



## **Agenda**

### **Neighborhood Planning and Development Committee**

Chairperson Ryana Parks-Shaw

Vice Chair Eric Bunch

Councilmember Nathan Willett

Councilmember Melissa Patterson Hazley

---

**Tuesday, April 29, 2025**

**1:30 PM**

**26th Floor, Council Chamber**

---

**Webinar 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**

Housing and Community Development Department

#### **Director of Housing and Community Development**

**[250345](#)**

Sponsor: Director of Housing and Community Development Department

Accepting the recommendation of the Housing Trust Fund Advisory Board revising the affordability levels for the Taliaferro & Browne Prospect Summit Townhomes project; and authorizing the Manager of Procurement Services to execute a funding agreement amendment to reflect said change.

Health Department

**Director of Health**

**250346** Sponsor: Director of Health Department

Authorizing the Chief Procurement Officer to execute contracts with area health centers to include Children's Mercy Hospital, Northland Health Care Access, Swope Parkway Health Center, Kansas City CARE Clinic, Samuel U. Rodgers Health Center, and University Health, to provide primary health care services to uninsured residents in Kansas City, Missouri; authorizing the Chief Procurement Officer to extend the term of the contracts or increase the total contract dollar amounts upon need and appropriation; and establishing an accelerated effective date.

Law Department

**Director of the Law Department**

**250347** Sponsor: Director of Law Department

Accepting an additional \$10,685.00 for a 3-month extension from the Victims of Crime Act (VOCA) grant funded, by the U.S. Department of Justice, and passed through the State of Missouri's Department of Public Safety to support the work of the City's Prosecutor's Office; estimating and appropriating \$10,685.00 in the General Grants Fund; authorizing the City Attorney to enter into a subaward grant agreement in connection with this grant; and recognizing this ordinance as having an accelerated effective date.

City Planning and Development Department

**Director of City Planning & Development**

**250343** Sponsor: Director of City Planning and Development Department

Rezoning an area of about 77 acres generally located at the southwest corner of North Platte Purchase Drive and N.W. 108th Street from District R-7.5 to District R-6 and approving a development plan to allow for residential development. (CD-CPC-2024-00194 and CD-CPC-2024-00195)

**Director of City Planning & Development**

**250344** Sponsor: Director of City Planning and Development Department

Approving a development plan on about 1.98 acres for approximately 278 units in District R-0.5 generally located on parcels encompassed by Broadway Boulevard on the west, West 45th Terrace on the north, Wornall Road on the east, and West 46th Street on the south to allow for a residential development plan serving as a preliminary plat. (CD-CPC-2025-00013)

**Director of City Planning & Development**

**250358** Sponsor: Director of City Planning and Development Department

Rezoning an area of about 1 acre generally located at Interstate 435 and N.W. Cookingham Drive from District AG-R to District M2-3 and approving a development plan that also serves as a preliminary plat to allow for communications service establishments. (CD-CPC-2025-00024 and CD-CPC-2025-00026)

**Director of City Planning & Development**

**250359** Sponsor: Director of City Planning and Development Department

Rezoning an area of about one acre generally located at northwest corner of Prospect Avenue and Dr. Martin Luther King Jr. Boulevard from District R-2.5 to District B1-1 and approving a development plan on about three acres to allow for the expansion of an existing day care campus. (CD-CPC-2025-00004 & CD-CPC-2025-00008)

**Director of City Planning & Development**

**250360** Sponsor: Director of City Planning and Development Department

RESOLUTION - Approving an amendment to the KCI Area Plan on about one acre generally located at Interstate 435 and N.W. Cookingham Drive by changing the recommended land use from mixed use community to commercial and industrial. (CD-CPC-2025-00025)

**Director of City Planning & Development and Robinson**

**250361** Sponsor: Director of City Planning and Development Department

Approving a development plan on about 86 acres in District M1-5 generally located at Stadium Drive and Raytown Road to allow for warehousing, wholesaling, freight movement, general manufacturing, production and industrial service uses. CD-CPC-2025-00027

**Director of City Planning & Development**

**250362** Sponsor: Director of City Planning and Development Department

RESOLUTION - Approving an amendment to the Line Creek Valley Area Plan on about 20 acres generally located at the southwest corner of Northwest 68th Street and North Madison Avenue by changing the recommended land use from residential low density to residential medium density. (CD-CPC-2024-00038)

**Director of City Planning & Development**

**250364** Sponsor: Director of City Planning and Development Department

RESOLUTION - Approving an area plan amendment to the Swope Area Plan future land use recommendation on about one acre generally located at the northwest corner of Prospect Avenue and Dr. Martin Luther King Jr. Boulevard from residential medium-high density to mixed-use community. (CD-CPC-2025-00037)

**Director of City Planning & Development**

**250365** Sponsor: Director of City Planning and Development Department

Rezoning an area of about 20 acres generally located at the southwest corner of Northwest 68th Street and North Madison Avenue from District R-80 to District R-6 and approving a development plan to allow for the creation of 57 lots and 5 tracts for the purpose of a residential development. (CD-CPC-2025-00033 and CD-CPC-2025-00034).

HELD IN COMMITTEE

**Director of City Planning & Development**

**250325** Sponsor: Director of City Planning and Development Department

Rezoning an area of about 1.9 acres generally located at 9200 N.W. 119th Terrace from District AG-R to District B3-3. (CD-CPC-2024-00178)

**Director of City Planning & Development**

**250327** Sponsor: Director of City Planning and Development Department

Amending Chapter 88, the Zoning and Development Code, by repealing Sections 88-255-09, 88-260-06, 88-516-06, and 88-520-03, said sections all dealing with amendments to approved plans, and enacting in lieu thereof new sections of like number and subject matter for the purpose of requiring major amendments to follow the zoning map amendment process and to allow the City Planning and Development Director to approve minor amendments administratively. (CD-CPC-2025-00011)

## ADDITIONAL BUSINESS

### 1. Update on the Development Concierge Team

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

### 3. Closed Session

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

4. Those who wish to comment on proposed ordinances can email written testimony to [public.testimony@kcmo.org](mailto:public.testimony@kcmo.org). Comments received will be distributed to the committee and added to the public record by the clerk.

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

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

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

Adjournment



## Legislation Text

---

**File #: 250345**

---

### ORDINANCE NO. 250345

Sponsor: Director of Housing and Community Development Department

Accepting the recommendation of the Housing Trust Fund Advisory Board revising the affordability levels for the Taliaferro & Browne Prospect Summit Townhomes project; and authorizing the Manager of Procurement Services to execute a funding agreement amendment to reflect said change.

WHEREAS, through Committee Substitute for Ordinance No. 230962, the Council accepted the recommendations of the Housing Trust Fund Advisory Board ("Board") to authorize the Director of the Housing and Community Development Department to execute various Housing Trust Fund Round III funding agreements, including an agreement with Taliaferro & Browne, Inc., for the Prospect Summit Townhomes; and

WHEREAS, the Prospect Summit Townhomes will consist of 24 affordable housing units located near 22nd and 23rd Streets and Prospect Avenue; and

WHEREAS, the developers requested a change in the affordability requirement from 30% Area Median Income (AMI) to 50% AMI to resolve a discrepancy between the unit affordability levels submitted in the developer's Affordable Housing Trust Fund Application and the unit affordability levels submitted to other funding sources, including the Missouri Housing Development Commission ("MHDC") and the Kansas City Housing Authority both of which require affordability at 50% AMI; and

WHEREAS, on April 7, 2025, the Board approved the requested change in AMI levels and voted to send its recommendation to the Council; and

WHEREAS, the change contemplated by the Funding Agreement have been determined necessary for the purpose of ensuring that the project proceeds; NOW, THEREFORE,

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

Section 1. That the recommendations of the Housing Trust Fund Advisory Board that was issued on April 7, 2025, to change affordability levels to 50% AMI are hereby accepted.

Section 2. That the Manager of Procurement Services is authorized to execute a funding agreement amendment with Taliaferro and Browne, Inc., to effectuate said change.

..end

---

The City has no financial obligation under both this Ordinance and Contracts until the Manager of Procurement Services issues a Purchase Order which shall be signed by the City's Director of Finance certifying there is a balance, otherwise unencumbered, to the credit of the appropriation to which the expenditure is to be charged, and a cash balance, otherwise unencumbered, in the treasury, to the credit of the fund from which payment will be made, each sufficient to meet the obligation incurred in the Purchase Order.

