



Agenda

Neighborhood Planning and Development Committee

Chairperson Ryana Parks-Shaw

Vice Chair Eric Bunch

Councilmember Nathan Willett

Councilmember Melissa Patterson Hazley

Tuesday, June 9, 2026

1:30 PM

10th Floor Committee Room

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

PUBLIC OBSERVANCE OF MEETINGS

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

Any closed session may be held via teleconference.

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

Applicants and citizens wishing to participate have the option of attending each meeting or they may do so through the videoconference platform ZOOM, using this link:
<https://us02web.zoom.us/j/84530222968>

Public Testimony is Limited to 2 Minutes

FIRST READINGS

Director of City Planning & Development

[260494](#)

Sponsor: Director of City Planning and Development Department

Approving a finding of blight for the 114 W. Linwood Urban Renewal Plan generally bound by West 31st Terrace on the north, West Linwood on the south, Wyandotte Street on the west, and Main Street on the east, pursuant to Land Clearance Redevelopment Authority Law. (CD-CPC-2026-00031)

Director of City Planning & Development

[260495](#) Sponsor: Director of City Planning and Development Department

Rezoning an area of about 0.3 acres generally located at the northwest corner of Westport Road and Bell Street from District R-5 to District B3-2 to allow for the expansion of a day-care. (CD-CPC-2026-00015).

Director of City Planning & Development

[260497](#) Sponsor: Director of City Planning and Development Department

Designating the honorary street name of "Willie T. Bland Way" for a portion of East 29th Street from the east line of Bales Avenue to the west line of Indiana Avenue. (CD-ROW-2026-00010).

French

[260505](#) Sponsor: Councilmember Lindsay French

Approving the petition to establish the Chouteau Crossings Community Improvement District; establishing the Chouteau Crossings Community Improvement District, generally bounded by Interstate 35 to the north, North Winner Road to the east, Northeast 42nd Terrace to the south, and Northeast Chouteau Trafficway to the west in Kansas City, Clay County, Missouri; determining the District to be a blighted area; determining that certain actions are reasonably anticipated to remediate blighting conditions and will serve a public purpose; requiring the annual submission of certain records; and directing the City Clerk to report the creation of the District to the Missouri department of economic development and the state auditor.

Bunch

[260507](#) Sponsor: Councilmember Eric Bunch

Rezoning an area of about 587 acres generally located between Lou Holland Drive and N. Broadway Freeway from District M1-5 to District KCIA. (CD-CPC-2026-00048).

HELD IN COMMITTEE

Rea

[250997](#) Sponsor: Councilmember Crispin Rea

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

Director of City Planning & Development

[260376](#) Sponsor: Director of City Planning and Development Department

Amending Chapter 88, the Zoning and Development Code, by repealing Section 88-285, Westport Overlay District, and enacting in lieu thereof a new section of like number and subject matter for the purpose of amending allowed uses within the Westport Overlay District and creating standards for drive-through facilities. (CD-CPC-2026-00025)

Lucas

[260399](#) Sponsor: Mayor Quinton Lucas

Amending Chapter 56 of the Code of Ordinances by enacting a new Section 56-548 to create minimum standards for the securing and mothballing of vacant buildings to prevent deterioration, protect public safety, and reduce negative neighborhood impacts.

Lucas

[260400](#) Sponsor: Mayor Quinton Lucas

Amending Chapter 56 of the Code of Ordinances, Article V, Dangerous buildings or structures, by repealing and replacing Section 56-539, Permits, to require Historic Preservation Commission review for demolition of historic structures declared dangerous buildings, except in cases of emergency.

Lucas

[260401](#) Sponsor: Mayor Quinton Lucas

Amending Chapter 56, Code of Ordinances, by repealing Article VI, Registration of vacant properties and foreclosing properties, and enacting a new article of like number and subject matter, including a new Section 56-586, Semiannual fee for chronically vacant nuisance property to expand vacant property registration to unimproved vacant land, add required disclosure of plans or intent for vacant property, establish procedures for investigating and identifying properties with a residential structure or multiple dwelling units that have been vacant for at least six months and have had multiple housing code violations and assess a \$200.00 fee for each semiannual period in which the City has investigated and made this determination; establishing policy for disclosure of access permission by Kansas City Police Department and the Office of Unhoused Solutions Triage team; and directing the City Manager to implement a city-wide registration outreach campaign.

Director of City Planning & Development

[260429](#) Sponsor: Director of City Planning and Development Department

Approving the petition to add property to the Linwood Shopping Center Community Improvement District, generally located at the northwest corner of Prospect Avenue and Linwood Boulevard in Kansas City, Jackson County, Missouri; and directing the City Clerk to report the amendment of the District to the Missouri Department of Economic Development and the Missouri state auditor.

Robinson

[260441](#) Sponsor: Councilmember Melissa Robinson

RESOLUTION - Directing the City Manager to increase indigent care funding in the amount of \$140,000.00 for Swope Health Services as part of first quarter FY2026-27 budget analysis, and later quarters if necessary, subject to availability of funds in the Health Levy Fund.

Robinson

[260442](#) Sponsor: Councilmember Melissa Robinson

Authorizing the Director of Public Works to execute a Cooperative Agreement with the Palestine Community Improvement District for implementation of eligible work in connection with PIAC Award No. 420464 from funds previously appropriated, including work within the public right-of-way including streetlights, pedestrian lighting, and fencing; and recognizing this ordinance as having an accelerated effective date.

ADDITIONAL BUSINESS

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

2. Closed Session

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

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

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

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

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

Adjournment



File #: 260494

ORDINANCE NO. 260494

Sponsor: Director of City Planning and Development Department

Approving a finding of blight for the 114 W. Linwood Urban Renewal Plan generally bound by West 31st Terrace on the north, West Linwood on the south, Wyandotte Street on the west, and Main Street on the east, pursuant to Land Clearance Redevelopment Authority Law. (CD-CPC-2026-00031)

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

WHEREAS, it is desirable and in the public interest that the Land Clearance for Redevelopment Authority of Kansas City, Missouri submit an Urban Renewal Plan for the area located at 114 W. Linwood Boulevard, being an area generally bound by West 31st Terrace on the north, West Linwood on the south, Wyandotte Street on the west, and Main Street on the east, and

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

WHEREAS, the Land Clearance for Redevelopment Authority has recommended and determined that the 114 W. Linwood Urban Renewal Plan area be eligible for tax abatement and, if necessary, the exercise of eminent domain by the Land Clearance for Redevelopment Authority; and

WHEREAS, the City Plan Commission reviewed and recommended approval of the 114 W. Linwood Urban Renewal Plan on May 6, 2026; and

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

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

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

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

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the proposed Urban Renewal area, an area generally bound by West 31st Terrace on the north, West Linwood on the south, Wyandotte Street on the west, and Main street on the east and more specifically described as found on Exhibit A attached hereto, is a blighted area and in need of redevelopment and rehabilitation and is appropriate for an Urban Renewal Project, and that the undertaking by the Land Clearance for Redevelopment Authority of Kansas City, Missouri, of surveys and plans for an urban renewal project of a character contemplated by Section 99.430, Revised Statutes of Missouri, as amended, and the proposed urban renewal area is hereby approved.

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

Section 3. That the Urban Renewal Plan which is known as the 114 W. Linwood Urban Renewal Plan, a copy of which is on file in the office of the City Clerk with this ordinance and is incorporated herein by reference, is hereby approved including, if necessary, the power of eminent domain.

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

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

..end

Approved as to form:

Emalea Kohler
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260494

Submitted Department/Preparer: City Planning

Revised 12/03/25

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

Approve Finding of Blight and the 114 W. Linwood Urban Renewal Plan

Discussion

The three-story MWA Building, located at 114 W. Linwood Blvd, is currently vacant, but was long used for storage and marginal commercial uses- located in a mixed-use corridor in close proximity to important nodes of economic activity along the KC Streetcar line. The URP's proponent is proposing the creation of an Urban Renewal Area to support the planned renovation of the MWA Building at 114 W. Linwood Boulevard. The estimated \$2 million project will provide studio/office space on the mezzanine and upper floor, along with commercial space on the ground floor. There is adequate off-street parking in the western portion of the property.

Because most of the components of the Chapter 99 criteria are present in the proposed plan area, LCRA staff agrees that the Study Area is a "blighted area" consistent with the definition provided by Missouri's Land Clearance for Redevelopment Law in the Missouri Revised Statutes (RSMo. Ch. 99), and is a menace to the health, safety and welfare of the city. The blight study can be found in Exhibit F of the draft Plan. Staff believes that blighting conditions exist.

To revitalize the 114 W. Linwood Boulevard Plan Area as a commercial development, the Plan's proponent believes that assistance from the Land Clearance for Redevelopment Authority potentially consisting of real property tax abatement, will present opportunities to stabilize the Main Street corridor adjacent to the proposed 114 W. Linwood Boulevard Urban Renewal Area by stimulating and facilitating private investment in the rehabilitation of an existing commercial building for reuse for commercial uses.

Project proponents will be required to comply with the Authority's MBE/WBE requirements.

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?
Properties within the URA may be eligible for a 10 year abatement of up to 100% of increased property taxes
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Properties within the URA may be eligible for a 10 year abatement of up to 100% of increased property taxes
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
2. This fund has a structural imbalance. Yes No
3. Account string has been verified/confirmed. Yes No

Additional Discussion (if needed)

This ordinance has no fiscal impact.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Housing and Healthy Communities (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - Utilize planning approaches in neighborhoods to reduce blight, ensure sustainable housing, and improve resident wellbeing and cultural diversity.
 - Maintain and increase affordable housing supply to meet the demands of a diverse population.

- Address the various needs of the City's most vulnerable population by working to reduce disparities.
- Foster an inclusive environment and regional approach to spur innovative solutions to housing challenges.
- Ensure all residents have safe, accessible, quality housing by reducing barriers.
- Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

Prior Legislation

Ordinance No. 160383
Ordinance No. 200497

Service Level Impacts

N/A

Staff Recommendation

Click or tap here to enter department.

Select One: Sponsored
 Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One: Recommend
 Do Not Recommend
 Not Applicable

Click or tap here to provide reasoning.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Needed structural and environmental improvements will be made to revitalize and make useful a vacant and dangerous building for future business and artist tenants, as well as the surrounding neighborhood.

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?

Revitalizing a vacant and dangerous building in a high traffic area into a usable business and artist tenant space

4. Does this legislation create or preserve new housing units?

No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

Click or tap here to enter text.

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

No(Press tab after selecting)

Click or tap here to enter text.

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

No(Press tab after selecting)



File #: 260495

ORDINANCE NO. 260495

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 0.3 acres generally located at the northwest corner of Westport Road and Bell Street from District R-5 to District B3-2 to allow for the expansion of a day-care. (CD-CPC-2026-00015).

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-1539, rezoning an area of about 0.3 acres generally located at the northwest corner of Westport Road and Bell Street from District R-5 (Residential) to District B3-2 (Community Business), said section to read as follows:

Section 88-20A-1539. That an area legally described as:

1700 Westport Road & 4240 Genesee. Part of the Southwest 1/4 of the Southwest 1/4 of Section 19, Township 49, Range 33, described as follows: Beginning at a point of intersection of West line of Genesee Street with North line of 43rd Street as now established, thence North along the West line of Genesee Street, 160 feet, thence West to a point 73 feet East of the East line of Bell Street, thence South 40 feet, thence West 73 feet to the East line of Bell Street, thence South 120 feet to the North line of 43rd Street, thence East along the North line of 43rd Street to beginning, in Kansas City, Missouri.

and

4241 Bell. Part of the Southwest Quarter of the fractional Southwest Quarter of Section 19, Township 49, Range 33, in Kansas City, Jackson County, Missouri, described as follows: Beginning in the Easterly line of Bell Street, as now established in said City, at a point 140 feet Northerly from the intersection of said street line with the original North line of 43rd Street (now Westport Road) as the same was established prior to the passage of ordinance of Kansas City, Missouri, No. 49839, for the widening of 43rd Street and from said point of beginning running Northerly along the Easterly line of Bell Street 40 feet; thence East and parallel with the original North line of 43rd Street, 73 feet; thence South 40 feet, more or less, to a point in a line drawn parallel with the former North line of 43rd

Street through the point of beginning; thence West and parallel with said former North line of 43rd Street to the place of beginning.

and

4237 Bell. Part of the Southwest Quarter of Section 19, Township 49, Range 33, in Kansas City, Jackson County, Missouri, particularly described as follows: Beginning at a point on the East line of Bell Street, 220.14 feet North of the North line of 43rd Street, as established by Ordinance No. 36769; thence South along the East line of Bell Street, 40 feet; thence East and parallel with the North line of 43rd Street to a line drawn midway between the East line of Bell Street and the West line of Genessee Street; thence North along said midway line 40 feet to a point East of the point of beginning; thence West and parallel to the North line of 43rd Street to point of beginning.

is hereby rezoned from District R-5 (Residential) to District B3-2 (Community Business), all as shown outlined on a map marked Section 88-20A-1539, 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.

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260495

Submitted Department/Preparer: City Planning

Revised 01/30/25

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

Executive Summary

Rezoning an area of about 0.3 acres generally located at the northwest corner of Westport Road and Bell Street from District R-5 (Residential) to District B3-2 (Community Business) to allow for the expansion of a day-care. (CD-CPC-2026-00015).

Discussion

The applicant is requesting to rezone approximately 0.3 acres from District R-5 to District B3-2. The subject site is made up of three unplatted parcels. As part of the rezoning request, staff required a lot consolidation for all three lots, which has been completed and recorded with the county. This rezoning request does not require an accompanying development plan, special use permit, or area plan amendment. Approval of the rezoning would allow the applicant to expand on the existing use of a day care center. The subject site already has a day care center but would like to expand to exceed the allowed number in a R-5 Zoning District. A B3-2 Zoning District would allow for Day Care Center with 21+ enrollees.

There was no public testimony at the City Plan Commission or submitted to staff at the time of writing this Docket Memo.

Staff Recommendation: Approval

CPC Recommendation: Approval

Fiscal Impact

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

Not applicable as this is an ordinance authorizing a rezoning of private property.

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

Not applicable as this is an ordinance authorizing a rezoning of private property.

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

Not applicable as this is an ordinance authorizing a rezoning of private property.

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

Not applicable as this is an ordinance authorizing a rezoning of private property.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

This ordinance has no fiscal impact.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - Develop strategies focusing on areas traditionally underserved by economic development and redevelopment efforts.
 - Ensure quality, lasting development throughout the City; and continuing to grow the economy and the population of Kansas City in all areas.

- Increase and support local workforce development and small and locally owned businesses.
- Create a more efficient, solutions-oriented environment, making it easier to operate within the City.
- Implement an economic development and tourism strategy to attract major investment and visitors.
-

Prior Legislation

There is no prior legislation for this site.

Service Level Impacts

Not applicable as this is an ordinance authorizing a rezoning of private property.

Staff Recommendation

City Planning and Development

Select One: Sponsored
 Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One: Recommend
 Do Not Recommend
 Not Applicable

Approval

Other Impacts

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

3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this is an ordinance authorizing a rezoning of private property.

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

Not applicable as this is an ordinance authorizing a rezoning of private property.

[Click or tap here to enter text.](#)

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

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

Please provide reasoning why not:

Not applicable as this is an ordinance authorizing a rezoning of private property.

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

No(Press tab after selecting)

Not applicable as this is an ordinance authorizing a rezoning of private property.

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

No(Press tab after selecting)



File #: 260497

ORDINANCE NO. 260497

Sponsor: Director of City Planning and Development Department

Designating the honorary street name of “Willie T. Bland Way” for a portion of East 29th Street from the east line of Bales Avenue to the west line of Indiana Avenue. (CD-ROW-2026-00010).

