.00 feet to the northeast corner thereof, said point being on the west right-of-way line of Prospect Avenue; thence South  $02^{\circ}15'37''$  West, along said west right-of-way line, 331.87 feet to the westerly prolongation of the north right-of-way line of E. 61st Street; thence South  $86^{\circ}43'02''$  East, along the north right-of-way line of said E. 61st Street, and its westerly prolongation thereof, 280.01 feet to the southeast corner of Lot 74 in said Beaufort, being the southeast corner of a tract of land described by Exhibit E40350 in Document No. 2006-E-0030540, said point being on the westerly

right-of-way line of Missouri Route 71; thence along the westerly right-of-way line of said Missouri Route 71, the following courses and distances: South  $02^{\circ}15'37''$  West, 150.00 feet to the southeast corner of Lot 73 in said Beaufort, being the southeast corner of a tract of land described by Exhibit E40351 in said Document No. 2006-E-0030540, said point being 211.58 feet right of Centerline Sta. 355+55.67; thence South  $02^{\circ}15'37''$  West, 150.00 feet to a point 212.42 feet right of Centerline Sta. 357+07.08; thence South  $07^{\circ}09'08''$  West, 234.50 feet to a point 232.19 feet right of Centerline Sta. 359+41.67, said point being on the south line of Lot 69 in said Beaufort; thence North  $86^{\circ}43'02''$  West, along the south line of said Lot 69 and continuing along the westerly right-of-way line of said Missouri Route 71, 50.00 feet to the northeast corner of the west 10 feet of Lot 28 in said Jost Plaza; thence South  $02^{\circ}15'37''$  West, 656.21 feet to the northeast corner of a tract of land for said Missouri Route 71 right-of-way by Document No. 1990-K-0914472; thence along the north line of said tract of land, being the westerly right-of-way line of said Missouri Route 71, the following courses and distances: South  $74^{\circ}14'22''$  West (deed: North  $74^{\circ}08'08''$  East), 45.75 feet; thence South  $82^{\circ}04'12''$  West (deed: North  $81^{\circ}57'58''$  East), 25.50 feet; thence North  $86^{\circ}37'12''$  West (deed: South  $86^{\circ}43'26''$  East), 61.39 feet to the east right-of-way line of Prospect Avenue; thence leaving the westerly right-of-way line of said Missouri Route 71, North  $83^{\circ}50'28''$  West, 80.19 feet to the northerly most southeast corner of said Lot 1, Summers Wharf, said point being the intersection of the west right-of-way line of said Prospect Avenue with the north right-of-way line of said E. 63rd Street; thence South  $43^{\circ}01'57''$  West (plat: South  $43^{\circ}51'23''$  West), along the north right-of-way line of said E. 63rd Street, 18.54 feet (plat: 18.46 feet) to the point of beginning, containing 31.897 acres, more or less.

And the vacant lot prt NE 1/4 NE 1/4 Sec 4 48 33 including prt vac Wabash Ave beg on s li 60 St 129 ft w of w li Prospect Ave th s 125 ft th w to sly prolg Wabash Ave th n 125 ft th e to beg also beg on s li 60 St 258 ft w of w li of Prospect Ave th s 125 ft th e 129 ft th s 450.23 ft th w 179 ft th n to pt 125 ft s of 60 St th e to sly prolg of w li of Wabash Ave th n 125 ft to 60th St th e to beg also beg sw cor 60th St & Prospect Ave th w alg s li of 60th St 308.0 ft th s 200 ft to tpob th s 375.57 ft th e to tpob also beg 1227.15 ft s & 169 ft w of ne cor sd sec th s 35 ft th w 308 ft th n 51.08 ft th e 129 ft th s 16.08 ft th e to beg also beg 200 ft s of se cor of 60th St & Olive St th e 129 ft th s 425 ft th w 129 ft th n 425 ft to beg exc prt in Wabash Ave also exc prt in 61st St. containing 5.135 acres, more or less.

Section B. That a UR preliminary plan/plat for the area legally described above is hereby approved, subject to the following conditions:

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 C. 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

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

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Joseph Rexwinkle, AICP  
Secretary, City Plan Commission

Approved as to form:

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Sarah Baxter  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: City Planning

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

### Executive Summary

A request to approve an amendment to a previously approved UR Development Plan in District UR (Urban Redevelopment), which also serves as a preliminary plat to allow for mixed use development that includes multifamily residential, office and retail/ commercial, in an area generally located on the north side of E. 63rd Street on both sides of Prospect Avenue. Bordered by E. 61st Street on the north, Bruce R. Watkins Drive on the east and Park Avenue on the west. (CD-CPC-2023-00107).

### Discussion

See Staff Report- to be included in Committee Substitution.

### Fiscal Impact

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

2. What is the funding source?

Not applicable, this is Ordinance pertaining to Chapter 88, The Zoning and Development Code.

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

Not applicable, this is Ordinance pertaining to Chapter 88, The Zoning and Development Code.

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

Not applicable, this is Ordinance pertaining to Chapter 88, The Zoning and Development Code.

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

Not applicable, this is Ordinance pertaining to Chapter 88, The Zoning and Development Code.



# City of Kansas City, Missouri

## Docket Memo

### 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

### Additional Discussion (if needed)

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

### Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Housing and Healthy Communities (Press tab after selecting.)

Which objectives are impacted by this legislation (select all that apply):

- Not applicable, this is Ordinance pertaining to Chapter 88, The Zoning and Development Code.
- 
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- 
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### Prior Legislation

Ordinance No. 220327

### Service Level Impacts

Not applicable, this is Ordinance pertaining to Chapter 88, The Zoning and Development Code.

### Other Impacts



# City of Kansas City, Missouri

## Docket Memo

1. What will be the potential health impacts to any affected groups?  
Not applicable, this is Ordinance pertaining to Chapter 88, The Zoning and Development Code.
2. How have those groups been engaged and involved in the development of this ordinance?  
Not applicable, this is Ordinance pertaining to Chapter 88, The Zoning and Development Code.
3. How does this legislation contribute to a sustainable Kansas City?  
Not applicable, this is Ordinance pertaining to Chapter 88, The Zoning and Development Code.
4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?  
Not applicable, this is Ordinance pertaining to Chapter 88, The Zoning and Development Code.
5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?  
Not applicable, this is Ordinance pertaining to Chapter 88, The Zoning and Development Code.