---

Tammy L. Queen  
Director of Finance

Approved as to form:

---

Joseph A. Guarino  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250345

Submitted Department/Preparer: Housing

Revised 6/10/24

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

### Executive Summary

Approving the Housing Trust Fund Board's recommendation to update the affordability levels for the Prospect Summit Townhomes project by Taliaferro & Browne, and allowing the Procurement Services Manager to amend the funding agreement accordingly.

### Discussion

This ordinance accepts the recommendation of the Housing Trust Fund Advisory Board to approve a change in the affordability levels of the Prospect Summit Townhomes project. This project was originally awarded via Ordinance 230962 under Round III of the Housing Trust Fund. This project has CREO goals set at 15% MBE, 15% WBE for Construction Services and 14% MBE, 14% WBE for Professional Services

### Fiscal Impact

1. Is this legislation included in the adopted budget? ☒ Yes ☐ No
2. What is the funding source?  
2490 - Housing Trust Fund
3. How does the legislation affect the current fiscal year?  
No - these funds were allotted in FY24 as part of Round III HTF.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
No
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
No



## Office of Management and Budget Review

(OMB Staff will complete this section.)

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

## Additional Discussion (if needed)

There is 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 230962

## Service Level Impacts

This development has to meet the affordability standards of the Housing Trust Fund program.

## 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?  
Creates permanent affordable housing for senior citizens in Kansas City.

4. Does this legislation create or preserve new housing units?  
Yes (Press tab after selecting)

Total Number of Units 24  
Number of Affordable Units 24

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.

Yes - I have submitted documents for CREO Review (Press tab after selecting)  
Please attach or copy and paste CREO's review.  
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)?  
Yes(Press tab after selecting)

In an effort to prevent disclosure of confidential information, a separate communication will be provided to City Council members to reflect the top three proposers for the RFP/Q.



---

**File #: 250346**

---

### ORDINANCE NO. 250346

Sponsor: Director of Health Department

Authorizing the Chief Procurement Officer to execute contracts with area health centers to include Children's Mercy Hospital, Northland Health Care Access, Swope Parkway Health Center, Kansas City CARE Clinic, Samuel U. Rodgers Health Center, and University Health, to provide primary health care services to uninsured residents in Kansas City, Missouri; authorizing the Chief Procurement Officer to extend the term of the contracts or increase the total contract dollar amounts upon need and appropriation; and establishing an accelerated effective date.

WHEREAS, there continues to exist a considerable need for health care services for the uninsured and underinsured citizens of Kansas City; and

WHEREAS, this ordinance authorizes contracts with various health centers and hospitals to provide primary health care services to uninsured residents; and

WHEREAS, this ordinance shall have an effective date of May 1, 2025; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That contracts between the City of Kansas City, Missouri, acting through its Director of Health, and Children's Mercy Hospital, Northland Health Care Access, Swope Parkway Health Center, Kansas City CARE Clinic, Samuel U. Rodgers Health Center, and University Health, for the provision of primary health care services to the City's uninsured residents for the period beginning May 1, 2025, through April 30, 2026, to be paid from funds previously appropriated to the Health Levy accounts listed below, are hereby accepted and approved. Copies of these contracts, in substantial form, are on file with the Director of Health.

26-2330-512120-F	Children's Mercy Hospital	\$ 541,059.00
26-2330-512135-F	Northland Health Care Access	459,153.00
26-2330-512137-F	Swope Parkway Health Center	1,837,692.00
26-2330-512138-F	KC Free Health Clinic	582,893.00
26-2330-512139-F	Samuel U. Rodgers Center	1,003,156.00
26-2330-512150-F	Truman Medical Center/University Health	<u>28,567,915.00</u>
	TOTAL	\$32,991,868.00

Section 2. That the Director is hereby authorized to extend the term of these contracts and that the Director is also hereby authorized to amend these contracts to increase the total contract dollar amounts contingent upon the need and availability of appropriated funds.

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

..end

\_\_\_\_\_

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

\_\_\_\_\_  
Tammy L. Queen  
Director of Finance

Approved as to form:

\_\_\_\_\_  
Joseph A Guarino  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250346

Submitted Department/Preparer: Health

Revised 6/10/24

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

### Executive Summary

Authorizing the Chief Procurement Officer to execute contracts with area health centers to include Children's Mercy Hospital, Northland Health Care Access, Swope Parkway Health Center, Kansas City CARE Clinic, Samuel U. Rodgers Health Center, and Truman Medical Center, to provide primary health care services to uninsured residents in Kansas City, Missouri; authorizing the Chief Procurement Officer to extend the term of the contracts or increase the total contract dollar amounts upon need and appropriation; and establishing an accelerated effective date.

### Discussion

There continues to exist a considerable need for health care services for the uninsured and underinsured citizens of Kansas City. These contracts use Health Levy funds to enable six providers to provide health care services to this population. Services provided include general medicine, laboratory and surgical procedures, dental services, vision services, mental health services, etc.

### Fiscal Impact

1. Is this legislation included in the adopted budget? ☒ Yes ☐ No
2. What is the funding source?  
Health Levy Fund - 2330
3. How does the legislation affect the current fiscal year?  
It does not affect current fiscal year. These will be FY26 funds.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
No.

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

### 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 checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            |
| 3. Account string has been verified/confirmed.        | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            |

### Additional Discussion (if needed)

According to the FY2025-26 Adopted Budget, there is enough funding as listed above to support this ordinance.

## Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?  
Housing and Healthy Communities (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
  - ☐ Utilize planning approaches in neighborhoods to reduce blight, ensure sustainable housing, and improve resident wellbeing and cultural diversity.
  - ☐ Maintain and increase affordable housing supply to meet the demands of a diverse population.
  - ☒ Address the various needs of the City's most vulnerable population by working to reduce disparities.
  - ☐ Foster an inclusive environment and regional approach to spur innovative solutions to housing challenges.
  - ☐ Ensure all residents have safe, accessible, quality housing by reducing barriers.
  - ☐ Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

## Prior Legislation

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

## Service Level Impacts

Thus far in FY 2025 the safety net providers have had over 25,900 appointments/encounters with over 11,250 patients.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
These contracts will improve/maintain the health of Kansas City's indigent population by providing proper care and preventive measures.
2. How have those groups been engaged and involved in the development of this ordinance?  
Each safety net provider has had the opportunity to review and comment on their draft FY 26 contract.
3. How does this legislation contribute to a sustainable Kansas City?  
Healthier individuals lead to less total healthcare costs and more productive citizens. This funding supports the continued operation, availability and access of medical services to those uninsured and underinsured.
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:

These amounts were specifically allocated to these specific agencies within the approved budget.

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



No(Press tab after selecting)

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



---

**File #: 250347**

---

ORDINANCE NO. 250347

Sponsor: Director of Law Department

Accepting an additional \$10,685.00 for a 3-month extension from the Victims of Crime Act (VOCA) grant funded, by the U.S. Department of Justice, and passed through the State of Missouri's Department of Public Safety to support the work of the City's Prosecutor's Office; estimating and appropriating \$10,685.00 in the General Grants Fund; authorizing the City Attorney to enter into a subaward grant agreement in connection with this grant; and recognizing this ordinance as having an accelerated effective date.

WHEREAS, the U.S. Department of Justice, Office on Victims of Crime Administrators passed grant dollars to the State of Missouri's Department of Public Safety for 2025, and the City has previously appropriated funds in Account No. 25-1000-132000-A; and

WHEREAS, the Law Department, through the Prosecutor's Office Domestic Violence Program staff, will be the project administrator for this grant; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That revenue in the amount of \$10,685.00 is hereby estimated in the following account of the General Grants Fund:

25-2580-130001-471240-G13VOCA21	Victims of Crime Act	\$10,685.00
---------------------------------	----------------------	-------------

Section 2. That the sum of \$10,685.00 is hereby appropriated from the Unappropriated Fund Balance of the General Grants Fund to the following account:

25-2580-135701-A-G13VOCA21	Victims of Crime Act	\$10,685.00
----------------------------	----------------------	-------------

Section 3. Authorizing the City Attorney to enter into a \$10,685.00 3-month extension agreement with the State of Missouri's Department of Public Safety to govern the management of the VOCA grant.

Section 4. That the Law Department is hereby designated requisitioning authority for Account No. 25-2580-135701-A.

Section 5. That this ordinance relating to the appropriation of money and the expenses of government is recognized as an ordinance with an accelerated effective date as provided by

Section 503(a)(3)(B) and Section 503(a)(3)(C) of the City Charter and shall take effect in accordance with Section 503, City Charter.

..end

---

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

---

Tammy L. Queen  
Director of Finance

Approved as to form:

---

Laura Dold  
First Assistant City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250347

Submitted Department/Preparer: Law

Revised 6/10/24

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

### Executive Summary

Ordinance to allow the City to accept an additional \$10,685.00 from the VOCA grant.