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That the honorary street name of “Willie T. Bland Way” is hereby designated for East 29th Street from the east line of Bales Avenue to the west line of Indiana Avenue all within Kansas City, Jackson County, Missouri.

Section B. That “Willie T. Bland Way” will be an alias or dual name for this portion of East 29th Street and will be recognized as such by the City’s emergency communication system, and by the U.S. Postal Service for mail delivery services.

Section C. That the Street Naming Committee convened on April 16, 2026, to review the request for the honorary street name for “Willie T. Bland Way” and presented a recommendation of approval to the City Council as to the honorary street designation pursuant to the requirements of Section 88-605-03 (E) of the City’s Zoning and Development Code.

Section D. That the designation is indicated on the map attached hereto and made a part hereof.

Section E. That existing traffic ordinances on this street will remain in effect and will not be affected by the honorary street name.

..end

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260497

Submitted Department/Preparer: City Planning

Revised 01/30/25

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

Designating the honorary street name of “Willie T. Bland Way” for a portion of East 29th Street from the east line of Bales Avenue to the west line of Indiana Avenue.

Discussion

Consideration of Nominee from Applicant:

“Willie T. Bland is a native of Arkansas and a retired Automotive Inspector worker for (30) years; has been pastoring the Rescue Baptist Church of Jesus Christ for 50 years. He is a visionary and was instrumental in building a new edifice in 1995 after retirement; adjacent to other properties purchased that was once used for a junk yard for antiques. He is a consummate role model; and set a fine example for others to emulate.

Through his many years of commitment, he has enriched the lives of countless others and served as an example of faith, source of inspiration and a pillar of strength in the community with a focus on youth involvement.

For 50 years, Rescue Baptist Church has stood as a safe haven, a shelter from the storm; seeking to serve lost; the homeless, hungry, hurting and hopeless; reaching up; reaching out; and reaching within. Pastor Bland served as a Father in the Ministry providing spiritual grounding, compassion, and pastoral support to all in need with without reservation. Many times lending a helping hand out of pocket to get a room for one who has no where to shelter; or a struggling family with children whose furnace has gone out in the midst of winter. Many times providing financial help to families who have lost loved ones with no insurance for burial.

Pastor Bland has a deep sense of resilience fueling his commitments to serve others and understanding the challenges faced by underserved communities. As a pastor, he represents the hope and drive found in individual who seek to overcome

obstacles and uplift those around them; which makes him a great candidate of the "Honorary Sign"."

The Street Naming Committee unanimously voted for approval on April 16, 2026. No public testimony at the time of this docket memo has been submitted.

Fiscal Impact

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

2. What is the funding source?
The costs of fabrication and installation of the honorary signs as well as all future maintenance and replacement of the signs will be the responsibility of the nominating person or group.

3. How does the legislation affect the current fiscal year?
The costs of fabrication and installation of the honorary signs as well as all future maintenance and replacement of the signs will be the responsibility of the nominating person or group.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
The costs of fabrication and installation of the honorary signs as well as all future maintenance and replacement of the signs will be the responsibility of the nominating person or group.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
The costs of fabrication and installation of the honorary signs as well as all future maintenance and replacement of the signs will be the responsibility of the nominating person or group.

Office of Management and Budget Review

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund. Yes No

2. This fund has a structural imbalance. Yes No

3. Account string has been verified/confirmed. Yes No

Additional Discussion (if needed)

This ordinance has no fiscal impact.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - Develop strategies focusing on areas traditionally underserved by economic development and redevelopment efforts.
 - Ensure quality, lasting development throughout the City; and continuing to grow the economy and the population of Kansas City in all areas.
 - Increase and support local workforce development and small and locally owned businesses.
 - Create a more efficient, solutions-oriented environment, making it easier to operate within the City.
 - Implement an economic development and tourism strategy to attract major investment and visitors.
 -

Prior Legislation

There is no prior legislation that pertains to this honorary street name.

Service Level Impacts

There are no service level impacts pertaining to the approval of this honorary street naming.

Staff Recommendation

City Planning and Development

Select One: Sponsored
 Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One: Recommend

- Do Not Recommend
- Not Applicable

Click or tap here to provide reasoning.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this is an ordinance for a honorary street name.

2. How have those groups been engaged and involved in the development of this ordinance?
Not applicable as this is an ordinance for a honorary street name.

3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this is an ordinance for a honorary street name.

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

Not applicable as this is an ordinance authorizing approval of a signage plan on private property.
[Click or tap here to enter text.](#)

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

No - CREO's review is not applicable (Press tab after selecting)
Please provide reasoning why not:
Not applicable as this is an ordinance authorizing approval of a signage plan on private property.

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

No(Press tab after selecting)

Not applicable as this is an ordinance authorizing approval of a signage plan on private property.

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



File #: 260505

ORDINANCE NO. 260505

Sponsor: Councilmember Lindsay French

Approving the petition to establish the Chouteau Crossings Community Improvement District; establishing the Chouteau Crossings Community Improvement District, generally bounded by Interstate 35 to the north, North Winner Road to the east, Northeast 42nd Terrace to the south, and Northeast Chouteau Trafficway to the west in Kansas City, Clay County, Missouri; determining the District to be a blighted area; determining that certain actions are reasonably anticipated to remediate blighting conditions and will serve a public purpose; requiring the annual submission of certain records; and directing the City Clerk to report the creation of the District to the Missouri department of economic development and the state auditor.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the petition to establish the Chouteau Crossings Community Improvement District (“District”) as a political subdivision in accordance with Sections 67.1401 through 67.1571, RSMo., otherwise known as the Missouri Community Improvement District Act (“Act”), and which is attached to this ordinance as Exhibit 1, is hereby approved in its entirety.

Section 2. That the District is hereby established for the purposes set forth in the petition, which the District shall have all the powers and authority authorized by the petition, the Act, and by law, and shall continue to exist for a period of eighteen (18) years, unless extended pursuant to Section 67.1481.6, RSMo.

Section 3. That the District is hereby determined to be a blighted area by reason of the predominance of insanitary or unsafe conditions, deterioration of site improvements or conditions which endanger life or property by fire or other cause, which individually and collectively constitute an economic or social liability or menace to the public health, safety or welfare in its present condition and use.

Section 4. That it is hereby determined that proposed contracts with the owners of property within the District’s boundaries to demolish and remove, renovate, reconstruct or rehabilitate any building and structure located therein, and the expenditure or loaning of the District’s revenues to fund contracts for such purposes, are reasonably anticipated to remediate the blighting conditions and will serve a public purpose.

Section 5. That the blight determination herein shall not be utilized as a basis for granting any tax abatement or tax redirection under any other provision of law.

Section 6. That the District shall annually submit its proposed budget, annual report and copies of written resolutions passed by the District's board to the City pursuant to Section 67.1471, RSMo., and Section 74-304 of the City's Code of Ordinances ("Code").

Section 7. That upon the effective date of this ordinance, the City Clerk is hereby directed to report the creation of the District to the Missouri department of economic development and state auditor pursuant to Section 67.1421.6, RSMo., by sending a copy of this ordinance to said entities.

Section 8. That the District shall enter into a cooperative agreement with the City pursuant to Code Section 74-302(e), the form of which shall be substantially similar to that which is attached to this ordinance as Exhibit 2.

..end

Approved as to form:

Eluard Alegre
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260505

Submitted Department/Preparer: City Planning

Revised 01/30/25

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

Executive Summary

Approving the petition to establish the Chouteau Crossings Community Improvement District; establishing the Chouteau Crossings Community Improvement District located south of Interstate 35 and east of NE Chouteau Trafficway in Kansas City, Clay County, Missouri; requiring the annual submission of certain records; and directing the City Clerk to report the creation of the District to the Missouri Department of Economic Development and the Missouri State Auditor.

Discussion

This ordinance would approve the petition to establish the Chouteau Crossings CID for an 18-year term, unless otherwise extended. The proposed District is composed of one (1) parcel of land owned by one owner. The District will have the authority to impose a 1% sales tax, which according to the petition, would be used for reimbursement of costs associated with the rehabilitation, reconstruction, or repair or remodeling of existing buildings and fixtures, including a Grocery Store and Parking Facilities, among other costs.

The District is directed to submit proposed budgets, annual reports, and copies of resolutions passed by the District board per State statute in addition to entering into a cooperative agreement with the City. The City Clerk is directed to report the creation of this District to the Missouri Department of Economic Development and the Missouri State auditor.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
1000-642044 CID Support

3. How does the legislation affect the current fiscal year?
There are City expenses incurred related to the mailing of notices and staff time reviewing the petition and future reports. These expenses are intended to be off-set by reimbursement fees charged to the District.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
There are no recurring costs associated with this legislation.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
No.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

1. View the [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):
 - Develop strategies focusing on areas traditionally underserved by economic development and redevelopment efforts.
 - Ensure quality, lasting development throughout the City; and continuing to grow the economy and the population of Kansas City in all areas.
 - Increase and support local workforce development and small and locally owned businesses.

- Create a more efficient, solutions-oriented environment, making it easier to operate within the City.
- Implement an economic development and tourism strategy to attract major investment and visitors.
-

Prior Legislation

210565, 240024, 240979 - City CID policies

Service Level Impacts

This ordinance will have no impact on existing service levels.

Staff Recommendation

Click or tap here to enter department.

Select One: Sponsored
 Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One: Recommend
 Do Not Recommend
 Not Applicable

Click or tap here to provide reasoning.

Other Impacts

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

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

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

Click or tap here to enter text.

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

No(Press tab after selecting)

Click or tap here to enter text.

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



File #: 260507

ORDINANCE NO. 260507

Sponsor: Councilmember Eric Bunch

Rezoning an area of about 587 acres generally located between Lou Holland Drive and N. Broadway Freeway from District M1-5 to District KCIA. (CD-CPC-2026-00048).

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-1542, rezoning an area of about 587 acres generally located between Lou Holland Drive and N. Broadway Freeway from District M1-5 (Manufacturing 1) to District KCIA (Airport), said section to read as follows:

Section 88-20A-1542. That an area legally described as:

That part of the Southeast 1/4 of Section 15, and of Sections 22 and 27, Township 50 North, Range 30 West, Clay County, Missouri, being more particularly described as follows: Commencing at the northeast corner of said Southeast 1/4 of Section 15; thence North 89°-07'-03" West along the north line thereof, a distance of 145.62 feet to the westerly right of way line of Missouri Route 169, as now established, and the point of beginning of the tract of land to be herein described; thence South 0°-32'-39" West, a distance of 1184.81 feet, this and the following courses being along said westerly right of way line; thence North 89°-27'-21" West, a distance of 55.00 feet; thence South 0°-32'-39" West, a distance of 203.36 feet; thence South 2°-34'-44" West, a distance of 331.51 feet; thence South 8°-48'-59" West, a distance of 714.57 feet; thence South 2°-52'-09" West, a distance of 125.10 feet; thence South 19°-51'-41" East, a distance of 90.06 feet; thence South 12°-19'-19" East, a distance of 526.87 feet; thence South 0°-24'-18" East, a distance of 234.09 feet; thence South 1°-56'-37" West, a distance of 152.93 feet; thence South 16°-59'-49" East, a distance of 44.87 feet; thence South 0°-34'-34" West, a distance of 1277.46 feet; thence South 0°-17'-44" West, a distance of 372.87 feet; thence South 24°-26'-02" West, a distance of 66.86 feet; thence South 89°-59'-11" East, a distance of 27.34 feet; thence South 0°-17'-44" West, a distance of 36.30 feet; thence South 89°-42'-16" East, a distance of 3.00 feet; thence South 0°-17'-44" West, a distance of 1943.78 feet; thence North 89°-42'-16" West, a distance of 3.00 feet; thence along a curve to the right having a chord bearing of South 3°-04'-28" West, a radius of 3223.05 feet, a central angle of 5°-

33'-27", and an arc distance of 312.63 feet; thence North 88°-49'-28" West, a distance of 8.03 feet; thence along a curve to the right having a chord bearing of South 9°-13'-11" West, a radius 5729.65 feet, a central angle of 0°-00'-49", and an arc distance of 1.36 feet; thence North 89°-16'-13" West, a distance of 48.80 feet; thence South 0°-53'-24" West, a distance of 283.31 feet; thence along a curve to the right having a chord bearing of South 15°-17'-05" West, a radius of 5729.58 feet, a central angle of 6°-21'-50", and an arc distance of 636.38 feet; thence North 67°-37'-01" West, a distance 19.83 feet; thence along a curve to the right having a chord bearing of South 24°-36'-19" West, a radius of 3200.05 feet, a central angle of 4°-26'-40", and an arc distance of 248.23 feet; thence South 63°-10'-21" East, a distance of 18.00 feet; thence South 26°-49'-39" West, a distance of 636.10 feet; thence South 27°-13'-19" West, a distance of 822.01 feet; thence South 1°-38'-26" West, a distance of 82.30 feet; thence along a curve to the left having a chord bearing of South 10°-58'-08" West, a radius of 1405.30 feet, a central angle of 15°-04'-05", and an arc distance of 369.58 feet; thence North 86°-31'-43" West, a distance of 22.49 feet; thence South 3°-09'-44" East, a distance of 318.95 feet; thence South 5°-02'-29" East, a distance 87.04 feet; thence North 85°-21'-36" East, a distance of 31.03 feet; thence along a curve to the left having a chord bearing of South 21°-01'-07" East, a radius of 1405.30 feet, a central angle of 15°-57'-19", and an arc distance of 391.34 feet; thence South 28°-59'-43" East, a distance of 6.74 feet; thence South 19°-40'-31" East, a distance of 3.35 feet to the U.S. Harbor Line as now established; thence South 61°-02'-06" West departing said westerly right of way line, a distance of 882.81 feet, this and the following courses being along said U.S. Harbor Line; thence along a curve to the right having a chord bearing of North 78°-25'-54" West, a radius of 1740.67 feet, a central angle of 81°-04'-01", and an arc distance of 2462.85 feet; thence along a curve to the right having a chord bearing of North 1°-03'-31" West, a radius of 2949.65 feet, a central angle of 73°40'-44", and an arc distance of 3793.07 feet; thence North 35°-46'-51" East, a distance of 4968.16 feet; thence along a curve to the left having a chord bearing of North 18°-11'-56" East, a radius of 5617.41 feet, a central angle of 35°-09'-50", and an arc distance of 3447.55; thence North 0°-37'-01" East, a distance of 410.01 feet to said north line of the Southeast 1/4 of Section 15; thence South 89°-07'-03" East departing said U.S. Harbor Line and along said north line of said Southeast 1/4 of Section 15, a distance of 65.76 feet to the point of beginning. Containing 25,587,016 square feet or 587.397 acres, more or less.

is hereby rezoned from District M1-5 (Manufacturing 1) to KCIA (Airport), all as shown outlined on a map marked Section 88-20A-1542, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

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

..end

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

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney

**No Docket
Memo Provided
for Ordinance
No. 260507**



File #: 250997

ORDINANCE NO. 250997

Sponsor: Councilmember Crispin Rea

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

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

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

88-354 MARIJUANA FACILITIES

88-354-01 APPLICABILITY

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

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

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

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

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

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

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

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

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

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

88-354-03 MEASUREMENTS

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

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

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

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

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

88-354-04 HOURS OF OPERATION

88-354-04-A. GENERALLY

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

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

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

88-354-05 STORAGE

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

88-354-06 EXTERNAL IMPACTS

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

..end

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

Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney

**No Docket
Memo Provided
for Ordinance
No. 250997**



File #: 260376

ORDINANCE NO. 260376

Sponsor: Director of City Planning and Development Department

Amending Chapter 88, the Zoning and Development Code, by repealing Section 88-285, Westport Overlay District, and enacting in lieu thereof a new section of like number and subject matter for the purpose of amending allowed uses within the Westport Overlay District and creating standards for drive-through facilities. (CD-CPC-2026-00025)

WHEREAS, major amendments to overlay district regulations, including restrictions to allowed uses and changes to design regulation requirements, must be reviewed and approved in accordance with the procedures of 88-515; and

WHEREAS, an application to amend the uses and design regulations for the Westport Overlay District was filed by 706 Westport Road LLC, a landowner within the overlay district, and reviewed in accordance with 88-515; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 88, the Zoning and Development Code, is hereby amended by repealing Section 88-285, Westport Overlay District, and enacting in lieu thereof a new section of like number and subject matter for the purpose of amending allowed uses within the Westport Overlay District and creating standards for drive-through facilities, said section to read as follows:

88-285 - WESTPORT OVERLAY DISTRICT

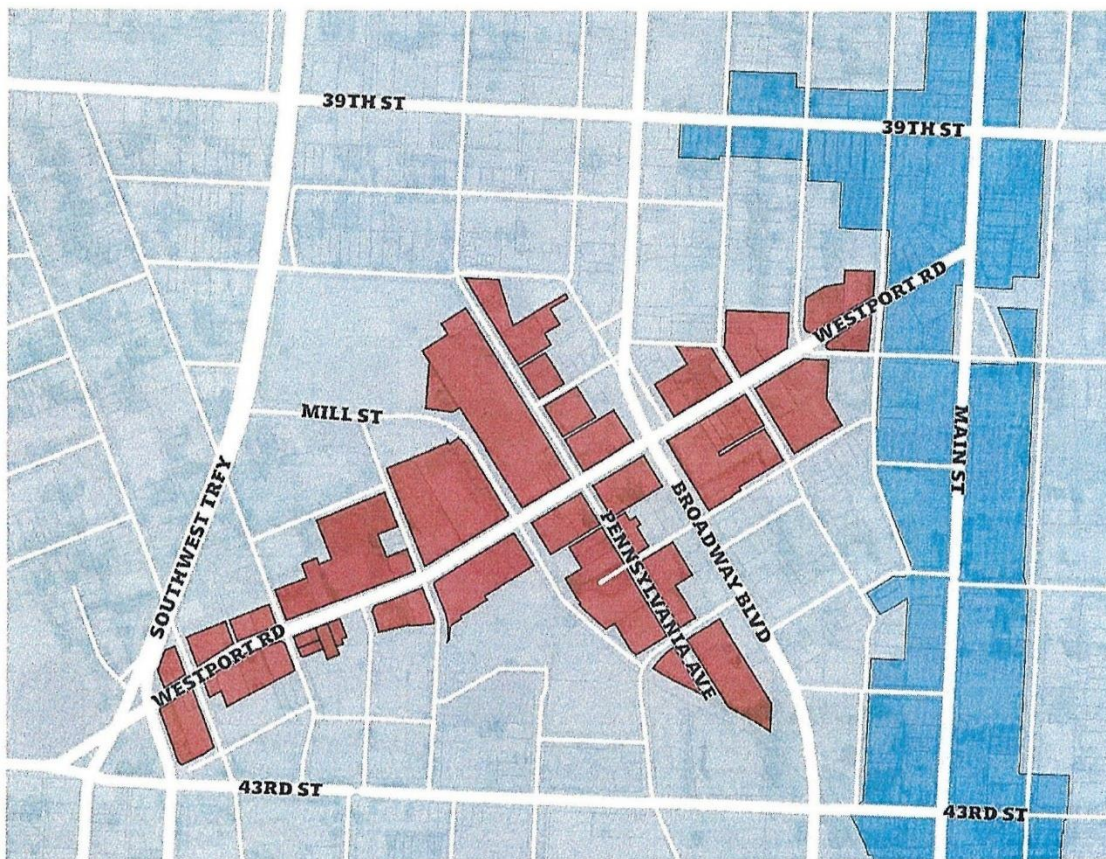
88-285-01 INTRODUCTION

The following regulations create development and site design standards that promote the recommendations outlined in the Westport District Master Plan. The Westport Overlay aims to provide a cohesive development pattern along Westport Road and Pennsylvania Avenue, the primary pedestrian-oriented corridors in the Westport district. This overlay generally extends along Westport Road from Southwest Trafficway to the boundary of the MCO district, and along Pennsylvania from 39th Street to 43rd Street (Figure 1). The intent of the overlay district is to:

1. Protect and encourage smaller-scale, fine grain development that reinforces that distinct character of Westport.
2. Promote incremental growth to allow the district to evolve, while ensuring that future development is compatible with the surrounding context.

3. Promote a mix of pedestrian-oriented uses that are compatible with the Westport Plan's vision and goals.
4. Strengthen the active, street-front development pattern to improve the public realm and enhance access to the district.
5. Enhance public spaces within Westport to further foster community and support businesses.
6. Manage the impact of parking facilities to enhance accessibility, while understating the prominence of lots and garages along the streetscape.
7. Celebrate the history of Westport by promoting walkable, human-scaled development patterns.
8. Promote high-quality development that enhances the shared value of Westport.

Figure 1. Westport Overlay District Boundary



88-285-02 ALLOWED USES

1. The standards of this article apply to all development in the Westport Overlay district. This document establishes the development standards that vary from the underlying base zoning for the properties in the Westport Overlay District. All provisions described below as regulatory in nature have the same force and effect as, but are variations from, the standards set forth in Chapter 88 of the Zoning and Development Code of Kansas City, Missouri.
2. If provisions of this overlay district are inconsistent with Chapter 88, the provisions of this overlay district shall apply.
3. If provisions of this overlay district are inconsistent with a Historic Overlay District, then the provisions of the Historic Overlay District shall apply.
4. Existing MPD and UR districts are exempt from the standards of this document. However, when new MPD or UR plans are adopted the standards of this document shall be met.
5. Buildings listed on the Kansas City and/or National Register of Historic Places, and following the Secretary of the Interior's Standards through the National Parks Service, shall be exempt from the Lot and Building Standards, Architectural Materials, Façade Articulation and Composition and Transparency standards of this overlay. A letter from the Historic Preservation Commission is required at the time of Application submittal to ensure the building meets Secretary of Interior standards.
6. Other than as set forth below, the underlying zoning and the regulations and standards included in the Zoning and Development Code, Chapter 88, prescribed for the areas rezoned to this overlay district shall remain unchanged and shall continue to apply.
 - a. **NEW DEVELOPMENT.**
Full compliance with this article applies to all new buildings constructed within this district.
 - b. **ENLARGEMENTS AND EXPANSIONS.**
Full compliance with this article applies only to the enlargement or expansion area. Enlargements or expansions must be reviewed and approved by the City Planning and Development Department in accordance with the required entitlement process.
 - c. **FAÇADE CHANGES.**
Compliance with this article applies to façade changes to existing buildings.
 - d. **CHANGE OF USE OR OCCUPANCY.**
Compliance with use standards apply whenever the use or occupancy of a property changes.

- e. **SIGNAGE.**
Compliance with signage standards apply when a permit is required.

88-285-02-A TABLE OF ALLOWED USES

Use categories and general uses have been established for principal uses of land and buildings. Table 1 indicates permitted uses (■) subject to general district and building development standards, special uses (S) subject to the discretionary review process, prohibited uses (-), and additional use-specific standards, applicable to all underlying zoning districts in the overlay district.

Table 1: Allowed Uses		
	All Underlying Districts	Additional Use Standards
Residential		
Household Living		
» Detached houses	■	88-120-03-H.3
» In any other residential building type	■	88-323
» In mixed-use building	■	
Group Living	■	
Civic/Institutional		
Bicycle Sharing Facilities	■	88-322
Club, Lodge, or Fraternal Organization	■	
College/University	■	
Day Care		
» Home-based (1—5)	■	
» Family (up to 10)	■	
» Group (up to 20)	■	
» Center (21+)	■	
Detention and Correctional Facilities	-	
Halfway House	-	
Hospital	■	
Library/Museum/Cultural Exhibit	■	
Park/Recreation	■	
Religious Assembly	■	
Safety Service		
» Fire station	■	
» Police station	■	
» Ambulance service	■	
Table 1: Allowed Uses		
	All Underlying Districts	Additional Use Standards
School	■	

Utilities and Services (except as noted below)		
» Basic, minor	S	88-323
Commercial		
Adult Business	-	
» Adult media store	-	
» Adult motion picture theater	-	
» Sex shop	-	
Animal Service		
» Sales and grooming	■	88-315
» Shelter or boarding	■	88-315
» Stable	S	88-315
» Veterinary	■	88-315
Artist Work or Sales Space	■	
Building Maintenance Service	■	
Business Equipment Sales and Service	■	
Business Support Service (except as noted below)	■	
» Day labor employment agency	-	
Communications Services Establishments	■	
Drive-Through Facility	S	88-340, 88-285-05-F
Eating and Drinking Establishments (except as noted below)	■	
» Tavern or nightclub	■	
Entertainment Venues and Spectator Sports		
» Indoor small venue (1—149 capacity)	■	
» Indoor medium venue (150—499 capacity)	■	
» Indoor large venue (500+ capacity)	■	
» Outdoor (all sizes)	■	Section 5-B
Financial Services (except as noted below)	■	
» Pawn shop	-	
» Short-term loan establishment	-	
Food and Beverage Retail Sales	■	
Funeral and Interment Service		
» Cemetery/columbarium/mausoleum	■	88-345
» Cremating	■	88-345-02
» Undertaking	-	
Gasoline and Fuel Sales	-	
Lodging		
Table 1: Allowed Uses		
	All Underlying Districts	Additional Use Standards
» Bed and Breakfast	■	88-320

» Hotel/motel	■	88-323
» Recreational vehicle park	-	
Mobile Vendor Park	■	88-358
Office, Administrative, Professional or General	■	
Office, Medical	■	
» Blood/plasma center	-	
Parking, Accessory	■	88-323; 88-285-05-C
Parking, Non-accessory	■	88-323; 88-285-05-C
Personal Improvement Service	■	
Repair or Laundry Service, Consumer	■	
Research Service	■	
Retail Sales	■	
» Outdoor Retail Sales Class A	■	88-366-01
» Outdoor Retail Sales - Class B	■	88-366-02
Reuse of officially designated historic landmark (local or national) if proposed use is not permitted	■	
Sports and Recreation, Participant		
» Indoor	■	
» Outdoor	■	88-285-05-B
Vehicle Sales and Service		
» Car wash/cleaning service	-	
» Heavy equipment sales/rental	-	
» Light equipment sales/rental (indoor)	-	
» Light equipment sales/rental (outdoor)	-	
» Motor vehicle repair, limited	-	
» Motor vehicle repair, general	-	
» Vehicle storage/towing	-	
INDUSTRIAL		
Manufacturing, Production and Industrial Service		
» Artisan	■	88-318
» Limited	S	
» General	-	
» Intensive	-	
Mining/Quarrying	-	
Recycling Service		
» Limited	S	88-323
Table 1: Allowed Uses		
	All Underlying Districts	Additional Use Standards
» General	-	

Self-Storage Warehouse	-	
Warehousing, Wholesaling, Storage, Freight Movement	-	
» Indoor	-	
» Outdoor	-	
» Demolition debris landfill	-	
AGRICULTURAL		
Agriculture, Animal	■	*Chapter 14
Agriculture, Crop	■	88-312
Agriculture, Urban		
» Home Garden	■	88-312
» Community Garden	■	88-312
» Community Supported Agriculture (CSA)	■	88-312
ACCESSORY SERVICES		
Wireless Communication Facility		
» Freestanding	■	88-323; 88-385
» Co-located antenna	■	88-385

88-285-03 LOT AND BUILDING STANDARDS

88-285-03-A GENERAL STANDARDS

The following Lot and Building Standards apply to all new construction within the overlay district:

Table 2: Lot and Building Standards	
<i>Lot Size & Height [4]</i>	
Maximum Lot Size	2 acres
<i>Maximum Height:</i>	
0—50 feet from the front lot line on both Pennsylvania Avenue and Westport Road	3 stories
50+ feet from front lot line on both Pennsylvania Avenue and Westport Road [3]	5 stories
For lots located on other streets:	5 stories
<i>Frontage and Setbacks</i>	
Minimum Building Frontage on Westport or Pennsylvania Avenue [1]	85%
Maximum Front Yard Setback [1]	0 feet
Maximum Interior Side Setback [1] [2]	Max setback: 10 feet
Maximum Street-Side Setback [1]	Max setback: 10 feet
Minimum Rear Yard Setback	0 feet
Abutting a non-residential district	0 feet
Abutting residential district	15 feet

Abutting an alley (any zoning district)	0 feet
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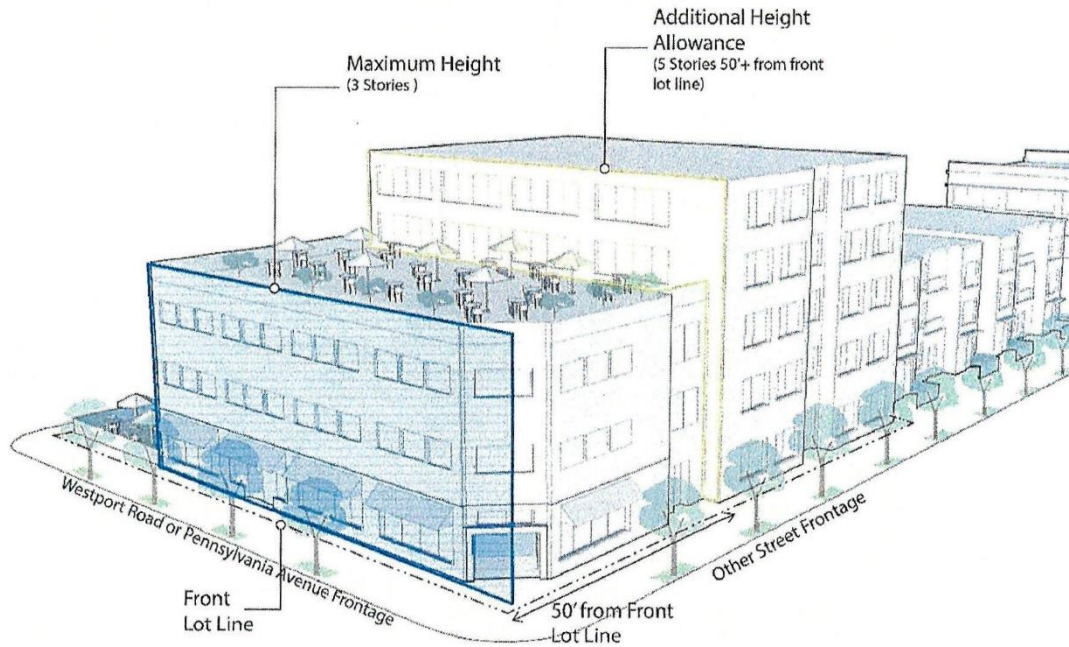
- [1] Minimum Building Frontage, Front and Side Yard Setbacks may be expanded to accommodate usable open space according to Section 88-285-05-B.
- [2] Non-street setbacks shall be as specified by the building code for each class of building.
- [3] Maximum building height may be altered according to Section 88-285-03-C.5.
- [4] For the purposes of this ordinance, height shall be measured from the highest elevation curb of the abutting street adjacent to the subject property.