### Discussion

This ordinance will allow the City to accept a grant funding of \$10,685.00 from the VOCA grant. The City has previously approved accepting funds for the grant for the 2025 fiscal year. This is an extension of 3 months through June 30, 2025.

### Fiscal Impact

1. Is this legislation included in the adopted budget? ☒ Yes ☐ No
2. What is the funding source?  
Revenue - General Grants Fund - 25-2580-130001-471240-G13VOCA21  
Expense - General Grants Fund - 25-2580-135701-A-G13VOCA21
3. How does the legislation affect the current fiscal year?  
Increase in grant appropriations and grant revenue estimate.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
No.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
The legislation leverages funding from The Missouri Department of Public Safety.

## 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?  
Public Safety (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
  - ☒ Engage the community and community partners to reimagine the system of public safety with a focus on evidence-based approaches for crime prevention, treatment of mental health, emergency response time, and the criminal justice system.
  - ☒ Focus on violence prevention among all age groups, placing an emphasis on youth.
  - ☒ Increase fairness, justice, and responsiveness of our municipal criminal justice system to support the best possible outcome for offenders and victims of crime.
  - ☐ Reduce recidivism through prevention, deterrence, including detention, and re-entry services.
  - ☐ Enhance employee recruitment, succession planning, and retention in the police and fire departments with a continued emphasis on diversity.
  - ☐

### Prior Legislation

Renewal VOCA grant award 2025

## Service Level Impacts

This proposed legislation for accepting additional grant award will allow for the City to employ staff for the domestic violence unit. This will allow for better services to victims of domestic violence as well as more effective and efficient prosecution of domestic violence related crimes.

## Other Impacts

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

Domestic Violence is a public health in that it is widespread causing a threat to the health and safety of a large proportion of the population and can have lasting consequences for the physical and psychological health of survivors, families, and society.

This proposed legislation for grant renewal will allow for the City to employ three domestic violence advocates and one domestic violence prosecutor. This will allow for better services to victims and survivors of domestic violence as well as more effective and efficient prosecution of domestic violence related crimes.

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)

No.

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:  
No.

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 #: 250343**

---

### ORDINANCE NO. 250343

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 77 acres generally located at the southwest corner of North Platte Purchase Drive and N.W. 108th Street from District R-7.5 to District R-6 and approving a development plan to allow for residential development. (CD-CPC-2024-00194 and CD-CPC-2024-00195)

#### 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-1478, rezoning an area of about 77 acres generally located at the southwest corner of North Platte Purchase Drive and N.W. 108th Street from District R-7.5 (Residential) to District R-6 (Residential) and approving a development plan to allow for residential development, said section to read as follows:

Section 88-20A-1478. That an area legally described as:

A tract of land in the Southeast Quarter of Section 28, Township 52 North, Range 33 West and the Southwest Quarter of Section 27, Township 52 North, Range 33 West in Kansas City, Platte County, Missouri, being bounded and described as follows: Beginning at the southeast corner of said Southeast Quarter of Section 28; thence South 89°25'47" West, along the south line of said Southeast Quarter of Section 28, a distance of 1323.61 feet; thence North 00°24'56" East, a distance of 2637.87 feet to a point on the north line of said Southeast Quarter of Section 28; thence North 89°21'12" East, along the north line of said Southeast Quarter of Section 28, a distance of 1132.22 feet; thence South 00°38'53" East, a distance of 22.50 feet; thence North 89°21'12" East, a distance of 196.35 feet to a point on the east line of said Southeast Quarter of Section 28; thence South 00°31'57" West, along the east line of said Southeast Quarter of Section 28, a distance of 34.00 feet; thence North 89°21'23" East, a distance of 88.84 feet; thence South 21°55'20" West, a distance of 48.42 feet to a point on the westerly right-of-way line of N. Platte Purchase Drive; thence South 17°36'07" West, along said westerly right-of-way line, a distance of 43.66 feet; thence continuing along said right-of-way line, southwesterly along a curve to the right being tangent to the previously described course having a radius of 685.00 feet, an arc distance of 125.55 feet; thence continuing along said right-of-way line, along a reverse curve



to the left having a radius of 765.00 feet, an arc distance of 368.14 feet; thence continuing along said right-of-way line, South 00°31'57" West, a distance of 455.19 feet; thence South 89°28'03" East, a distance of 40.00 feet to a point on the east line of said Southeast Quarter of Section 28; thence South 00°31'57" West, along the east line of said Southeast Quarter of Section 28, a distance of 1573.31 feet to the point of beginning.

is hereby rezoned from District R-7.5 (Residential) to District R-6 (Residential), all as shown outlined on a map marked Section 88-20A-1478, 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 a development plan for the area legally described above is hereby approved, subject to the following conditions:

1. The developer shall be responsible for tree preservation in an easement or platted tract, mitigation planting, or payment of cash-in-lieu of preservation or mitigation planting, or any combination thereof in accordance with 88-424. Should the developer choose to pay cash-in-lieu of preservation or mitigation of all or a portion of the required area, the amount due shall be based upon the rate specified in 88-424. This requirement shall be satisfied prior to issuance of a certificate of occupancy, or prior to the recording of the final plat, whichever occurs first.
2. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, has been installed or preserved in accordance with the plan and is healthy prior to a certificate of occupancy.
3. Prior to recording of each final plat the developer shall secure approval of a project plan from the City Plan Commission for each private open space tract.
4. Prior to submitting the first final plat, the developer shall submit a streeting naming plan for the entire project for approval by the Street Naming Committee.
5. Prior to recording the final plat the developer shall upload and secure approval of a street tree planting plan from the City Forester.
6. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks and Recreation Department's Forestry Division prior to beginning work in the public right-of-way.
7. Prior to issuance of the certificate of occupancy for each lot within the plat the developer shall submit an affidavit, completed by a landscape architect licensed

in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy.

8. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
9. Prior to issuance of the certificate of occupancy for the first house built the developer must post a sign at the terminus of all stub streets indicating that the stub street is intended to be opened to through traffic when the adjacent property is developed. The sign must state "FUTURE THROUGH STREET. TO BE CONNECTED WHEN ABUTTING PROPERTY DEVELOPS."
10. The developer shall record a covenant to maintain the "no build" landscape buffer tract, describing maintenance responsibilities. No buildings, structures, or fences may be erected within this landscaped buffer tract. Any fencing shall be located at the rear of the platted residential lot; shall be of consistent type, material, and height along the rear of the subdivision; and shall be shown on the landscape plan.
11. That all lots and structures along the parkway shall meet the parkway standards (88-323).
12. The developer shall secure approval of a project plan from the City Plan Commission prior to a building permit.
13. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
14. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to a certificate of occupancy.
15. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.
16. The developer shall post a sign at the terminus of all stub streets indicating that the stub street is intended to be opened to through traffic when the adjacent property is developed. The sign must state "FUTURE THROUGH STREET. TO BE CONNECTED WHEN ABUTTING PROPERTY DEVELOPS." The city may provide specifications for required signs.

17. The developer shall be responsible for tree preservation in an easement or platted tract, mitigation planting, or payment of cash-in-lieu of preservation or mitigation planting, or any combination thereof in accordance with 88-424. Should the developer choose to pay cash-in-lieu of preservation or mitigation of all or a portion of the required area, the amount due shall be based upon the rate specified in 88-424. This requirement shall be satisfied prior to issuance of a certificate of occupancy, or prior to the recording of the final plat, whichever occurs first.
18. Construction plans for the current building and energy code must be submitted for review and approval if there is any proposed construction.
19. One and two family residential developments exceeding 30 dwelling units shall have at least two separate and approved fire apparatus access roads and (IFC-2018: § D107.1) the second access shall be provided before the 31st dwelling is started.
20. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1).
21. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2) Fire hydrant distribution shall follow IFC-2018 Table C102.1.
22. A required Fire Department access road shall be an all-weather surface. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed)
23. Fire Department access roads shall be provided before construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
24. Required Fire Department access roads shall be designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3).
25. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4).
26. The developer shall provide fire lane signage on fire access drives.
27. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (IFC-2018: § D106.3).
28. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to

pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2025 acquisition rate of \$20,065.67 per acre. This requirement shall be satisfied prior to recording of the final plat.