88-285-03-B FRONTAGE AND SETBACK EXCEPTIONS

The following are exceptions to the frontage and setback limits in Table 2:

- 1. **ALL PROJECTIONS.**
Any projections over public rights-of-way, or any similar area designed for pedestrian circulation, shall be at least 8 feet above the grade, and in no case within 5 feet of any curb for a street, through access drive or other area designed for vehicles. All projections shall receive approval from the appropriate entity prior to installation.
- 2. **ENTRY FEATURES.**
Primary entry features such as porticos, stoops, or unenclosed porches may extend up to 6 feet into the required front setback. Entry features shall not encroach on any easement, encroachments must ensure a minimum of 10 feet of passable sidewalk width.
- 3. **USABLE OPEN SPACE FRONTAGE.**
Usable open space along the lot frontage, including patios, courtyards, outdoor recreational areas, and outdoor entertainment venues, shall conform to the site design standards in Section 5-2.
- 4. **MECHANICAL EQUIPMENT.**
Mechanical equipment shall be screened as required by Chapter 88 of the Zoning and Development Code.
- 5. **MULTIPLE BUILDINGS.**
Multiple buildings are allowed on one lot. The buildings shall meet the development requirements found in Chapter 88 of the Zoning and Development Code and receive approval through the proper entitlement.

Figure 2 - Maximum Height Allowances



88-285-03-C HEIGHT EXCEPTIONS

The following are exceptions to the height limits in Table 2:

1. **GENERALLY.**

Building elements integral to the design and construction of the building, such as parapet walls, false mansards, or other design elements essential to a quality appearance of the building may extend up to 6 feet above the roof deck of a flat roof.

2. **ARCHITECTURAL FEATURES.**

Architectural features such as chimneys, ornamental towers or spires, and similar accessory features that are less than 20% of the building footprint may extend up to 50% above the actual building height.

3. **MECHANICAL EQUIPMENT.**

Functional and mechanical equipment such as elevator bulkheads, cooling towers, smokestacks, roof vents or other equipment may be built up to their necessary height in accordance with building codes. Roof mounted mechanical equipment shall be property screened as required by 88-425-07 of the Zoning and Development Code.

4. **ACCESSORY STRUCTURES.**

Accessory site structures such as flag poles, monuments, water towers, may have a height limit of 50 feet, but shall be setback a distance of at least $\frac{1}{3}$ its height from the property line.

5. **PUBLIC PARKING ARRANGEMENT.**

The City may approve a height bonus of up to two additional stories with a

maximum height of 5 stories if at least 100 parking spaces or 20% of the parking spaces, whichever is greater is provided subject to an agreement between the Property Owner and the City. Parking is permitted by Special Use Permit subject to the provisions of Section 88-285-05-B of this Chapter.

88-285-04 BUILDING COMPOSITION STANDARDS

88-285-04-A. MATERIALS

1. PRIMARY MATERIALS.

Materials identified with a "PM" on Table 3 are Primary Materials and allowed on all stories of a structure.

2. SECONDARY MATERIALS.

Materials identified with a "SM" on Table 3 are Secondary Materials. Permitted secondary materials shall be used as accent material on the first story and shall not exceed 30% of the first story façade. Permitted secondary materials may be used on the second story and above of a structure or for the required building elements.

3. PROHIBITED MATERIALS.

Materials identified with an "-" on Table 3 are expressly prohibited.

4. PRESERVATION OF MATERIALS.

Preservation or restoration of original façade materials is desired in existing structures. Applied 'faux' façades or other not permitted non-original materials are not desired.

5. DETERMINATION OF SIMILAR MATERIALS.

When a specific material cannot be readily classified, the City Planning and Development Director is authorized to determine the most similar, thus most appropriate, material based on the following considerations:

- a. the appearance of the material;
- b. the durability of the material;
- c. the method of installing the material;
- d. the location of the material; and
- e. relevant information provided by the International Building Code.

6. EXCEPTIONS TO MATERIAL LIMITATIONS FOR STOREFRONTS.

Wood and metal may encompass more than 30% of a first-floor façade when used in a clearly articulated first-floor storefront system.

Table 3: Allowed Architectural Materials

Material	Front and Streetside	Side and Rear
----------	----------------------	---------------

Brick	PM	PM
Stone	PM	PM
Cast stone	PM	PM
Façade Glass [2]	SM	PM
Terra cotta	PM	PM
Tile	PM	PM
Concrete		
>> Cast-in-place concrete - smooth/no texture	-	SM
>> Cast-in-place concrete textured or altered	-	SM
>> Pre-cast concrete	-	SM
Stucco	SM	SM
Metal	SM	SM
Wood	SM	SM
Fiber cement		
>> Fiber cement panels	-	SM
>> Fiber cement clapboard siding	-	SM
Fiberglass replication	SM	SM
Concrete masonry unit	-	SM
Split faced block	-	SM
Glass block	-	SM
EIFS	-	SM
Electronic/Digital Façade Elements [1]	-	-

- [1] For the purposes of this ordinance, Electronic/Digital Façades are defined as an electronic/digitally illuminated façade surface exceeding 50% of any wall plane on a building, or 150 square feet, whichever is less.
- [2] For the purposes of this ordinance, first-floor and upper-floor windows complying with the transparency requirements of Table 4 are exempt from the maximum façade coverage area for secondary materials.

88-285-04-B. MASSING AND FAÇADE COMPOSITION

1. GENERAL STANDARDS.

Table 4 establishes design standards applying to the massing and façade composition of buildings fronting on Westport Road and/or Pennsylvania Avenue in this overlay.

Minimum First Story [1]	Upper Story Transparency	Upper Story Transparency	Wall Plane Limits	Blank Wall Limits
1 per 50'	60—90%	15—40%	80 linear feet; and 500 s.f. maximum	50 linear feet; and 500 s.f. maximum

[1] For corner buildings, any entrance feature located on the corner may count for the first-entry requirement for both sides. The second required entry feature may be located 75 feet from a corner entrance.

2. **COMPOSITION.**

Façade composition refers to the use of materials, fenestration and architectural details and ornamentation to add interest and uniqueness to buildings and activate or emphasize certain spaces around a building. In addition to the standards outlined in Table 4, the following must be met:

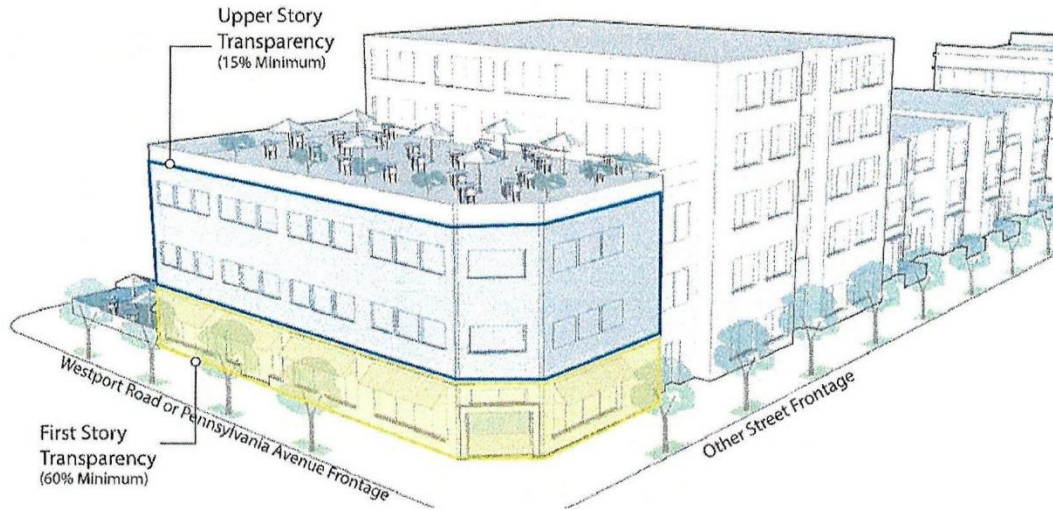
- a. Blank walls and wall planes shall be broken up clearly with elements that add architectural interest and variety, such as projections, recesses, offsets, windows, painted features, or blank window openings trimmed with frames, sills or lintels.
- b. Façade composition shall establish a base, body and top of building and shall distinguish different structural components with varying material and color.

3. **ENTRANCES.**

Entrances shall be clearly defined on all front façades with at least one of the following elements and be located at intervals specified in Table 4:

- a. A single-story architectural emphasis such as raised parapets or gables, canopies, porticos, overhangs, pediments, or arches;
- b. Transoms and/or display windows that frame and emphasize the entry;
- c. Architectural details such as tile work and moldings, columns, pilasters, or other similar material changes; OR
- d. Integral planters or wing walls associated with a recessed or projecting entry court or plaza that integrates more formal landscape and hardscape designs.

Figure 3 – Transparency



4. TRANSPARENCY.

Buildings shall have the percentage of openings specified in Table 4, based on the following:

- a. The transparent facade determined by Table 4 must be comprised of windows between 2 feet and 10 feet above the sidewalk or transparent doors that allow clear views of indoor space or product display areas.
- b. On corner lots, 60% first-floor transparency is required where building façades abut Westport Road.
- c. Façades fronting parkways and boulevards shall comply with the standards set forth in 88-323 "Boulevard and Parkway Standards."
- d. First-floor uses that are solely for residential purposes may reduce their transparency to 40%.
- e. Display windows that do not provide views into the interior of the building may be counted towards satisfying up to 50 percent of the minimum ground-level transparency requirements, provided that they are internally illuminated and are at least 3 feet in depth.
- f. No existing building shall be altered in such a way that reduces transparency below the required or existing amount.
- g. Illumination of windows, display windows, and primary entrances shall not have any effects of movement, flashing, scintillation, rolling, dissolving, fading or similar effects and shall be in compliance with Section 88-430 of the Zoning and Development Code.

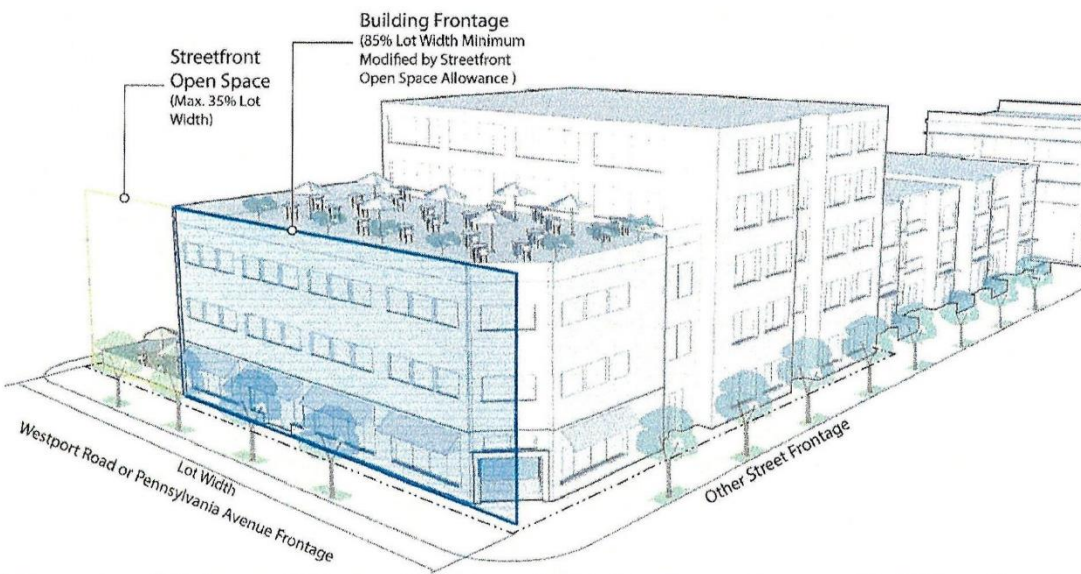
88-285-05 SITE DESIGN STANDARDS

88-285-05-A. BUILDING ACCESS

Primary entrances shall comply with the following standards:

1. **DIRECT ACCESS REQUIRED.**
Primary entrances shall provide direct public access from the adjacent rights-of-way in compliance with the Pedestrian Standards as stated in 88-450 of the Zoning and Development Code.
2. **CORNER LOTS.**
On corner lots, corner entrances are encouraged.

Figure 4 - Minimum Building Frontage and Usable Open Space



Buildings fronting Westport Road or Pennsylvania Avenue are required to occupy at least 85% of the lot's width, unless usable open space complying with Section 88-285-05-B is included. Usable open space may occupy up to 35% of the lot's width.

88-285-05-B. USABLE OPEN SPACES

Building frontage and setbacks in Table 2 may be modified to accommodate usable open space, including patios, courtyards, outdoor recreational areas, and Outdoor entertainment venues. Usable open spaces shall conform to the following standards:

1. **LOCATION.**
Open space must directly abut the streetscape.
2. **FRONTAGE EXTENT ALLOWANCE.**
Open space shall not exceed 35% of the total lot frontage along Westport Road and/or Pennsylvania Avenue.
3. **SIZE.**
Open space shall be at least 15 feet in all directions. Open space shall not exceed

20,000 square feet.

4. **ALLOWED USES.**

Open space may be used for dining, gathering, recreation, or similar uses. Open space shall not be used for outdoor storage. Outdoor uses shall be accessory to the principal use.

5. **ENCLOSURE.**

Open space may be enclosed with a permanent rail or wall constructed of metal, masonry, or wood, not exceeding 36 inches in height. Enclosed usable open spaces may include an entry along the perimeter to accommodate public access of at least 36 inches wide.

6. **ACTIVATION.**

Usable open space shall be designed as active social space. For the purposes of this ordinance, "Usable Open Space" shall not be interpreted as vehicular use areas such as parking or loading facilities, landscape areas, or stairways. At a minimum, open space shall be designed to include two of the following elements:

- a. Movable furniture;
- b. Interactive art installation;
- c. Planters with seasonal or ornamental plantings;
- d. Water element such as a fountain;
- e. Shade elements.

88-285-05-C. VEHICLE PARKING FACILITIES

Uses in the Westport Overlay are exempt from the parking standards of Section 88-420-06 of the Zoning and Development Code of Kansas City, Missouri. Where the expansion or addition of parking is allowed through special use permit, the following standards apply:

1. **UNDERSTATED PARKING REQUIRED.**

Parking facilities shall not directly abut Westport Road or Pennsylvania Avenue. Any off-street parking provided must be located behind, within, or under the building, unless determined otherwise by the Planning Director.

2. **PARKING GARAGES.**

Where permitted, tenant spaces shall be included on the ground level of parking garage façades fronting on Westport Road or Pennsylvania Avenue.

3. **ACCESS AND CIRCULATION.**

Access shall be taken from alternative streets or alleys where available. Permitted parking facilities shall not be accessed from Westport Road or Pennsylvania Avenue, except where determined otherwise by the Planning Director.

4. **PARKING MAXIMUMS.**

Where approved through special use permit, no use shall provide more than 20% of minimum required parking in Section 88-420-04 of the Zoning and Development Code. In addition, any parking permitted over 20% shall require mitigating potential impacts of more parking through one or more of the following strategies:

- a. Provide shared parking for other uses on the block or adjacent blocks.
- b. Design all parking areas over the minimum as dual-purpose space, such as plazas, playgrounds, event areas for regular use of the space during nonpeak times.
- c. Use alternative surface areas designed to infiltrate stormwater.
- d. Provide additional buffers and site open spaces to screen parking and provide more active usable outdoor spaces for people in relation to the streetscape, of at least a 10% increase in the open space or buffers and at least a 25% increase in the amount of landscape material required for the parking.