29. The developer shall submit plans to the Parks and Recreation Department and obtain permission and permits prior to beginning construction of trail improvements on Parks property. Such improvements shall be installed per Parks and Recreation Department standards.
30. Any trails to be credited towards satisfying the parkland dedication requirements shall be a minimum width of 10', constructed of concrete, and meet the construction standards of the Parks and Recreation Department.
31. This development shall meet the parkway and boulevard standards in Section 88-323 as 108th Street is to be improved and continue N.W. Shoal Creek Parkway at a future date.
32. All trails to satisfy the parkland dedication requirements shall be constructed prior to full development of the phase the trail is located in.
33. The developer shall submit a traffic impact study for the proposed development.
34. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
35. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right-of-way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
36. The developer shall subordinate to the City all private interest in the area of any right-of-way dedication, in accordance with Chapter 88 and as required by the Land Development Division, prior to issuance of any construction permits within said right-of-way, and the developer shall be responsible for all costs associated with subordination activities now and in the future.
37. The developer shall submit a letter to the Land Development Division from a licensed civil engineer, licensed architect, or licensed landscape architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64, Code of Ordinances, for the

sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, and gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate of occupancy permits.

38. The developer shall dedicate additional right-of-way and provide easements for N.W. 108th Street as required by the adopted major street plan and/or Chapter 88 so as to provide a minimum of 50 feet of right-of-way as measured from the centerline, along those areas being platted.
39. The developer shall submit construction plans in compliance with adopted standards for all improvements required by the traffic study approved by the Public Works Department and shall secure permits for those improvements as required by the Land Development Division, prior to recording the plat.
40. The developer shall design and construct all interior public streets to City standards, as required by Chapter 88 and the Land Development Division, including curb, gutter, storm sewers, streetlights, and sidewalks.
41. The developer shall pay impact fees as required by Chapter 39 of the City's Code of Ordinances, as required by the Land Development Division.
42. The developer shall integrate into the existing streetlight system any relocated streetlights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.
43. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
44. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to a certificate of occupancy.
45. Water main extension plans shall be submitted through CompassKC by the developer for review and contracting (permitting) prior to final plat recording or building permit issuance. The plans shall be prepared by a Missouri professional engineer and follow all Kansas City Water rules and regulations including public fire hydrant spacing of 600' max. The water mains will need to be constructed and released for taps prior to service line permitting. A 16" DIP Class 54 transmission main shall be installed along the development's frontage with N.W. 108th Street in an exclusive water easement and may qualify for the Kansas City Water

Services Department cost-share for the differential cost between a 12" main and 16" main. A 12" DIP distribution main shall extend south through the development from this 16" TM along the eastern street right-of-way. Other water mains within the development can be 6" and 8" DIP.

46. The developer shall submit plans for grading, siltation, and erosion control to the Kansas City Water Services Department for review and acceptance and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
47. The developer shall submit a macro storm drainage study with the first plat or phase, from a Missouri-licensed civil engineer to the Kansas City Water Services Department showing compliance with current adopted standards in effect at the time of submission, including water quality BMP's, to the Kansas City Water Services Department for review and acceptance for the disturbed area, and submit a micro storm drainage study with each subsequent plat or phase showing compliance with the approved macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a building permit, whichever occurs first as required by the Kansas City Water Services Department.
48. The developer shall obtain the executed and recorded City approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting.
49. The developer shall submit a preliminary stream buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements.
50. The developer shall secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Kansas City Water Services Department, prior to recording the plat or issuance of a building permit, whichever occurs first.
51. The developer shall submit a final stream buffer plan to the Kansas City Water Services Department for approval prior to issuance of any building permits and obtain permits for the stream buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements.

52. The developer shall grant a BMP and/or surface drainage easement to the City as required by the Kansas City Water Services Department, prior to recording the plat or issuance of any building permits.
53. The developer shall grant on City approved forms, a stream buffer easement to the City, as required by Chapter 88 and the Kansas City Water Services Department, prior to issuance of any stream buffer permits.
54. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri.
55. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Kansas City Water Services Department prior to issuance of a building permit to connect the private system to the public sewer main and depending on adequacy of the receiving system, make other improvements as may be required.
56. The developer shall provide an erosion hazard analysis for areas where any improvements or public right-of-way dedications are proposed within stream buffer zones or adjacent to the outside of stream meanders as required by the Kansas City Water Services Department.
57. The developer shall obtain approval and any necessary permits from the United States Army Corps of Engineers for proposed wetland fills or alteration of the vegetated stream buffers prior to issuance of any site disturbance, grading, or stream buffer permits or approval of the final plat, whichever occurs first.
58. The developer shall submit covenants, conditions and restrictions to the Kansas City Water Services Department for approval by the Law Department and enter into covenant agreements for the maintenance of any private open space tracts with stream buffer zones or stormwater detention area tracts, prior to recording the plat.
59. The developer shall address the existing regulated stream entering the proposed development at the northwest corner of the site in the macro stormwater drainage study, address the existing regulated stream at the southerly limits of the site, and address the proposed trail shown as it relates to stream buffer regulation 88-415-05-A.1, 88-415-05-A.2, 88-415-07.d.2.
60. The developer shall submit a preliminary stream buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements.

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

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

..end

---

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 #: 250343

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

### Executive Summary

Rezoning an area of about 77 acres generally located at the southwest corner of North Platte Purchase Drive and Northwest 108<sup>th</sup> Street from District R-7.5 (Residential) to District R-6 (Residential) and approving a development plan to allow for residential development. (CD-CPC-2024-00194 & CD-CPC-2024-00195).

### Discussion

The applicant is proposing to rezone the 77 acre property to R-6 (Residential) along with seeking approval of a residential development plan, also serving as a preliminary plat. The site is located on the southwest corner of North Platte Purchase Drive and Northwest 108<sup>th</sup> Street. The plan proposes to subdivide the unplatted parcel into lots for single-family residential development. The R-6 (Residential) zoning district will allow for the applicant to create 6,000 square foot lots, while the previous zoning district would only allow for 7,500 square foot lots to be created. With the rezoning, the plan proposes 295 residential lots; the development plan does not specify building footprint locations or sizes. Additionally, 12 tracts will be created for B.M.P easements, parkland, private open space and storm water detention. Future development on these tracts will undergo Project Plan approval, which requires approval from the City Plan Commission, ensuring compliance with the design guidelines and the Zoning and Development Code.

The development plan shows street trees in compliance with the Zoning and Development Code. Future development on each tract must also comply with the landscaping and screening standards per Section 88-425 of the Zoning and Development Code.

The proposed architectural materials and design elements with the design guidelines are consistent with adjacent developments. The architectural guidelines for Moss

Farm establish standards for building materials, building height and driveway width. Applicant added guidance on fencing and accessory structures after the CPC hearing.

The development will create two new street connections to North Platte Purchase Drive and Northwest 108th Street. All proposed stub streets within the development will be marked with a sign stating that the following, "Future through street. To be connected when abutting property develops."

Northwest 108th Street to the north of the 77 acre site is going to be improved as an extension of Northwest Shoal Creek Parkway, which is identified as a Parkway on the City' Major Street Plan. No additional right-of-way is required for the extension of the proposed parkway. The development has provided the required landscape buffer, required if one and two unit residential structures back onto a parkway. A 60 foot "no build" landscape buffer has been provided within the preliminary plat, to be platted as a tract. North Platte Purchase Drive is currently an identified as a local link on the city's Major Street Plan.

Staff recommended approval of the rezoning and approval with conditions of the development plan. There was no public testimony at the City Plan Commission meeting. The City Plan Commission unanimously recommended approval of the rezoning and approval with conditions of the development plan.

## **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 and private development of land.
3. How does the legislation affect the current fiscal year?  
Not applicable as this is an ordinance authorizing a rezoning and private development of land.
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 and private development of land.
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 and private development of land.

## 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?  
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

There is no prior legislation that pertains to the rezoning or development of this property.

## Service Level Impacts

Not applicable as this is an ordinance authorizing a rezoning and private development of land.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
Not applicable as this is an ordinance authorizing a rezoning and private development of land.

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 and private development of land.

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

4. Does this legislation create or preserve new housing units?  
Yes (Press tab after selecting)

Total Number of Units 295

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.

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 and private development of land.

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 and private development of land.