88-285-05-D. BICYCLE PARKING FACILITIES

Short-term and long-term bicycle parking is required according to Section 88-420-09 of the Zoning and Development Code of Kansas City, Missouri.

88-285-05-E. SCREENING, FENCING AND WALLS

1. **MECHANICAL/UTILITY EQUIPMENT.**

In addition to Section 88-425-08 of the Zoning and Development Code of Kansas City, Missouri) the following standards must be met:

- a. Dumpsters and ground level mechanical/utility equipment must be located in the rear yard or can be located in the side yard if setback 10 feet from Westport Road or Pennsylvania Avenue.
- b. Dumpsters shall not be visible from the public right-of-way.
- c. Access for dumpsters and mechanical/utility equipment may be shared with any access for required parking.

2. **FENCING AND WALLS.**

Fencing and walls within the overlay district shall comply with the following standards:

- a. No fence over 72 inches shall be erected on any lot.
- b. Per the Boulevard and Parkway Standards in Section 88-323, fencing on a boulevard must be of steel, iron, concrete, stone, or brick.

- c. Barbed-wire, razor wire, metal sheeting, wood picket, stockade, chain link fencing, or similar materials are prohibited fencing materials in the Overlay District.
- d. Within 20 feet of the Westport Road or Pennsylvania Avenue right-of-way lines:
 - i. Fencing shall meet or exceed 80 percent transparency.
 - ii. The finished side of the fence or wall shall face the adjacent property or the street.
 - iii. Fences used to enclose a vehicular use area shall be at minimum 36 inches in height, made of decorative wrought iron or other metal picket, and located within the required perimeter landscape buffer.
 - iv. Freestanding walls shall not exceed 36 inches in height. Fencing or a combination of fencing and a freestanding wall shall not exceed 72 inches in height.
 - v. Retaining walls adjacent to Westport Road or Pennsylvania Avenue shall not exceed 48 inches in height.
 - vi. Freestanding and retaining walls shall be constructed of brick, pre-cast concrete, cast-in-place concrete-textured, stone or cast stone.

88-285-05-F. DRIVE-THROUGH FACILITIES

Drive-through facilities are permitted subject to an approved Special Use Permit. Drive-through facilities shall meet the applicable standards of 88-340 and the following standards:

- 1. Drive-through facilities shall be utilized solely for customer pick-up of goods and shall not provide for on-site ordering.
- 2. Drive-through facilities shall be permitted only where vehicular traffic enters from Westport Road and exits onto a public street other than Westport Road. No drive-through facility shall be permitted to both enter from and exit onto the same street.
- 3. There shall be no more than one (1) drive-through lane and no more than one (1) drive-through service window on any lot.
- 4. Service windows shall not face a public right-of-way. Service windows shall be a minimum of 25 feet behind the front façade (nearest the public right-of-way) of the principal building.
- 5. There shall be no audio speakers or ordering devices and no menu board signs.
- 6. The principal pedestrian access to any building on the lot shall not cross the

drive- through lane.

7. Drive-through facilities shall not create new curb cuts off Westport Road.
8. All Special Use Permits for drive-through facilities shall specify the approved hours of operation during which such drive-through facility may be in operation.
9. All Special Use Permits for drive-through facilities shall be valid for a period not to exceed five (5) years from issuance.

88-285-06 SIGNS

88-285-06-A. SIGN TYPES & ALLOWANCES

All signage must receive approval of a sign permit, and shall comply with the following standards:

Table 5: Sign Types and Allowances		
Sign Type [1]	Number	Size
Wall Signs area	1 sign per tenant with exterior entrance (multi-tenant building) otherwise 3 signs per façade maximum	35% of façade maximum
Awning or Canopy Signs	As allowed by Code	30 s.f. maximum
Marquee Signs	1 per tenant	24 s.f. per face
Projecting Signs	1 per tenant [2]	30 s.f. maximum
Monument Signs	Prohibited, unless compliant with Section 88-285-06-B	
[1]	All signs located on ground level shall be indirectly or halo lit. Signs on the second story and above may be internally lit, indirectly or halo lit. Sign lighting shall not exceed 1-foot candle onto the public rights-of-way as measured from the property line.	
[2]	Multi-tenant buildings may combine projecting sign allowances into a single, multitenant sign. Multi-tenant projecting signs may not exceed the size maximum of 30 s.f.	

88-285-06-B MONUMENT SIGNS

1. Monument signs are prohibited, unless on a lot with a minimum of 100 feet of frontage and applies with at least one of the following criteria:
 - a. The lot is developed with an existing principal structure and is setback at least 30 feet from the property line adjacent to Westport Road;
 - b. The lot has an existing pole sign. The pole sign may be replaced with a monument sign;

- c. The sign is attached to or incorporated into a freestanding wall or retaining wall.
 - d. The site is an official local or national historic landmark or a contributing building within an official local or national historic district.
 - e. When attached to a wall or fence, Monument signs shall not project more than 3 inches from the face of the wall or fence.
2. When allowed, one monument sign is permitted per street frontage. When allowed Monument signs must meet the following standards:
- a. Shall not exceed 20 square feet in area and 4 feet in height.
 - b. Monument signs shall be set upon a solid base of material and constructed of primary materials matching the principal building.
 - c. Sign material shall consist of pin-mounted channel letters, die cut graphics, and/or engraved text.
 - d. The area surrounding the monument sign shall be landscaped.
 - e. Monument signs shall be setback in accordance with one of the following standards:
 - i. On interior lots, monument signs shall be set back a minimum of 5 feet from the property line.
 - ii. On corner lots, monument signs shall be set back a minimum of 10 feet from property line.
 - iii. When attached to a wall or fence, signs shall not extend above the top of the wall or fence.

88-285-06-C. PROJECTING SIGNS

Projecting signs shall comply with the standards as listed in Section 88-445-08-E of the Zoning and Development Code,

88-285-06-D. WALL SIGNS

Wall signs shall be permanently attached to the building and parallel to its surface, and shall comply with the following:

- 1. Wall signs shall be die cut and/or channel letter signs.
- 2. Signs located on the ground level of the building shall be pin-mounted.

3. Raceway-mounted channel letter signs are allowed on the second story and above. Raceways shall be painted or designed to match the material on which the sign is affixed.
4. Hand-painted wall signs are subject to administrative approval by the director of City Planning and Development. On the front or street-side façade of a building, hand-painted signs may not exceed 10 percent of the wall area and count as one wall sign per 88-285-06-A. Hand-painted signage located on a non-street side façade shall not exceed 50 percent of the façade area and shall be the only sign on that façade.

88-285-06-E. INCIDENTAL SIGNS

Incidental signs are permitted in the district, according to the standards of Chapter 88-445-08-G.

88-285-06-F. ROOF SIGNS

Supporting structure for a roof sign must comply with all applicable engineering and code requirements. Roof signs shall be die cut and/or channel letter signs. Supporting structures must consist of the fewest number of supporting members without embellishments. Roof signs are permitted on buildings if the top of the highest portion of the roof is at least 30 feet above grade. The maximum horizontal dimension of a roof sign may not exceed 50 percent of the width of the wall it most closely parallels or 20 feet, whichever is less. The maximum height of a roof sign and its supporting structure may not exceed 6 feet, measured from the elevation of top of the highest parapet to the top of the sign. Roof signs shall not be constructed of wood.

88-285-06-G. HISTORICAL SIGNS

Historical wall signs, hand-painted signs, neon signs, and projecting signs that advertise closed or off-site businesses may remain and shall not count toward any signage requirements if established more than 25 years from the date of application. Historical signs may be removed and reinstalled for restoration. Historical signs may be replicated if the new sign is the same size and material. Retention of historical signs must receive approval by the director of City Planning and Development. In no case shall a pylon sign be considered a historical sign.

88-285-06-H. NEON AND ELECTRONIC SIGNAGE

Animated neon signs may be permitted with administrative approval of the director of City Planning and Development. Electronics digital, and/or motorized signs, and outdoor advertising signs are prohibited within the district.

Section 2. That the Council finds and declares that before taking any action on the proposed amendment(s) hereinabove, all public notices and hearings required by law have been given and had.

..end

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

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260376

Submitted Department/Preparer: City Planning

Revised 01/30/25

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 the Westport Overlay District to allow Drive-Through Facilities with a Special Use Permit and adding standards for Drive-Through Facilities within the overlay on about 62 acres located along Westport Road starting at Southwest Trafficway to the boundary of the MCO district and along Pennsylvania Avenue from 39th Street to 43rd Street. (CD-CPC-2026-00025)

Discussion

The applicant, a property owner within the overlay district, is requesting to amend the Westport Overlay District to allow Drive-Through Facilities with a Special Use Permit and adding standards for Drive-Through Facilities within the overlay. The Westport overlay was approved in 2023 and was intended to maintain the unique character of Westport. Three of the eight intents (found in the attached staff report) listed in the Overlay encourage maintaining the pedestrian oriented development. To achieve those intents, drive-through facilities were listed as a prohibited use within the district.

The proposed amendment required review for rezonings (amendments to overlays require processing in the same way as rezonings) and text amendments (as the standards for the overlay were codified). Staff does not believe the amendment meets the required criteria for the text amendment - it does not correct an error or inconsistency in the code, is not consistent with adopted plans or stated purpose of the Westport Overlay, and is not in the best interest in the City as a whole. It also does not meet the criteria for the rezoning - the property is suitably used and in current operation under the current zoning and overlay standards (without a drive-through), the property is not vacant due to zoning, and amending the overlay to include drive-through facilities will detrimentally affect nearby properties. A full review of the criteria can be reviewed in the attached staff report and in the "other impacts" section of this docket memo.

City Plan Commission heard the case on April 1, 2026 and heard public testimony in opposition to the amendment. The City Plan Commission and Staff recommended denial of the application.

Additional testimony submitted after the CPC meeting is attached a separate document to this ordinance request.

City Planning and Development Staff does not believe this ordinance meets any goals of the Citywide Business Plan, therefore that section will remain blank.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
Not applicable, as this is a zoning ordinance amending the allowed uses within the Westport Overlay District.
3. How does the legislation affect the current fiscal year?
Not applicable, as this is a zoning ordinance amending the allowed uses within the Westport Overlay District.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Not applicable, as this is a zoning ordinance amending the allowed uses within the Westport Overlay District.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable, as this is a zoning ordinance amending the allowed uses within the Westport Overlay District.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

There is no fiscal impact in this ordinance. City Planning and Development Staff does not believe this proposed amendment meets any goals of the Citywide Business Plan and is therefore not selecting objectives in the next section.

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, affordable housing, and improve resident wellbeing and cultural diversity.
 - Maintain and increase 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.
 - Promote healthy residents by ensuring basic sanitation and living needs are met.
 - 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

CD-CPC-2023-00062 – Approving the Westport Overlay District, the district created development and site design standards that promote the recommendations outlined in the Westport District Master Plan, with a focus on the pedestrian-oriented corridors in the Westport area (Ordinance No. 230498, approved June 15, 2023).

Service Level Impacts

Not applicable, as this is a zoning ordinance amending the allowed uses within the Westport Overlay District.

Staff Recommendation

City Planning and Development

Select One: Sponsored
 Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One: Recommend
 Do Not Recommend
 Not Applicable

City Planning and Development staff and the City Plan Commission recommend denial of this amendment to the Westport Overlay District.

Other Impacts

1. What will be the potential health impacts to any affected groups?
This is a zoning ordinance amending the allowed uses within the Westport Overlay District. The Westport Overlay was created as a way to preserve the unique features of the area, one of which is the pedestrian oriented corridors along Westport Road and Pennsylvania Avenue. During the creation of the overlay Drive-throughs were listed as a prohibited use to preserve this specific feature of the Westport area.
By changing the allowed uses to include drive-through facilities, there is an increased potential for:
 - More curb cuts on streets adjacent to Westport Road
 - Increased traffic on and off Westport road which may cause traffic disruption on an already busy road and may cause traffic to use drivethroughs to cut through the area
 - An increase in vehicle queuing which will increase noise, spillover light from headlights, and increased pollution, and
 - Create a precedent that drive-through facilities should be allowed in heavily populated areas that have been recommended for pedestrian-oriented development.
2. How have those groups been engaged and involved in the development of this ordinance?
This is a zoning ordinance amending the allowed uses with the Westport Overlay District, this application type requires public engagement. The

applicant completed public engagement in compliance with the Zoning and Development Code.

3. How does this legislation contribute to a sustainable Kansas City?
This application does not contribute to a sustainable Kansas City. This application was reviewed against the KC Spirit Playbook and has a low alignment. The KC Spirit Playbook encourages walkability and alternative transportation modes.

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

Click or tap here to enter text.
Click or tap here to enter text.

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

No - CREO's review is not applicable (Press tab after selecting)
Please provide reasoning why not:
Click or tap here to enter text.

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

No(Press tab after selecting)

Click or tap here to enter text.

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



File #: 260399

ORDINANCE NO. 260399

Sponsor: Mayor Quinton Lucas

Amending Chapter 56 of the Code of Ordinances by enacting a new Section 56-548 to create minimum standards for the securing and mothballing of vacant buildings to prevent deterioration, protect public safety, and reduce negative neighborhood impacts.

WHEREAS, vacant and unsecured buildings pose significant risks to public safety, invite unauthorized entry, and contribute to the deterioration of surrounding neighborhoods; and

WHEREAS, early intervention through proper mothballing and securing of vacant structures can prevent minor deterioration from escalating into dangerous-building conditions requiring costly remediation or demolition; and

WHEREAS, the Kansas City Historic Preservation Commission (HKC) and Resolution No. 250912 support mandatory, city-wide vacant building preservation-based mothballing standards as an upstream intervention to prevent dangerous-building scenarios; and

WHEREAS, mothballing measures should function as temporary stabilization tools, not as substitutes for maintenance, rehabilitation, or good-faith sale, with clear standards to protect the structural integrity and character-defining features of affected buildings; and

WHEREAS, standardizing the board-up process, including adherence to National Fire Protection Association (NFPA) standards for marking vacant structures, enhances the safety of emergency responders; and

WHEREAS, a mechanism for cost recovery through property liens, paired with a lien waiver process that preserves pathways for rehabilitation and redevelopment, is necessary to ensure these requirements are both enforceable and equitable; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF KANSAS CITY:

Section 1. That Chapter 56, Article V of the Code of Ordinances is hereby amended by adding a new Section 56-548 to read as follows:

Sec. 56-548. Mothballing and Securing of Vacant Buildings.