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



---

**File #: 250344**

---

### ORDINANCE NO. 250344

Sponsor: Director of City Planning and Development Department

Approving a development plan on about 1.98 acres for approximately 278 units in District R-0.5 generally located on parcels encompassed by Broadway Boulevard on the west, West 45th Terrace on the north, Wornall Road on the east, and West 46th Street on the south to allow for a residential development plan serving as a preliminary plat. (CD-CPC-2025-00013)

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

Section A. That a development plan in District R-0.5 (Residential 0.5) generally located on parcels encompassed by Broadway Boulevard on the west, West 45th Terrace on the north, Wornall Road on the east, and West 46th Street on the south, and more specifically described as follows:

Lot 17 Wornall Park

Lot 18 Wornall Park

Wornall Park Lots 19 thru 21

Wornall Park Lot 22

310-12 W 46th St / Lot 23 e 25 ft of Lot 24 Wornall Park

W 10 ft of Lot 24 all Lot 25 e 10 ft of Lot 26 Wornall Park

4535-41 Broadway 318-24 W 46th St Wornall Park w 25 ft Lot 26 all  
Lots 27 thru 30

Wornall Park e 7 ft of s 40 ft Lot 12 & w 30.5 ft of s 40 ft Lot 13

4531 Broadway / s 49 ft lot 10 s 49 ft of w 28 ft Lot 11 s 40ft of e 7 ft  
Lot 11 s 40 ft of w 28 ft Lot 12 Wornall Park

Wornall Park n 58 ft Lot 10 & n 58 ft of w 28 ft Lot 11

309-23 W 45th Ter Wornall Park e 7 ft Lot 11 exc s 40 ft all Lot 12 exc

s 40 ft all Lot 13 exc s 40 ft of w 30.5 ft all Lots 14 thru 16

is hereby approved, subject to the following conditions:

1. Prior to issuance of the certificate of occupancy for each lot within the plat the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy.
2. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
3. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.
4. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with Section 88-425-08 of the Zoning and Development Code.
5. Approving deviations to 88-110, Lot and Building Standards for the following standards:
  - a. A complete deviation to the front setback, to allow for a 0' (foot) front setback.
  - b. A complete deviation to the rear setback, to allow for a 0' (foot) rear setback.
  - c. A complete deviation to the side setback (both sides), to allow for a 0' (foot) side setback.
  - d. A deviation to the minimum lot area per unit (square foot), to allow for 278 units, an increase of 109 units.
6. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to a certificate of occupancy.
7. The applicant shall request from the Public Works Department a review of curb management on all four sides.

8. Prior to the issuance of the certificate of occupancy, the applicant must submit, gain approval of, and record a final plat.
9. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2) Fire hydrant distribution shall follow IFC-2018 Table C102.1.
10. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
11. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1)
12. New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. (IFC 2018 510.1 and NFPA1221)
13. The developer shall consider adding reinforcement to the exterior residential doors of the property for safety. Items such as jamb brace or metal door frames have been proven to lower the risk of crimes.
14. The developer shall consider adding 180-degree eye viewers, such as a peephole to the exterior residential doors of the property for safety as this allows a person to see outside the door prior to unlocking and/or opening the door.
15. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2025 acquisition rate of \$20,065.67 per acre. This requirement shall be satisfied prior to a certificate of occupancy.
16. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks and Recreation Department's Forestry Division prior to beginning work in the public right-of-way.
17. The developer shall submit construction plans in compliance with adopted standards for street improvements indicated on the plans, and shall secure permits for those improvements as required by the Land Development Division, prior to recording the plat.



18. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right-of-way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
19. The developer shall pay impact fees as required by Chapter 39 of the City's Code of Ordinances, as required by the Land Development Division.
20. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
21. The developer shall integrate into the existing streetlight system any relocated streetlights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.
22. The developer shall submit a letter to the Land Development Division from a licensed civil engineer, licensed architect, or licensed landscape architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64, Code of Ordinances, for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, and gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate of occupancy permits.
23. The developer shall enter into a covenant agreement for the maintenance of private decorative paving and streetscaping located within the public right-of-way as required by the Land Development Division, prior to recording the plat.
24. No water service line will be less than 1-1/2" in diameter where three or more units or commercial building will be served by one domestic service line and meter.
25. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.

26. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to issuance of a certificate of occupancy.
27. The developer shall submit water main extension plans prepared by a Missouri professional engineer for all necessary public water distribution improvements to water mains and fire hydrants. Public fire hydrants shall be spaced at 300' max. around the perimeter streets. Plans shall be approved and under contract (permitted) prior to building permit issuance.
28. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, by making application under said code for a minor subdivision and submitting and recording a lot consolidation plat or replatting the property in accordance therewith.
29. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Kansas City Water Services Department evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the disturbed area to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system and manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted, and the developer shall secure permits to construct any improvements required by the Kansas City Water Services Department prior to recording the plat.
30. The developer shall obtain the executed and recorded City approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting.
31. The developer shall submit plans for grading, siltation, and erosion control to the Kansas City Water Services Department for review and acceptance, and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
32. The developer shall enter into a covenant agreement for the maintenance of any stormwater detention BMP as required by the Kansas City Water Services Department, prior to recording the plat.

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

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

..end

\_\_\_\_\_

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

\_\_\_\_\_  
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 #: 250344

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

### Executive Summary

Approving a residential development plan serving as a preliminary plat for approximately 278 units on about 1.98 acres, generally located on the parcels encompassed by Broadway Boulevard on the West, West 45<sup>th</sup> Terrace on the North, Wornall Road on the East, and West 46<sup>th</sup> Street on the South.

### Discussion

The proposed plan is for a residential development plan with approximately 278 units and associated parking garage. The proposed plan will encompass the entire block, requiring the demolition of the existing structures. The proposed structure will be 77 feet tall and will feature walk-out apartments along the west and the north. The parking garage includes 296 parking spaces. The applicant is seeking deviations from the setback requirements on all sides of the development and the minimum lot area per unit requirement.

The City Plan Commission heard the application at the March 19, 2025 meeting. Six residents provided public testimony at the hearing in opposition to the project, specifically the height, the amount of parking, lack of green space for animal refuse, and density. The City Plan Commission added three additional conditions (conditions 9, 10, 12 as listed in the attached CPC disposition letter).

Prior to ordinance request the applicant worked with City Staff (Public Works and City Planning and Development) to discuss the added conditions and submitted revised plans showing the pet relief areas, updated native landscaping, and short term bicycle parking locations. Additionally, staff removed condition 1 in the CPC disposition letter because the applicant received approval from the Historic Preservation Committee regarding the demolition of the existing structures prior to CPC.

The applicant held a public engagement meeting in compliance with the Zoning and Development Code; written public testimony is attached to the Staff Report Packet.

The City Plan Commission recommended approval, subject to conditions with a vote of 4-0.

### **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 for the physical development of the subject property.
3. How does the legislation affect the current fiscal year?  
Not applicable as this is a zoning ordinance for the physical development of the subject 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 a zoning ordinance for the physical development of the subject property.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
Not applicable as this is a zoning ordinance for the physical development of the subject property.

### **Office of Management and Budget Review**

(OMB Staff will complete this section.)

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

### **Additional Discussion (if needed)**

Not applicable as this is a zoning ordinance for the physical development of the subject property.

### **Citywide Business Plan (CWBP) Impact**

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?  
Housing and Healthy Communities (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
  - ☒ Utilize planning approaches in neighborhoods to reduce blight, ensure sustainable housing, and improve resident wellbeing and cultural diversity.
  - ☐ Maintain and increase affordable housing supply to meet the demands of a diverse population.
  - ☐ Address the various needs of the City's most vulnerable population by working to reduce disparities.
  - ☐ Foster an inclusive environment and regional approach to spur innovative solutions to housing challenges.
  - ☐ Ensure all residents have safe, accessible, quality housing by reducing barriers.
  - ☐ Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

### **Prior Legislation**

None

### **Service Level Impacts**

No service level impacts expected.

### **Other Impacts**

1. What will be the potential health impacts to any affected groups?  
Not applicable as this is a zoning ordinance authorizing the physical development of the property.
2. How have those groups been engaged and involved in the development of this ordinance?  
Not applicable as this is a zoning ordinance authorizing the physical development of the property. Public engagement is required by the Zoning and Development Code, the applicant held a public engagement meeting on March 10, 2025.

3. How does this legislation contribute to a sustainable Kansas City?  
The proposed building incorporates sustainable design features, including Energy Star appliances, low-flow washing machines, heat-selective roofing, smart thermostats, and electric vehicle (EV) charging stations.