- (a) *Applicability.* This section shall apply to any building or structure that has been vacant for a period of ninety (90) consecutive days or more. For purposes of this section, vacant is defined as lacking habitual presence of human beings who have a legal right to be on the property, or at which substantially all lawful business operations or residential occupancy has ceased. In determining whether a property is vacant, it is relevant to consider, among other factors, the percentage of the overall square footage of any building on the property or floor to the occupied space, the condition and value of any items in the property and the presence of rental or for sale signs on the property; provided that multi-family residential property containing five or more dwelling units shall be considered vacant when the majority of all of the dwelling units become unoccupied and a majority remain unoccupied. A property shall not be considered vacant which is being currently marketed by a licensed real estate professional hired by the former or current occupant of the property and to which water service has not been shut-off.
- (b) *Requirement to Mothball.* The owner of any building subject to this section shall implement and maintain mothballing measures sufficient to:
- i. Prevent deterioration of the structure;
 - ii. Maintain the integrity of the building envelope;
 - iii. Protect character-defining architectural features, where applicable; and
 - iv. Reduce adverse impacts on surrounding properties.
- (c) *Minimum Mothballing Standards.* Mothballing shall include, but not be limited to, ensuring such vacant building is in compliance with all applicable requirements in this Code, and specifically the following:
- i. **Securing All Openings.** All windows, doors, and other openings shall be secured to prevent unauthorized entry. Securing shall include all openings; partial securing is prohibited. Materials shall be properly fitted, maintained, and installed in a professional manner. Where the building is a historic structure, listed on either the U.S. Department of Interior's National Register of Historic Places or the Kansas City Register of Historic Places, securing methods shall, to the extent practicable, be reversible and shall not damage or obscure character-defining features.
 - ii. **Building Envelope Protection.** The building shall be maintained in a weather-tight condition, including:
 - i. A sound roof that is free of leaks or structural failure;
 - ii. Intact exterior walls and foundation without significant cracks, breaches, or deterioration; and
 - iii. **Prompt repair or sealing of any openings or breaches that develop after the initial mothballing.**
 - iii. **Water and Utility Management.** All water lines shall be drained or otherwise secured to prevent leakage, pipe failure, or freezing. All

- utilities shall be properly disconnected or maintained in a safe condition.
- iv. National Fire Protection Association (NFPA) Marking for Emergency Responders. Vacant structures shall comply with the provisions of the adopted International Fire Code, Chapter 26 Code of Ordinances, regarding Hazard Identification Signs in conformance with NFPA 704 and applicable NFPA standards and regarding placards marking vacant buildings to protect the safety of emergency responders.
 - v. Fencing and Site Security. Where necessary to protect public safety or prevent repeated unauthorized access, the director or the director's authorized representative may require installation of fencing or other appropriate barriers.
 - vi. Exterior Maintenance. The building and surrounding property shall be maintained free of:
 - i. Accumulated debris or trash
 - ii. Excessive vegetation or overgrowth
 - iii. Graffiti or visible blighting conditions
 - vii. Enhanced Measures for Problematic Buildings. The Director may require enhanced securing measures, including but not limited to reinforced boarding, additional barriers, or increased inspection frequency, for any property with a documented history of unauthorized entry, repeated code violations, or significant risk of harm to the public.
- (d) *City Authority to Abate.* If the owner fails to comply with the requirements of this section, the director or the director's authorized representative may cause the necessary work to be performed to bring the property into compliance. The City shall provide at least ten (10) days' written notice prior to performing such work, except where an imminent hazard to public safety requires immediate action.
- (e) *Costs and Lien.* All costs incurred by the City in performing work under this section shall constitute a lien against the property and shall be recoverable in the same manner as other nuisance abatement costs pursuant to chapter 48 or dangerous building costs under this chapter. The City shall provide the property owner with an itemized accounting of all costs incurred.
- (f) *Lien Waiver or Reduction.* All or any portion of a lien issued pursuant to this section may be waived according to the provisions of section 56-547 of this code.
- (g) *Historic Structures.* For buildings listed on or eligible for listing on either the U.S. Department of Interior's National register of Historic Places or Kansas City's Register of Historic Places, all mothballing measures shall be implemented in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties and shall, to the extent practicable, preserve and protect character-defining features.

..end

Approved as to form:

Bret Kassen
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260399

Submitted Department/Preparer: Neighborhoods

Revised 01/30/25

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 56 of the Code of Ordinances by enacting a new Section 56-548 to create minimum standards for the securing and mothballing of vacant buildings to prevent deterioration, protect public safety, and reduce negative neighborhood impacts.

Discussion

Click or tap here to provide [detailed information, analysis, and any applicable CREO goals](#) on this topic.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
General Fund from NSD Preservation or Dangerous Buildings budgets.
3. How does the legislation affect the current fiscal year?
Instances where City is authorized to abate would require expenditure from funds appropriated to either NSD Preservation or Dangerous Buildings for similar work, already performed under Chapter 48 and 56.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Yes, this would be a recurring impact to the budget for NSD.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?

No, costs expended would require a lien to be placed on the property for some future reimbursement.

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)

Confirmed NSD Preservation and Dangerous Buildings are funded from the General Fund. Unknown cost at this time.

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, affordable housing, and improve resident wellbeing and cultural diversity.
 - Maintain and increase 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.
 - Promote healthy residents by ensuring basic sanitation and living needs are met.
 - 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

N/A

Service Level Impacts

There should not be an impact to services levels, as this work is currently enforced through Chapter 48 and 56.

Staff Recommendation

Click or tap here to enter department.

Select One: Sponsored
 Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One: Recommend
 Do Not Recommend
 Not Applicable

Supports continued implementation of Chapter 48 and 56 in regard to vacant structures in addition to the intention of Resolution No. 250912.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Prevents access to vacant structures and potential safety issues. No health impact to owners of mothballed structures.
2. How have those groups been engaged and involved in the development of this ordinance?
No
3. How does this legislation contribute to a sustainable Kansas City?
Preventing the deterioration of vacant buildings keep the structure available for future use. Demolition of dangerous or deteriorated building creates waste and reduces housing stock.
4. Does this legislation create or preserve new housing units?
Yes (Press tab after selecting)

Total Number of Units Potentially preserved for new housing units.
Number of Affordable Units unknown

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

Please Select (Press tab after selecting)

Click or tap here to enter text.

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

No(Press tab after selecting)

Click or tap here to enter text.

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



File #: 260400

ORDINANCE NO. 260400

Sponsor: Mayor Quinton Lucas

Amending Chapter 56 of the Code of Ordinances, Article V, Dangerous buildings or structures, by repealing and replacing Section 56-539, Permits, to require Historic Preservation Commission review for demolition of historic structures declared dangerous buildings, except in cases of emergency.

WHEREAS, vacant and deteriorating buildings pose significant risks to public safety, neighborhood stability, and the long-term vitality of Kansas City communities; and
WHEREAS, the City of Kansas City has a compelling interest in preserving its historic structures, which represent irreplaceable cultural, architectural, and economic assets for the city and its residents; and

WHEREAS, current provisions of Chapter 56 exempt buildings declared dangerous from Historic Preservation Commission review prior to demolition, potentially incentivizing property owners to allow historic structures to deteriorate until they qualify for demolition without preservation review; and

WHEREAS, this exemption undermines the City's historic preservation goals and enables a cycle of neglect that contributes to blight, disinvestment, and the permanent loss of historic resources; and

WHEREAS, the Kansas City Historic Preservation Commission and Resolution No. 250912 support upstream interventions to prevent historic structures from deteriorating to the point of dangerous-building designation, including mandatory minimum maintenance standards and mothballing requirements; and

WHEREAS, limiting the dangerous-building demolition exemption to genuine emergencies, where immediate danger to public health, safety, or welfare exists and no reasonable alternative to demolition is available, appropriately balances preservation goals with public safety imperatives; and

WHEREAS, requiring Historic Preservation Commission review prior to demolition of historic landmarks and contributing structures within local historic districts, even where a dangerous-building declaration has been issued, ensures that all reasonable rehabilitation and

stabilization alternatives are considered before irreversible demolition occurs; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF KANSAS CITY:

Section 1. That Chapter 56, Code of Ordinances, is hereby amended by repealing Sec. 56-539, Permits, and enacting a new Section 56-539 to read as follows:

Sec. 56-539. – Permits.

- (a) Building permits must be obtained in accordance with the city's building code.
- (b) No demolition permit shall be issued for any building or structure that is (1) designated as historic on either the U.S. Department of Interior's National Register of Historic Places or the Kansas City Register of Historic Places; or (2) located within a local historic district without prior review and approval by the historic preservation commission, including in cases where such building has been declared a dangerous building pursuant to this article.
- (c) The only exemption from the historic preservation review requirement for demolition permits in subsection (b) of this section shall be in cases of emergency, as defined in section 56-540 of this code, where:
 - (1) The director or the director's authorized representative determines that immediate action is necessary to protect public health, safety, or welfare; and
 - (2) No reasonable alternative to demolition exists.
- (d) In any case where demolition is authorized pursuant to subsection (c), the director or the director's authorized representative shall:
 - (1) Prepare written findings documenting the emergency condition and the basis for concluding no reasonable alternative to demolition existed; and
 - (2) Provide such findings to the historic preservation commission within thirty (30) days following the demolition.
- (e) It shall be unlawful for any person, other than the owner, to salvage or cause or allow any other person to salvage a building which has been ordered demolished without first obtaining written authorization of the director or the director's authorized representative.
- (f) It shall be unlawful for the owner to salvage or cause or allow any other person to salvage a building which has been ordered demolished once the notice to proceed has been issued to the contractor by the department.

..end

Approved as to form:

Bret Kassen
Associate City Attorney

**No Docket
Memo Provided
for Ordinance
No. 260400**



File #: 260401

ORDINANCE NO. 260401

Sponsor: Mayor Quinton Lucas

Amending Chapter 56, Code of Ordinances, by repealing Article VI, Registration of vacant properties and foreclosing properties, and enacting a new article of like number and subject matter, including a new Section 56-586, Semiannual fee for chronically vacant nuisance property to expand vacant property registration to unimproved vacant land, add required disclosure of plans or intent for vacant property, establish procedures for investigating and identifying properties with a residential structure or multiple dwelling units that have been vacant for at least six months and have had multiple housing code violations and assess a \$200.00 fee for each semiannual period in which the City has investigated and made this determination; establishing policy for disclosure of access permission by Kansas City Police Department and the Office of Unhoused Solutions Triage team; and directing the City Manager to implement a city-wide registration outreach campaign.

WHEREAS, vacant and foreclosing properties often create health and safety hazards, attract vandalism and other criminal activity, lower property values, and impose extra costs on local governments for additional police, fire and other resources; and

WHEREAS, unimproved vacant land can pose many of the same risks as vacant improved properties, including attraction of illegal dumping, criminal activity, and blighting conditions that reduce property values and degrade the quality of life in surrounding neighborhoods; and

WHEREAS, the City has required owners of vacant or foreclosing properties to register those properties with the City pursuant to Chapter 56, Code of Ordinances, Article VI, but the existing registration framework applies only to improved properties with structures, leaving unimproved vacant land outside its scope; and

WHEREAS, the City Council finds that expanding registration requirements to include unimproved vacant land, without imposition of a registration fee for such land, is consistent with the purpose of Article VI and will improve the City's ability to identify, monitor, and engage with owners of all vacant properties; and

WHEREAS, RSMo. § 67.399 authorizes municipalities to establish a process by which an owner of property with a residential structure, or commercial property with multiple dwelling units, that is vacant for at least six months and characterized by housing code violations may be

required to pay a registration fee upon a municipality’s investigation and determination that such property meets these criteria; and

WHEREAS, the City desires to maintain its registration requirement for vacant properties, while enacting a new section, 56-586, Semiannual fee for chronically vacant nuisance property, assessing a fee against the owner of any property that is, in any semiannual period, investigated and found to have met the criteria set forth in RSMo. § 67.399; and

WHEREAS, City’s new proposed section, 56-586, authorizes City inspection and identification of any properties known or believed to meet the criteria set forth in RSMo. § 67.399, and the assessment of a fee for any such properties investigated and found to have met such criteria within a semiannual period, while requiring both notice to owners of this determination and affording them the opportunity to appeal this determination or avoid the fee by curing the conditions supporting this determination; and

WHEREAS, City’s new proposed section, 56-586, requires that a list of such properties meeting the criteria set forth in RSMo. § 67.399 be made available to the City’s Fire Department and the Kansas City Police Department, and that the City additionally attempt to determine whether any such property is open to entry or being occupied by trespassers and, if so, that the owner be notified of this determination; and

WHEREAS, the City intends for its new proposed section, 56-586, to assist owners of any such properties in mitigating the conditions that often lead to health and safety hazards, vandalism and other criminal activity, and lower property values, both on their own properties and surrounding neighborhoods;

WHEREAS, modern property intelligence software, such as platforms that integrate parcel data, code violation histories, ownership records, and market information, can substantially improve the City’s capacity to identify unregistered vacant properties, prioritize enforcement, and track compliance across a large and diverse property inventory; and

WHEREAS, a robust and coordinated outreach campaign is necessary to inform property owners city-wide of their registration obligations, ensure that the expanded registration requirements are understood and followed, and reduce the number of unregistered vacant properties; and NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 56, Code of Ordinances, is hereby amended by repealing Article VI, Registration of vacant properties and foreclosing properties, and by enacting a new Article VI entitled “Registration of vacant properties and foreclosing properties” to include amended Sections 56-571 through 56-583 and new Section 56-586, to read as follows:

**ARTICLE VI.
REGISTRATION OF VACANT PROPERTIES AND FORECLOSING PROPERTIES**

Sec. 56-571. Purpose.

The purpose of this article is:

- (1) To identify those properties citywide that are vacant or foreclosing and to gain contact information for code enforcement and emergency situations; and
- (2) To protect neighborhoods from becoming blighted through the lack of adequate maintenance and security of vacant properties and foreclosing properties.

Sec. 56-572. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning, and any words not defined here but defined elsewhere in this chapter shall have the meaning ascribed to them previously:

Beneficiary means a lender under a note secured by a deed of trust.

Chronically vacant nuisance property means a residential property improved by a residential structure, or a commercial property improved by a structure containing multiple dwelling units, that has been vacant for at least for the immediately previous six months and has had multiple violations of Chapter 34, 48, 56 or 62.

City means the City of Kansas City, Missouri.

Days means consecutive calendar days.

Deed of trust means an instrument by which title to real estate is transferred to a third-party trustee as security for a real estate loan. This definition includes any subsequent deeds of trust.

Default means the failure to fulfill a contractual obligation, monetary or conditional.

Department means the neighborhood services department of the city.

Director means the director of the neighborhood services department of the city.

Foreclosing and *foreclosure* have the same meaning, that being the process by which a property, placed as security for a real estate loan, is prepared for sale to satisfy the debt if the borrower (trustor) under a deed of trust defaults.

Improved property means any parcel of real property located within the City that is improved by any building, structure, or dwelling unit;

Initiation of the foreclosure process means taking any of the following actions:

- (1) Publication of a notice of sale; or
- (2) Commencing a foreclosure action on a property in a court of law.

Local means within 50 road/driving miles distance of the city

Mortgagee means the creditor, including but not limited to, service companies, lenders in a mortgage agreement and any agent, servant, or employee of the mortgagee, or any successor in interest and/or assignee of the mortgagee's rights, interests or obligations under the mortgage agreement.

Notice of default means a notice, issued pursuant to the applicable real estate security document or RSMo § 408.554, that a default has occurred under a deed of trust.

Owner means any person, mortgagee, or property trust trustee who alone or jointly or severally with others, with or without the right of possession, is entitled under any agreement to the control or direction of the management or disposition of the building or property or of any part of the building or property. Unless otherwise specifically provided, the owner, their agent for the purpose of managing, controlling or collecting rents and any other person managing or controlling a building or property in any part of which there is a violation of the provisions of this ordinance, shall be liable for any violation therein, existing or occurring, or which may have existed or occurred, at or during any time when such person is or was the person owning or managing, controlling, or acting as agent in regard to said buildings or property and is subject to injunctions, abatement orders or other remedial orders. The liabilities and obligations imposed on an owner shall attach to:

- (1) Any mortgage company or any other person with or without an interest in the building or property who knowingly takes any action in any judicial or administrative proceeding that is intended to delay issuance or enforcement of any remedy for any violation of the property maintenance code then in existence; provided that with respect to fines such person shall be liable only for fines which accrue on or after the date of such action; and further provided that no liability shall be imposed under this ordinance for any action taken in any proceeding, including a proceeding to foreclose on a lien, that does not delay or prevent the prosecution of any action brought by the city to enforce the city's property maintenance code.
- (2) A property trust trustee under a property trust, unless said trustee in a proceeding under said provisions of this ordinance discloses in a verified pleading or in an affidavit filed with the court, the name and last known address of each person who was a beneficiary of the trust at the time of the alleged violation and of each person, if any, who was then acting as agent for the purpose of managing, controlling or collecting rents, as the same may appear on the records of the trust.

Out of area means in excess of 50 road/driving miles distance of the city.

Property means any real property, or portion thereof, located in the city, including improved and unimproved property.

Property trust trustee means one who holds title to a building, structure or property under a property trust with or without the right of possession, management or control.

Registration period means June 1 of each year through May 31 of the subsequent year.

Securing means measures that assist in making the property inaccessible to unauthorized persons, including but not limited to the repairing of fences and walls, chaining/pad locking of gates, the repair or boarding of door, window or other openings.

Trustee means the person, firm or corporation holding a deed of trust on a property as security for the payment of a debt.

Trustor means a borrower under a deed of trust, who deeds property to a trustee as security for the payment of a debt.

Unimproved property means any parcel of real property located within the City that is not improved by any building, structure, or dwelling unit. Unimproved vacant land shall be subject to the registration requirements of this article on the same terms as vacant improved property, except that no registration fee shall be assessed solely on account of the property's status as unimproved vacant land.

Vacant means a property which is lacking habitual presence of human beings who have a legal right to be on the property, or at which substantially all lawful business operations or residential occupancy has ceased. In determining whether a property is vacant, it is relevant to consider, among other factors, the percentage of the overall square footage of any building on the property or floor to the occupied space, the condition and value of any items in the property and the presence of rental or for sale signs on the property; provided that multi-family residential property containing five or more dwelling units shall be considered vacant when the majority of all of the dwelling units become unoccupied and a majority remain unoccupied. A property shall not be considered vacant which is being currently marketed by a licensed real estate professional hired by the former or current occupant of the property and to which water service has not been shut-off.

Sec. 56-573. Annual registration of vacant and/or foreclosing properties required.

(a) This article shall apply to all vacant and/or foreclosing properties, as defined in this chapter, including properties owned, operated, or subsidized by public or nonprofit agencies. .

(b) Adherence to this article does not relieve the owner or any other party of any applicable obligations set forth in any other ordinance which may apply to the property.

(c) Registering vacant or foreclosing properties pursuant to this article does not relieve any party of any obligation to otherwise record property information.

(d) All owners must annually register vacant and/or foreclosing properties as defined in this chapter, whether improved or unimproved, with the neighborhood services department of the city by submitting a vacant/foreclosing property registration form provided by the department.

- (1) All vacant property, within 90 days of becoming and remaining vacant, shall be registered by the owner.
- (2) All foreclosing properties, within 14 days of initiation of the foreclosure process as defined in this chapter, must be registered by the party initiating the foreclosure process.
 - a. This registration must certify that the property was inspected for occupancy and identify whether the property is vacant at the time of registration. If the property is not vacant at the time of registration, a monthly inspection shall be conducted by the owner to determine if the property has become vacant. If, upon subsequent inspection, a property is determined to be vacant, an updated registration form shall be filed with the city.
 - b. At the time of registration with the city, the party initiating the foreclosure process must send written notice addressed to the occupant of the property that the foreclosure process has been initiated. Notice shall be sent by regular United States mail, postage pre-paid.

(e) Prior to August 1, 2026, the owner of each vacant or foreclosing property shall register the property. There shall be no fee charged for this registration, except as provided in section 56-586 of this code.

(f) All registrations submitted under this article shall expire on July 31 of each registration period for which they were submitted and shall be subject to renewal annually. Application for renewal of registration in any period will be accepted beginning July 1 and may be made without penalty through July 31.

(g) All owners of vacant property that is either improved or unimproved shall apply for registration and renewal on a form provided by the department which shall include provision for the following owner, agent and other information:

- (1) The common name of the property, if any, the exact street address of the property and the number of units in each building on the property.
- (2) An identification of the owner(s) by full name, telephone number, mailing address, e-mail address and date of birth. The mailing address may not be a P.O. Box. If the property is owned by a corporation, limited liability company,

partnership, limited partnership, trust or real estate investment trust, the name and address of any of the following shall be provided:

- a. For a corporation, a corporate officer and the chief operating officer;
 - b. For a partnership, the managing partner;
 - c. For a limited liability company, the managing or administrative member;
 - d. For a limited partnership, a general partner;
 - e. For a trust, a trustee; or
 - f. For a real estate investment trust, a general partner or an officer.
- (3) Name and address of all lien holders and any other party with an ownership interest in the property.
 - (4) A notarized affidavit executed by the natural person stating that they have management control and responsibility for the property, and will personally inspect the property at least once per month, and listing such person's full name, telephone number, mailing address and email address.
 - (5) The full name, telephone number, mailing address and email address of an agent, if one is so designated by the owner, to receive service of any notice, order or summons issued because of a violation of this code.
 - (6) The names, addresses, and phone numbers of designated employees or authorized representatives who may be contacted in the event of an emergency.
 - (7) A written statement describing the owner's current plans or intent for the property. At minimum, the statement shall indicate which of the following best describes the owner's plans:
 - a. Active rehabilitation or renovation of any structure on the property;
 - b. Planned sale or transfer to a third party;
 - c. Holding for future use with no immediate development plans; or
 - d. Other, with a written explanation.
 - (8) The signature of the owner, an officer if the owner is a corporation, a partner if the owner is a partnership, a member if the owner is a limited liability company and the registered agent if so designated. A registered agent's signature shall indicate consent to the designation.

(h) The Director may, by rule, establish a simplified registration form for unimproved vacant property that collects the information most relevant to monitoring and engaging with owners of such parcels.

(i) At the time of registration or renewal, the owner of any vacant property may execute a voluntary written consent, on a form provided by the Department, authorizing the Kansas City Police Department and authorized City staff to enter upon the exterior areas and grounds of the property, but not into any enclosed structure, for the limited purposes of:

- a. Conducting welfare checks on individuals who may be present on or occupying the property;
- b. Connecting individuals present on the property with available shelter, services, or other supportive resources; and
- c. Assessing whether the property is open to unauthorized entry or presents conditions requiring further code enforcement referral.

Such consent shall be voluntary and shall not be a condition of registration or a factor in any enforcement determination. The consent shall remain in effect for the duration of the registration period in which it is executed and shall be renewed, if the owner wishes to continue the authorization, at the time of each subsequent annual registration. The owner may withdraw consent at any time by providing written notice to the Department, and such withdrawal shall take effect upon receipt. Any access conducted pursuant to a consent executed under this subsection shall be documented by the entering agency and a summary report made available to the property owner upon request.

Sec. 56-574. Posting.

Within seven days of registering the property, every owner of a vacant property shall post an exterior-facing notice in a front window furnishing the 24-hour contact name and phone number for a person responsible for maintaining the property. The address of the contact shall also be provided on the posting. The posting shall be hung from the interior of the window, and should be on paper no smaller than 8½ by 5½ inches and printed in a font size no less than 12 point. If there is no front window, or if the front window is not accessible, such notice shall be placed on an exterior wall or fence in a location designed to be visible to any emergency responders.

Sec. 56-575. Change in registration information.

The owner of a vacant or foreclosing property already registered with the city shall register any changes of the previously submitted registration information within 30 days of said change. There shall be no fee for this registration update if done within the 30 days.

Sec. 56-576. Notice on sale of property.

(a) Every owner selling a vacant or foreclosing property registered as provided in this article shall give notice in writing to the department within 30 days of closing. This notice shall include the name and address of the buyer.

(b) The new owner shall have 30 days from the date the change of ownership occurred to file a new registration with the department. There shall be no fee for this new registration.

Sec. 56-577. Notice on occupancy of property.

Every owner of a vacant or foreclosing property registered as provided in this article that ceases to be vacant, as that term is defined in this article, shall give notice in writing to the department within 30 days of the date on which the property ceased to be vacant.

Sec. 56-578. Inaccurate or incomplete registration information.

It shall be a violation of this code for an owner or a responsible person to provide inaccurate information for the registration of vacant or foreclosing properties or to fail to provide information required by the city for the registration.

Sec. 56-579. Appeal.

Except as specifically set forth in section 56-586, any determination that a property is vacant or foreclosing made by the city, and any administrative citation fine pursuant to section 56-581 for failing to register such property, may be administratively appealed as provided for in this chapter or chapter 48.

Sec. 56-580. Affirmative defenses.

It shall be an affirmative defense to any citation or administrative penalty issued under this Article that:

- (1) The property is the subject of probate proceedings or its title is otherwise the subject of current litigation, not including foreclosure proceedings. This defense shall not be applicable for more than 24 months without permission of the director; or
- (2) The property has been used as a residence by a person entitled to possession for a period of at least three months within the previous nine months and the same person intends to resume residing at the property.

Sec. 56-581. Penalty for violation of article VI.

(a) It shall be a violation of this code to fail to register or re-register any vacant or foreclosing property regulated by article VI, and to fail or refuse, upon proper request, to provide full and correct information specified by this article. Registration requirements shall not preclude the city from taking appropriate actions to secure the property; or to issue notices of violation or

notices to abate; or from acting upon imminent hazard(s). Penalties for failing to register or re-register shall be imposed as administrative citation fines. The amount of the penalty for late filings is \$50.00 for the first 30 days and \$100.00 for each additional 30 days of delinquency.

(b) Failure to pay the administrative citation fine for more than nine months may result in the property being reviewed for consideration for a receivership action under article VII.

Sec. 56-582. Violations.

Any owner who fails to comply with the requirements of this ordinance shall be guilty of an ordinance violation and upon conviction thereof shall be punishable as set forth in section 56-583.

Sec. 56-583. Penalties.

(a) Any person convicted of a violation of this article shall be punished for that violation by a fine of not less than \$200.00, but not more than \$1,000.00, or by imprisonment of not more than 180 days or by both such fine and imprisonment. Whenever the penalty is to be a fine or a fine and imprisonment, the fine shall be no less than the minimum amount set out in the following schedule:

(1)	First offense	Not less than \$200.00 but not more than \$1,000.00
(2)	Second offense	Not less than \$300.00 but not more than \$1,000.00
(3)	Third offense	Not less than \$500.00 but not more than \$1,000.00
(4)	Fourth and subsequent offenses	\$1,000.00

(b) Every day that a violation continues shall be considered a separate offense, for which the violator may be arrested, tried and convicted without necessity of further notice.

(c) The administrative citation fines as described in section 56-36 may also be imposed for violations of this article and such fines shall be subject to the administrative fine provisions and processes as described elsewhere in article VI.

Sec. 56-584. Program reporting and evaluation.

The city council shall review the program provisions and requirements at least every two years and determine whether to maintain, modify or terminate the program.

Sec. 56-585. Waiver of portion of administrative citation fines.

The director may waive a portion of the amount of administrative citation fines that have accumulated as a result of non-compliance with this code provided that the owner has properly registered the property and there are no other violations of chapter 56 or chapter 48 remaining on

the property in question. In determining the amount to be waived, the director shall follow these guidelines:

- (1) Waiving an amount equal to documented expenditures by the owner for repairs to the building, or for demolition.
- (2) Waiving all but the amount required for demolition if the building is determined to be not feasible to repair and the owner chooses to have the city demolish it.
- (3) Waiving all fines charged to an owner who vacated the property after receiving a notice of foreclosure.
- (4) Waiving all fines if the property is donated to a local community development corporation or non-profit corporation that is willing to accept the property and submits written plans to correct existing code violations with a schedule acceptable to the director.
- (5) Except for (c) above, no fines can be waived if there are unpaid special assessments pending against the property.
- (6) Waiving all but \$500 if the only infraction is failure to register the vacant property, and the property has now been registered.

Sec. 56-586. Semiannual fee for chronically vacant nuisance property.

(a) The director is authorized to make regular inspection of any improved property that is known or believed to be chronically vacant nuisance property. Upon any determination that a property is chronically vacant nuisance property, the director shall state in a report their findings and recommendations, including whether the property is subject to the chronically vacant nuisance property fee, and the grounds supporting the determination. Upon a determination that a property is chronically vacant nuisance property, the director shall also attempt to determine if the property is open to entry or being occupied by trespassers. If the director determines that the property is open to entry or being occupied by trespassers, they will notify the owner of this determination.

(b) The director shall maintain a list of known chronically vacant nuisance properties that shall be available to the city fire department and Kansas City police department.

(c) The owner of any chronically vacant nuisance property shall, in addition to any other obligations set forth in this article or elsewhere in the code, pay a \$200.00 fee for each semiannual period in which the director has investigated and determined, in a written report pursuant to subsection (a), that the property is chronically vacant nuisance property.

(d) Within 5 days of the director's completion of a written report with findings and a determination that a property is subject to the chronically vacant nuisance property fee, the city shall notify the property owner by mail at the last known address according to the records of the

city and applicable county. The notice shall state that the property has been determined to be chronically vacant nuisance property, that the property is subject to a \$200.00 chronically vacant nuisance property fee for a semiannual period, that the fee can be assessed as a lien on the property if not paid, how the fee can be paid, and the process for appealing the director's determination.

(e) Within 30 days of the director's decision that the chronically vacant nuisance housing fee applies, the property owner may complete any improvements to the property that may be necessary to revoke the levy of such fee, and then may request a reinspection of the property and a reconsideration of the levy of such fee. The director, upon a timely request for reinspection and reconsideration, shall investigate and issue a written report with findings and a determination whether property has ceased to be chronically vacant nuisance property, in which case such fee shall be revoked. If the chronically vacant nuisance property fee is revoked by the director, no such fee shall be assessed and the matter shall be deemed closed for such semiannual period. Within 5 days of the director's determination upon reinspection and reconsideration, the city shall notify the property owner of such determination by mail at the last known address according to the records of the city and applicable county. The notice shall state that the \$200.00 chronically vacant nuisance property fee has or has not been revoked, and, if it has not been revoked, that the fee can be assessed as a lien on the property if not paid, how the fee can be paid, and the process for appealing the reconsideration determination.

(f) The chronically vacant nuisance property fee and penalties for delinquent payments of such fees required by this section shall be paid to the director or their designee. Any such fees that are delinquent for a period of one year shall become a lien on the property and shall be subject to foreclosure proceedings in the same manner as delinquent real property taxes, in accordance with RSMo. § 67.399. Upon any such foreclosure proceeding, the owner of the property against which the assessment was originally made shall be able to redeem the property only by presenting evidence that the violations of this chapter have been cured and presenting payment of all registration fees and penalties. Upon bona fide sale of the property to an unrelated party, said lien shall be considered released and the delinquent registration fee forgiven.

(g) Upon either the director's initial determination that the property is chronically vacant nuisance property, or the director's determination pursuant to subsection (e) not to revoke such fee upon a timely request for reinspection and reconsideration, the owner may appeal such determination to the property maintenance appeals board as provided for in chapter 56, article II, division 6 of this Code. Appeal must occur within 30 days of the city's notice of the decision, sent pursuant to subsection (d) or (e), that is being appealed. If, on appeal, the determination of the director is reversed, no such fee shall be assessed and the matter shall be deemed closed for such semiannual period. If there is no timely appeal filed or if the director's determination is affirmed on appeal, the chronically vacant nuisance property fee for such semiannual period shall be levied on the beginning of the second calendar quarter after either the director's determination that such fee applies, the director's determination upon reconsideration that such fee shall not be revoked, or the affirmance of either determination on appeal, whichever is later.

Secs. 56-587—56-599. Reserved.

Section 2. Directing the City Manager to develop and implement a city-wide vacant property registration outreach campaign, 'Registration Sprint', within 120 days of the effective date of this ordinance. The purpose of the Registration Sprint is to notify all known and suspected property owners of their registration obligations, with particular emphasis on the expanded requirements enacted by this ordinance, and to increase the rate of registration compliance city-wide.