4. Does this legislation create or preserve new housing units?  
Yes (Press tab after selecting)

Total Number of Units 278

Number of Affordable Units 0

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)

N/A

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

No(Press tab after selecting)

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



## Legislation Text

---

**File #: 250358**

---

### ORDINANCE NO. 250358

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 1 acre generally located at Interstate 435 and N.W. Cookingham Drive from District AG-R to District M2-3 and approving a development plan that also serves as a preliminary plat to allow for communications service establishments. (CD-CPC-2025-00024 and CD-CPC-2025-00026)

#### 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-1483, rezoning an area of about 1 acre generally located at Interstate 435 and N.W. Cookingham Drive from District AG-R (Agricultural-Residential) to District M2-3 (Manufacturing), said section to read as follows:

Section 88-20A-1483. That an area legally described as:

Commencing at the northwest corner of said Northwest 1/4; thence North 89° 33' 48" East on the north line of said Northwest 1/4, 2644.88 feet to an axle at the apparent northeast corner of said Northwest 1/4; thence South 0° 14' 35" West on the east line of said Northwest 1/4, 38.00 feet to the point of beginning; thence North 89° 24' 05" East on said south right-of-way line, 223.71 feet to the south right-of-way line of Missouri Highway Route 291; thence South 77° 57' 48" East on said south right-of-way line, 121.11 feet to a point 60.00 feet left of centerline Highway Station 664+10 back = 663+68.2 ahead; thence North 89° 12' 49" East on said south right-of-way line, 185.61 feet to the east line of said west 32.29 acres; thence South 0° 09' 10" West on said east line, 1233.67 feet to the north right-of-way line of Interstate Highway Route 435; thence North 88° 59' 07" West on said north right-of-way line, 529.74 feet to the east line of said Northwest 1/4; thence continuing North 88° 59' 07" West on said north right-of-way line, 529.24 feet to the west line of said east 32 acres; thence North 0° 08' 21" East on said east line, 1230.79 feet to a point being 38.00 feet south from, as measured perpendicular to, the north line of said Northwest 1/4; thence North 89° 33' 48" East on said south right-of-way line, 532.85 feet to the point of beginning. and all that part of the Northeast Quarter of Section 21, Township 52 North, Range 33 West of the 5th Principal Meridian, Kansas City, Platte County, Missouri, which lies southerly of Missouri State Highway Route No. 291 and northerly of



Interstate Highway No. 435, more particularly described by Timothy Blair Wiswell, Pls 2009000067, of George Butler Associates, Inc., CLS 000059, on March 14, 2024, as follows: Commencing at the north corner of said Section 21; thence North 89°24'10" East on the north line of said Section 21, a distance of 527.78 feet to a point on the northerly extension of the east line of Special Warranty Deed Instrument #2020011315, Book 1335, page 367; thence South 00°08'57" West on said extended line, a distance of 63.48, feet to a found 1/2" rebar, said point also being on the south right-of-way line of Highway Route 291, the point of beginning; thence North 89°13'23" East, on said south right-of-way line, a distance of 25.52 feet, to a point being 60 feet south of Route No. 291 Centerline Station 661+98.40; thence South 83°17'47" East on said south line, a distance of 95.57 feet, to a point being 70 feet south of Station 661+00.00, said point also being the beginning of a non-tangent curve; thence on said curve to the right, having an initial tangent of South 87°49'17" East, a radius of 1839.86, through a central angle of 14°58'36", and an arch length of 481.67 feet, to a point being 70 feet south of Station 655+98.39; thence South 77°14'02" East, along said south right-of-way line, a distance of 97.10 feet. to a point being 60 feet south of Station 654+98.39, said point also being the beginning of a non-tangent curve; thence on said curve to the right, having an initial tangent of North 69°49'29" West, a radius of 1849.86, through a central angle of 18°00'00", and an arc length of 581.15 feet, to a point being 84 feet southwest of Station 648+91.42; thence South 34°01'45" East, on the south right-of-way line of said Route 291, shown on the Highway No. 435 plans, a distance of 91.18 feet, to a point, 100.0 feet, left/southwest, of Station 647+50; thence South 68°28'48" East on said right of way line, a distance of 10.61 feet, to a point on the west line of Warranty Deed 40903, Book 559, page 708; thence South 41°01'39" West, departing said right-of-way line, on said west line, a distance of 185.49, feet to a point of curvature; thence on said curve to the left, and on said west line, having a radius of 1367.39 feet, through a central angle of 15°00'00" an arc length of 357.98 feet, to a point of tangency; thence South 26°01'39" West on said west line, a distance of 293.70 feet, to a point on the northerly right of way line of Interstate Highway No. 435, 175.00 feet north of Station 931+88.32; thence North 88°58'21" West on said northerly right of way line, a distance of 212.32 feet, to a point being 175.00 feet north of Station 729+76.00; thence South 88°45'19" West on said northerly right of way line a distance of 630.55 feet, to a found 1/2" rebar, also being 150.00 feet north of Station 924+50.00; thence North 00°08'57" East, departing said north right-of line, on the east line of Special Warranty Deed Instrument #2020011315, Book 1335, page 367, a distance of 1233.92 feet, to the point of beginning. Containing 27.76 acres- 1,209,214.97 sq feet and being subject to that part in road right-of-way if any.

is hereby rezoned from District AG-R (Agricultural-Residential) to District M2-3 (Manufacturing), all as shown outlined on a map marked Section 88-20A-1483, 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 a development plan that also serves as a preliminary plat for the area legally described above is hereby approved, subject to the following conditions:

1. That Ordinance No. 250027, including all conditions provided therein, shall apply to this property.
2. The developer shall subordinate to the City all private interest in the area of any right-of-way dedication, in accordance with Chapter 88 and as required by the Land Development Division, prior to issuance of any construction permits within said right-of-way, and that the developer shall be responsible for all costs associated with subordination activities now and in the future.
3. The developer shall pay impact fees as required by Chapter 39 of the City's Code of Ordinances, as required by the Land Development Division.
4. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
5. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right-of-way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
6. After the City Plan Commission enters its disposition for the development plan, the developer shall not enter into any agreement that would encumber or otherwise have any impact on the proposed right-of-way dedications for the planned project without the prior written consent of the Land Development Division.
7. At locations other than those specific to the agreement with Public Works and Water Services to have a modified right of way dedication requirement, the developer shall dedicate additional right of way and provide easements for N.W. Cookingham Drive as required by the adopted major street plan and/or Chapter 88 so as to provide a minimum of 60 feet of right of way as measured from the centerline, along those areas being platted.
8. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.

9. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to issuance of a certificate of occupancy.
10. No water service tap permits will be issued until the public water main is released for taps.
11. The developer shall grant BMP and surface drainage easements to the City as required by the Kansas City Water Services Department, prior to recording the plat or issuance of any building permits.
12. The developer shall grant on City approved forms, a stream buffer easement to the City, as required by Chapter 88 and the Kansas City Water Services Department, prior to issuance of any stream buffer permits.
13. The developer shall obtain a floodplain development permit from Development Services prior to beginning any construction activities within the floodplain.
14. The developer shall submit a preliminary stream buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements.
15. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Kansas City Water Services Department prior to issuance of a building permit to connect the private system to the public sewer main and depending on adequacy of the receiving system make other improvements as may be required.
16. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri.
17. The developer shall obtain the executed and recorded City approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting.
18. The developer shall submit a macro storm drainage study with the first plat or phase, from a Missouri-licensed civil engineer to the Kansas City Water Services Department showing compliance with current adopted standards in effect at the time of submission, including water quality BMP's, to the Kansas City Water Services Department for review and acceptance for the disturbed area, and submit a micro storm drainage study with each subsequent plat or phase showing compliance with the approved macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to

recording the plat or prior to issuance of a building permit, whichever occurs first as required by the Kansas City Water Services Department.

19. The developer shall submit plans for grading, siltation, and erosion control to the Kansas City Water Services Department for review and acceptance, provide a copy of the Storm Water Pollution Prevention Plan (SWPP) submitted to the Missouri Department of Natural Resources, and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
20. The developer shall secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Kansas City Water Services Department, prior to recording the plat or issuance of a building permit, whichever occurs first.
21. The developer shall submit a final stream buffer plan to the Kansas City Water Services Department for approval prior to issuance of any building permits and obtain permits for the stream buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements.
22. The developer shall show the limits of the 100-year floodplain on the final plat and show the Minimum Low Opening Elevation (MLOE) of any structure on each lot that abuts a 100-year floodplain area (including detention basins and engineered surface drainage conveyances) on any plat and plan, as required by the Kansas City Water Services Department.
23. The developer shall enter into a covenant agreement for the maintenance of any storm water detention area tracts as required by the Kansas City Water Services Department, prior to recording the plat.

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

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

..end

---

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 #: 250344

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

### Executive Summary

Approving a residential development plan serving as a preliminary plat for approximately 278 units on about 1.98 acres, generally located on the parcels encompassed by Broadway Boulevard on the West, West 45<sup>th</sup> Terrace on the North, Wornall Road on the East, and West 46<sup>th</sup> Street on the South.

### Discussion

The proposed plan is for a residential development plan with approximately 278 units and associated parking garage. The proposed plan will encompass the entire block, requiring the demolition of the existing structures. The proposed structure will be 77 feet tall and will feature walk-out apartments along the west and the north. The parking garage includes 296 parking spaces. The applicant is seeking deviations from the setback requirements on all sides of the development and the minimum lot area per unit requirement.

The City Plan Commission heard the application at the March 19, 2025 meeting. Six residents provided public testimony at the hearing in opposition to the project, specifically the height, the amount of parking, lack of green space for animal refuse, and density. The City Plan Commission added three additional conditions (conditions 9, 10, 12 as listed in the attached CPC disposition letter).

Prior to ordinance request the applicant worked with City Staff (Public Works and City Planning and Development) to discuss the added conditions and submitted revised plans showing the pet relief areas, updated native landscaping, and short term bicycle parking locations. Additionally, staff removed condition 1 in the CPC disposition letter because the applicant received approval from the Historic Preservation Committee regarding the demolition of the existing structures prior to CPC.

The applicant held a public engagement meeting in compliance with the Zoning and Development Code; written public testimony is attached to the Staff Report Packet.

The City Plan Commission recommended approval, subject to conditions with a vote of 4-0.

### **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 for the physical development of the subject property.
3. How does the legislation affect the current fiscal year?  
Not applicable as this is a zoning ordinance for the physical development of the subject 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 a zoning ordinance for the physical development of the subject property.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
Not applicable as this is a zoning ordinance for the physical development of the subject property.

### **Office of Management and Budget Review**

(OMB Staff will complete this section.)

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

### **Additional Discussion (if needed)**

Not applicable as this is a zoning ordinance for the physical development of the subject property.

### **Citywide Business Plan (CWBP) Impact**

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?  
Housing and Healthy Communities (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
  - ☒ Utilize planning approaches in neighborhoods to reduce blight, ensure sustainable housing, and improve resident wellbeing and cultural diversity.
  - ☐ Maintain and increase affordable housing supply to meet the demands of a diverse population.
  - ☐ Address the various needs of the City's most vulnerable population by working to reduce disparities.
  - ☐ Foster an inclusive environment and regional approach to spur innovative solutions to housing challenges.
  - ☐ Ensure all residents have safe, accessible, quality housing by reducing barriers.
  - ☐ Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

### **Prior Legislation**

None

### **Service Level Impacts**

No service level impacts expected.

### **Other Impacts**

1. What will be the potential health impacts to any affected groups?  
Not applicable as this is a zoning ordinance authorizing the physical development of the property.
2. How have those groups been engaged and involved in the development of this ordinance?  
Not applicable as this is a zoning ordinance authorizing the physical development of the property. Public engagement is required by the Zoning and Development Code, the applicant held a public engagement meeting on March 10, 2025.



3. How does this legislation contribute to a sustainable Kansas City?  
The proposed building incorporates sustainable design features, including Energy Star appliances, low-flow washing machines, heat-relective roofing, smart thermostats, and electric vehicle (EV) charging stations.

4. Does this legislation create or preserve new housing units?  
Yes (Press tab after selecting)

Total Number of Units 278

Number of Affordable Units 0

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)

N/A

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

No(Press tab after selecting)

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



---

**File #: 250359**

---

### ORDINANCE NO. 250359

Sponsor: Director of City Planning and Development Department

Rezoning an area of about one acre generally located at northwest corner of Prospect Avenue and Dr. Martin Luther King Jr. Boulevard from District R-2.5 to District B1-1 and approving a development plan on about three acres to allow for the expansion of an existing day care campus. (CD-CPC-2025-00004 & CD-CPC-2025-00008)

#### 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-1485, rezoning an area of about one acre generally located at northwest corner of Prospect Avenue and Dr. Martin Luther King Jr. Boulevard from District R-2.5 (Residential) to District B1-1 (Neighborhood Business), said section to read as follows:

Section 88-20A-1485. That an area legally described as:

Beginning at the most Southerly corner of said Lot 277, said point lying on the Northerly right-of-way line of Dr. Martin Luther King Jr. Boulevard; thence, along the Southwesterly lines of said Lots 277, 278 and 279, and along the Northerly right-of-way line of Dr. Martin Luther King Jr. Boulevard, North 59°49'53" West, 156.98 feet to a point on a line parallel with and 7.00 feet Northwesterly of the Northwesterly line of said Lot 279; thence, along last said parallel line, North 30°10'07" East, 140.00 feet to a point on the Northwesterly prolongation of the Northeasterly line of said Lot 279; thence, along Northeasterly lines of said Lots 277, 278 and 279, and it's Northwesterly prolongation, South 59°49'53" East, 156.98 feet to the most Easterly corner of said Lot 277; thence along the Southeasterly line of said Lot 277, South 30°10'07" West, 140.00 feet to the Point of Beginning. Containing approximately 21,977 square feet.

is hereby rezoned from District R-2.5 (Residential) to District B1-1 (Neighborhood Business), all as shown outlined on a map marked Section 88-20A-1485, 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 a development plan for the area more specifically described as follows:

Beginning at the most Southerly corner of said Lot 277, said point lying on the Northerly right-of-way line of Dr. Martin Luther King Jr. Boulevard; thence, along the Southwesterly lines of said Lots 277 through 285, and along the Northerly right-of-way line of Dr. Martin Luther Kings Jr. Boulevard, North 59°49'53" West, 524.00 feet to the most Westerly corner of said Lot 285; thence, along the Northwesterly line of said Lot 285, North 30°10'07" East, 140.00 feet to the most Northerly corner of said Lot 285; thence, along the Northeasterly line of said Lots 277 through 285, South 59°49'53" East, 524.00 feet to the most Esterly corner of said Lot 277; thence, along the Southeasterly lines of said Lots 277, South 30°10'07" West, 140.00 feet to the Point of Beginning. Containing approximately 73,360 square feet.

is hereby approved, subject to the following conditions:

1. Prior to issuance of the certificate of occupancy for each lot within the plat, the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy.
2. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.
3. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to a certificate of occupancy.
4. Dr. Martin Luther King Jr. Boulevard is classified as a parkway; therefore, the development shall fully comply with the parkway and boulevard standards outlined in 88-323 or obtain a variance from the Board of Zoning Adjustment before receiving a building permit, including all lots and structures as well as future phases.
5. The developer shall receive approval of the required variances from the Board of Zoning Adjustment or revise plans to show compliance with the Zoning and Development Code.
6. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
7. Prior to issuance of any certificate of occupancy, the applicant records a minor subdivision lot line adjustment.

8. The applicant shall submit minor amendments to the development plan for phase 2 and phase 3 prior to a building permit.
9. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with Section 88-425-08 of the Zoning and Development Code.
10. Required Fire Department access roads shall be an all-weather surface. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed)
11. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
12. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2) Fire hydrant distribution shall follow IFC-2018 Table C102.1.
13. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1).
14. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. (IFC-2018 503.1.1)
15. Fire Department access roads shall be provided before construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
16. Required Fire Department access roads shall be designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
17. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
18. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2025 acquisition rate of \$20,065.67 per acre. This requirement shall be satisfied prior to a certificate of occupancy.

19. Prior to construction adjacent to a parks and recreation jurisdictional street and/or park the developer and/or their representative shall obtain a parks permit for storage and restoration within a park or a parks and recreation jurisdictional street right-of-way including but not limited to the installation of construction trailer, stockpiling of materials or equipment, construction roads and utility cabinets/meters.
20. The developer shall submit a letter to the Parks and Recreation Department from a licensed civil engineer, licensed architect, or licensed landscape architect, who is registered in the State of Missouri, stating the condition of the sidewalks, curbs, and gutters along boulevard/parkway, which is a parks and recreation jurisdictional street. The letter shall identify state of repair as defined in Chapters 56 and 64, Code of Ordinances, for the sidewalks, curbs, and gutters. It shall identify the quantity and location of sidewalks, curbs, and gutters that need to be constructed, repaired, or reconstructed. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages, as required by the Parks and Recreation Department, prior to recording the plat/issuance of any certificate of occupancy permits including temporary certificate of occupancy permits.
21. The developer shall submit plans to Parks and Recreation Department and obtain permits prior to beginning construction of streetscape improvements (including but not limited to sidewalks, curbs, gutters, streetscape elements, pedestrian and street lighting) on the Parks jurisdictional streets and construct improvements, ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired. Such improvements shall be installed per Parks and Recreation Department standards.
22. The developer shall continue working with City staff regarding the driveway entrances to both parking lots located at the western portion of the development.
23. Proposed on-street parking shall be approved by the Public Works Department prior to the issuance of a permit from the Land Development Division for construction. Requests for on-street parking require review by Public Works staff during the plan review process.
24. The developer shall pay impact fees as required by Chapter 39 of the City's Code of Ordinances, as required by the Land Development Division.
25. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right-of-way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.