..end

Approved as to form:

Bret Kassen
Associate City Attorney

**No Docket
Memo Provided
for Ordinance
No. 260401**



File #: 260429

ORDINANCE NO. 260429

Sponsor: Director of City Planning and Development Department

Approving the petition to add property to the Linwood Shopping Center Community Improvement District, generally located at the northwest corner of Prospect Avenue and Linwood Boulevard in Kansas City, Jackson County, Missouri; and directing the City Clerk to report the amendment of the District to the Missouri Department of Economic Development and the Missouri state auditor.

WHEREAS, via Ordinance No. 180778, City Council approved the original petition of the Linwood Shopping Center Community Improvement District (“District”) and established the District; and

WHEREAS, Ordinance No. 180778 determined the District was in a blighted area; and

WHEREAS, pursuant to RSMo., Section 67.1441.2 of the Missouri Community Improvement District Act (“Act”), a petition to add property to the District has been submitted (“Petition”); and

WHEREAS, the District’s board of directors consents to approval of the Petition; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Petition to add property to the Linwood Shopping Center Community Improvement District in accordance with Section 67.1441.2 of the Missouri Community Improvement District Act, which is attached to this Ordinance as Exhibit 1, is hereby approved in its entirety.

Section 2. That the property to be added is hereby determined to be in a blighted area by reason of the predominance of insanitary or unsafe conditions, deterioration of site improvements or conditions which endanger life or property by fire or other cause, which individually or collectively constitute an economic liability or menace to the public health, safety, morals or welfare in its present condition and use.

Section 3. That the District shall continue to have all the powers and authority authorized by the Petition, the Act and by law, including those additional powers for districts in a blighted area, and shall continue to exist for the period set by its original petition.

Section 4. That the City Clerk is hereby directed to report the addition of property to the District to the Missouri Department of Economic Development and state auditor.

..end

Approved as to form:

Eluard Alegre
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260429

Submitted Department/Preparer: City Planning

Revised 01/30/25

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

Executive Summary

Approving the Petition to amend the Linwood Shopping Center Community Improvement District, generally located at the Northwest corner of Prospect Avenue and Linwood Boulevard in Kansas City, Jackson County, Missouri; and directing the City Clerk to report the amendment of the District to the Missouri Department of Economic Development and the Missouri State Auditor.

Discussion

This ordinance will approve the petition to amend the boundaries of the Linwood Shopping Center CID. The proposed boundary will include City right-of-way and seventeen (17) additional properties.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
1000-642044 CID Support
3. How does the legislation affect the current fiscal year?
There are City expenses incurred related to the mailing of notices and staff time reviewing the petition and future reports. These expenses are intended to be off-set by reimbursement fees charged to the District.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.

There are no recurring costs associated with this legislation.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
No

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

This ordinance has no fiscal impact as it is amending boundaries of the Linwood Shopping Center CID.

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
- 3. Which objectives are impacted by this legislation (select all that apply):
 - Utilize planning approaches in neighborhoods to reduce blight, ensure sustainable, affordable housing, and improve resident wellbeing and cultural diversity. Ensure quality, lasting development of new growth.
Maintain and increase 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.
 - Promote healthy residents by ensuring basic sanitation and living needs are met.
 - 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

Service Level Impacts

This ordinance will have no impact on existing service levels.

Staff Recommendation

City Planning and Development

Select One: Sponsored
 Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One: Recommend
 Do Not Recommend
 Not Applicable

[Click or tap here to provide reasoning.](#)

Other Impacts

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

NA

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

No(Press tab after selecting)

[Click or tap here to enter text.](#)

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

No(Press tab after selecting)



File #: 260441

RESOLUTION NO. 260441

Sponsor: Councilmember Melissa Robinson

RESOLUTION - Directing the City Manager to increase indigent care funding in the amount of \$140,000.00 for Swope Health Services as part of first quarter FY2026-27 budget analysis, and later quarters if necessary, subject to availability of funds in the Health Levy Fund.

WHEREAS, Swope Health Services (“Swope”) receives indigent care funding from the City’s Health Levy through an annual contract; and

WHEREAS, Ordinance No. 080357 appropriated \$2.1 million bond proceeds for improvements at the Swope Ridge Geriatric Center and the City has historically used the Health Levy Fund to make debt service payments on this debt and the FY2026-2027 adopted budget included a debt service payment totaling \$153,000.00 from the Health Levy Fund related to this bond issuance; and

WHEREAS, in Committee Substitutes for Ordinance Nos. 240455 and 250669, the City awarded Swope \$9,000,000.00 from the Unappropriated Fund Balance of the Health Levy Fund as a contribution toward development of the Swope Health Village project at 5900 Swope; and

WHEREAS, Swope Health Village is a planned 12-acre property consisting of 200 units of senior affordable housing and 75 units of mental health housing, supported by comprehensive mental health services; and

WHEREAS, the City FY2026-2027 budget amendment process included a \$1,000,000.00 proportional reallocation of Health Levy dollars from Kansas City Assessment & Triage Center (KCATC) to safety net providers to add to their FY26-27 indigent care contracts; and

WHEREAS, Swope Health was excluded from the proportional reallocation partly due to its receipt of \$9,000,000.00 from the Health Levy Fund; and

WHEREAS, the \$9,000,000.00 towards development of Swope Health Village was independent of any health levy funds towards indigent care and should not have precluded Swope from receiving its proportional share of the \$1,000,000.00; and

WHEREAS, Swope Health serves over 57,000 patients per year, providing comprehensive healthcare services to a diverse community; and

WHEREAS, Swope Health Central provides these other important services in the community:

- **Adolescent Care:** Approximately 5,000 adolescents receive care at Swope Health Central each year, highlighting their commitment to addressing the health needs of younger populations.
- **Preventive Services:** The center provides thousands of preventive services annually, including vaccinations, health screenings, and wellness visits, which are essential for early detection and management of health issues.
- **Behavioral Health Services:** Swope Health Central offers mental health services to around 3,000 patients, including adolescents, focusing on counseling, therapy, and psychiatric care.
- **Dental Care:** The center provides dental services to nearly 10,000 patients each year, ensuring that oral health is part of their comprehensive care approach.
- **Community Outreach:** Swope Health engages in various outreach initiatives, serving thousands of community members through health fairs, educational workshops, and partnerships with local organizations; and

WHEREAS, the Health Levy Fund had an ending balance of \$1,087,840.00 in FY 2019-2020; an ending balance of \$18,435,489.00 in FY 2023-2024 and has an estimated ending balance of \$1,232,049.00 in the Adopted FY 2026-2027 budget; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the City Manager is hereby directed to increase indigent care funding for Swope Health Services in the amount of \$140,000.00 to provide parity with indigent care provider FY2026-2027 budget amendments, as part of first quarter FY2026-27 budget analysis subject to availability of funds in the Health Levy Fund.

Section 2. That if Health Levy funds are not available in the first quarter FY2026-2027 budget analysis, the City Manager is directed to perform the same analysis in subsequent quarters until \$140,000.00 of funds becomes available.

..end



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: Res 260441

Submitted Department/Preparer: Mayor/Council's Office

Revised 01/30/25

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

Executive Summary

Directing the City Manager to increase indigent care funding in the amount of \$140,000.00 for Swope Health Services as part of first quarter FY2026-27 budget analysis, and later quarters if necessary, subject to availability of funds in the Health Levy Fund.

Discussion

Swope Health Services ("Swope") receives indigent care funding from the City's Health Levy through an annual contract. Ordinance No. 080357 appropriated \$2.1 million bond proceeds for improvements at the Swope Ridge Geriatric Center and the City has historically used the Health Levy Fund to make debt service payments on this debt and the FY2026-2027 adopted budget included a debt service payment totaling \$153,000.00 from the Health Levy Fund related to this bond issuance. In Committee Substitutes for Ordinance Nos. 240455 and 250669, the City awarded Swope \$9,000,000.00 from the Unappropriated Fund Balance of the Health Levy Fund as a contribution toward development of the Swope Health Village project at 5900 Swope. Swope Health Village is a planned 12-acre property consisting of 200 units of senior affordable housing and 75 units of mental health housing, supported by comprehensive mental health services. The City FY2026-2027 budget amendment process included a \$1,000,000.00 proportional reallocation of Health Levy dollars from Kansas City Assessment & Triage Center (KCATC) to safety net providers to add to their FY26-27 indigent care contracts. Swope Health was excluded from the proportional reallocation partly due to its receipt of \$9,000,000.00 from the Health Levy Fund. The \$9,000,000.00 towards development of Swope Health Village was independent of any health levy funds towards indigent care and should not have precluded Swope from receiving its proportional share of the \$1,000,000.00. Swope Health serves over 57,000 patients per year, providing comprehensive healthcare services to a diverse community. Swope Health Central provides these other important services in the community:

- **Adolescent Care:** Approximately 5,000 adolescents receive care at Swope Health Central each year, highlighting their commitment to addressing the health needs of younger populations.
- **Preventive Services:** The center provides thousands of preventive services annually, including vaccinations, health screenings, and wellness visits, which are essential for early detection and management of health issues.
- **Behavioral Health Services:** Swope Health Central offers mental health services to around 3,000 patients, including adolescents, focusing on counseling, therapy, and psychiatric care.
- **Dental Care:** The center provides dental services to nearly 10,000 patients each year, ensuring that oral health is part of their comprehensive care approach.
- **Community Outreach:** Swope Health engages in various outreach initiatives, serving thousands of community members through health fairs, educational workshops, and partnerships with local organizations; and

The Health Levy Fund had an ending balance of \$1,087,840.00 in FY 2019-2020; an ending balance of \$18,435,489.00 in FY 2023-2024 and has an estimated ending balance of \$1,232,049.00 in the Adopted FY 2026-2027 budget.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
Proposed use of fund balance from the Health Levy (2330).
3. How does the legislation affect the current fiscal year?
Request quarterly review of the Health Levy to use fund balance.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
One-time increase
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)

No funds are allocated in this legislation. The proposed fund has a projected ending balance of \$1,232,049. This is below City Code Section 2-1954(f)(4)(B)(ii) eight percent reserve requirement. FY 27 reserve requirement is estimated to be \$4,859,326.

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, affordable housing, and improve resident wellbeing and cultural diversity.
 - Maintain and increase 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.
 - Promote healthy residents by ensuring basic sanitation and living needs are met.
 - 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

N/A

Service Level Impacts

N/A

Staff Recommendation

Click or tap here to enter department.

Select One: Sponsored
 Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One: Recommend
 Do Not Recommend
 Not Applicable

Click or tap here to provide reasoning.

Other Impacts

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

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

[Click or tap here to enter text.](#)

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

No(Press tab after selecting)

[Click or tap here to enter text.](#)

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

No(Press tab after selecting)



File #: 260442

ORDINANCE NO. 260442

Sponsor: Councilmember Melissa Robinson

Authorizing the Director of Public Works to execute a Cooperative Agreement with the Palestine Community Improvement District for implementation of eligible work in connection with PIAC Award No. 420464 from funds previously appropriated, including work within the public right-of-way including streetlights, pedestrian lighting, and fencing; and recognizing this ordinance as having an accelerated effective date.

WHEREAS, the Palestine Community Improvement District was awarded PIAC Award No. 420464 in PIAC Year 42 for the construction of public right-of-way improvements including streetlights, pedestrian lighting, curb and sidewalk improvements, and fencing; and

WHEREAS, the Palestine Community Improvement District will oversee the design, installation, construction, deconstruction, reconstruction, and maintenance of the pedestrian lights, streetlighting, and fencing in accordance with the PIAC Award; and

WHEREAS, the City will oversee the design, installation, construction, deconstruction, reconstruction, or maintenance of the curb and sidewalk improvements in accordance with the PIAC Award; and

WHEREAS, the portion of the PIAC Award relating to the pedestrian lighting, street lighting, and fencing consists of approximately \$434,416.00; and

WHEREAS, the City shall authorize the payment of invoices submitted by Palestine Community Improvement District to the City from third-party suppliers or contractors for payment; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Director of Public Works is hereby authorized to execute a Cooperative Agreement in the amount of \$434,416.00 for the authorization of payment of invoices submitted by Palestine Community Improvement District to the City from third-party suppliers or contractors for the design, installation, construction, deconstruction, reconstruction, or maintenance of the pedestrian lighting, streetlighting, and fencing in accordance with PIAC Award No. 420464 from funds previously appropriated in Account No. 27-3090-898307-B-89061128.

Section 2. That this ordinance, relating to the design, repair, maintenance, or construction of a public improvement, is recognized as having an accelerated effective date provided by Section 503(a)(3)(D) of the City Charter and shall take effect in accordance with Section 503 of the City Charter.

..end

Approved as to form:

Andrew Bonkowski
Assistant City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260442

Submitted Department/Preparer: Public Works

Revised 01/30/25

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

Authorizing the Director of Public Works to execute a Cooperative Agreement with the Palestine Community Improvement District for implementation of eligible work in connection with PIAC Award No. 420464 from funds previously appropriated, including work within the public right-of-way including streetlights, pedestrian lighting, and fencing; and recognizing this ordinance as having an accelerated effective date.

Discussion

Palestine Community Improvement District was awarded PIAC Award No. 420464 in PIAC Year 42 for the construction of public right-of-way improvements including streetlights, pedestrian lighting, curb and sidewalk improvements, and fencing.

The Palestine Community Improvement District will oversee the design, installation, construction, deconstruction, reconstruction, and maintenance of the pedestrian lights, streetlighting, and fencing in accordance with the PIAC Award.

The City will oversee the design, installation, construction, deconstruction, reconstruction, or maintenance of the curb and sidewalk improvements in accordance with the PIAC Award.

The portion of the PIAC Award relating to the pedestrian lighting, street lighting, and fencing consists of approximately \$434,416.00.

The City shall authorize the payment of invoices submitted by Palestine Community Improvement District to the City from third-party suppliers or contractors for payment.

Authorizes the Director of Public Works to enter into a cooperative agreement with the Palestine Community Improvement District for the above purposes and recognizes the ordinance as having an accelerated effective date.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
Capital Improvements Fund - 27-3090-898307-B-89061128
3. How does the legislation affect the current fiscal year?
This authorizes the use of previously appropriated funds.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
This is a one time expense.
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
2. This fund has a structural imbalance. Yes No
3. Account string has been verified/confirmed. Yes No

Additional Discussion (if needed)

This ordinance authorizes the use of previously appropriated funds. These were awarded in Fiscal Year 2026 and have not been utilized. They are set to roll forward into Fiscal Year 2027 and will be available for use.

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):

- Develop strategies focusing on areas traditionally underserved by economic development and redevelopment efforts.
- Ensure quality, lasting development throughout the City; and continuing to grow the economy and the population of Kansas City in all areas.
- Increase and support local workforce development and small and locally owned businesses.
- Create a more efficient, solutions-oriented environment, making it easier to operate within the City.
- Implement an economic development and tourism strategy to attract major investment and visitors.
-

Prior Legislation

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

Service Level Impacts

Improves public safety by optimizing street and pedestrian lighting and repairing sidewalks and curbs in the area.

Staff Recommendation

Public Works Department

Select One: Sponsored
 Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One: Recommend
 Do Not Recommend
 Not Applicable

Improves public safety.

Other Impacts

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

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

N/A

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

N/A

4. Does this legislation create or preserve new housing units?

No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

CREO will be involved as values of DP contracts and Construction Contracts are estimated by the Palestine CID to determine whether SLBE or M/WBE goals are required.

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)