26. The developer shall submit a letter to the Land Development Division from a licensed civil engineer, licensed architect, or licensed landscape architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64, Code of Ordinances, for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, and gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate of occupancy permits.
27. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
28. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to a certificate of occupancy.
29. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
30. The developer shall grant a BMP easement to the City as required by the Kansas City Water Services Department, prior to recording the plat or issuance of any building permits.
31. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri.
32. The developer shall submit a macro storm drainage study with the first plat or phase, from a Missouri-licensed civil engineer to the Kansas City Water Services Department showing compliance with current adopted standards in effect at the time of submission, including water quality BMP's, to the Kansas City Water Services Department for review and acceptance for the disturbed area, and submit a micro storm drainage study with each subsequent plat or phase showing compliance with the approved macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a building permit, whichever occurs first, as required by the Kansas City Water Services Department.

33. The developer shall obtain the executed and recorded City approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting.
34. The developer shall submit plans for grading, siltation, and erosion control to the Kansas City Water Services Department for review and acceptance, and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
35. The developer shall enter into a covenant agreement for the maintenance of any storm water detention area tracts as required by the Kansas City Water Services Department, prior to recording the plat.
36. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Kansas City Water Services Department prior to issuance of a building permit to connect the private system to the public sewer main and depending on adequacy of the receiving system, make other improvements as may be required.

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

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

..end

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 #: 250359

Submitted Department/Preparer: Please Select

Revised 6/10/24

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

### Executive Summary

Rezoning an area of about one acre generally located at northwest corner of Prospect Avenue and Dr. Martin Luther King Jr. Boulevard from District R-2.5 (Residential) to District B1-1 (Neighborhood Business) and approving a development plan on about three acres to allow for an expansion of an existing day care campus. (CD-CPC-2025-00004 & CD-CPC-2025-00008)

### Discussion

The applicant is proposing to rezone a portion of the 3 acre site from R-2.5 (Residential) to B1-1 (Community Business) and proposing a mixed-use development plan, also serving as a preliminary plat. The site is located on the northwest corner of Dr. Martin Luther King Jr. Boulevard and Prospect Avenue. The subject site is currently split between R-2.5 and B1-1; rezoning to B1-1 will create consistent zoning throughout the lots.

The plan proposes to develop the four existing parcels into a 3-phase development. The first phase of this project is an expansion of the existing Emmanuel Family and Child Development Center, located at 4736 Prospect. This expansion includes a new 12,200 square foot building along with a community outdoor space, connecting the existing building and the proposed building, which will span across the 3 eastern lots. On the lot to the west, there is a proposed parking lot with 32 parking spaces. Future developments for phases two and three will undergo Project Plan approval, which requires approval from the City Plan Commission, ensuring compliance with the Zoning and Development Code. Phase two proposes an event center and phase three proposes a multi-family housing development.

Staff recommended approval of the rezoning and approval with conditions of the Development Plan. There was no public testimony at the City Plan Commission

meeting. The City Plan Commission unanimously recommended approval of the rezoning and approval with conditions of the development plan.

## 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 and physical development of land.
3. How does the legislation affect the current fiscal year?  
Not applicable as this is an ordinance authorizing a rezoning and physical development of land.
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 and physical development of land.
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 and physical development of land.

## 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):

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

### Prior Legislation

Not applicable as this is an ordinance authorizing the rezoning and development of a parcel of land.

### Service Level Impacts

No service level impact expected.

### Other Impacts

1. What will be the potential health impacts to any affected groups?  
This ordinance authorized the rezoning and physical development of the property.
2. How have those groups been engaged and involved in the development of this ordinance?  
This ordinance authorizes the physical development of the property, the applicant held a public engagement meeting in compliance with the Zoning and Development Code on February 25, 2025.
3. How does this legislation contribute to a sustainable Kansas City?  
No information was provided to staff regarding how the legislation contributes to a sustainable Kansas City.
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 and development of land that won't create new housing units.

Not applicable as this is an ordinance authorizing a rezoning and development of land that won't create new housing units.

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 and development of land.

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 and development of land.

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

No(Press tab after selecting)



---

**File #: 250360**

---

### RESOLUTION NO. 250360

Sponsor: Director of City Planning and Development Department

**RESOLUTION** - Approving an amendment to the KCI Area Plan on about one acre generally located at Interstate 435 and N.W. Cookingham Drive by changing the recommended land use from mixed use community to commercial and industrial. (CD-CPC-2025-00025)

WHEREAS, on May 14, 2009, the City Council by Ordinance No. 090395 adopted the KCI Area Plan; and

WHEREAS, after further review it has been deemed appropriate to amend the KCI Area Plan as it affects the area of approximately one acre generally located at Interstate 435 and N.W. Cookingham Drive by changing the recommended land use designation from mixed use community to commercial/industrial; and

WHEREAS, the City Plan Commission considered this amendment to the land use map on March 19, 2025; and

WHEREAS, after all interested persons were given an opportunity to present testimony, the City Plan Commission did recommend approval of the proposed amendment to the KCI Area Plan; NOW, THEREFORE,

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

Section A. That the KCI Area Plan and Map are hereby amended for that area of approximately one acre generally located at Interstate 435 and N.W. Cookingham Drive by changing the recommended land use from mixed use community to commercial/industrial.

Section B. That the amendment to the KCI Area Plan is consistent and complies with the KC Spirit Playbook, adopted on April 20, 2023, by Resolution No. 230257, and is adopted as a supplement to the KC Spirit Playbook.

Section C. That the Council finds and declares that before taking any action on the proposed amendment hereinabove, all public notices have been given and hearings have been held as required by law

..end





# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250360

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

### Executive Summary

Approving an area plan amendment to the KCI Area Plan for an area of approximately 1 acre generally located at Interstate 435 and N.W. Cookingham Drive by changing the recommended land use from mixed use community to commercial and industrial. (CD-CPC-2025-00025)

### Discussion

The applicant is expanding a previously approved development plan by one acre to allow for a speculative data center (communication service establishment). The proposal will allow for approximately 60 acres of land to be used for communication service establishments (data centers). The 60 acres are undeveloped, currently zoned for agricultural uses, adjacent to Interstate 435 and generally flat. The applicant will be removing over nine (9) acres of trees but is not required to provide any tree mitigation due to the existing stream buffer that runs along the eastern and southern perimeter of the site. This area is currently designated Mixed Use Community in the KCI Area Plan. The requested amendment is for the one acre designated Mixed Use Community and would amend this future land use to Commercial/Industrial,

Staff recommends approval for the proposed rezoning, development plan and area plan amendment. On March 19, 2025 the City Plan Commission (CPC) voted 4-0 to approve the rezoning, development plan and area plan amendment.

No public input was sent to staff and no one testified in opposition to the application at the City Plan Commission hearing.

## 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 resolution.
3. How does the legislation affect the current fiscal year?  
Not applicable, as this is a zoning resolution.
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 resolution.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
Potentially.

### Office of Management and Budget Review

(OMB Staff will complete this section.)

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

### Additional Discussion (if needed)

No account string to verify because this resolution 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

CD-CPC-2023-00138, CD-CPC-2023-00139 and CD-CPC-2023-0140 were approved by the City Council on November 30, 2023 to allow for a speculative data center development (Ordinance No. 230979).

CD-CPC-2024-00032, CD-CPC-2024-00030 and CD-CPC-2024-00031 were approved by the City Council on January 30, 2025 (Ordinance No. 250027).

## Service Level Impacts

No service level impacts were identified.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
No potential health impacts were identified.
2. How have those groups been engaged and involved in the development of this ordinance?  
The applicant held the required public engagement on March 6<sup>th</sup>, 2025.
3. How does this legislation contribute to a sustainable Kansas City?  
No information related to the sustainability of this project was submitted to the City.
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 #: 250361**

---

### ORDINANCE NO. 250361

Sponsor: Director of City Planning and Development Department

Approving a development plan on about 86 acres in District M1-5 generally located at Stadium Drive and Raytown Road to allow for warehousing, wholesaling, freight movement, general manufacturing, production and industrial service uses. CD-CPC-2025-00027

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

Section A. That a development plan in District M1-5 (Manufacturing 1 (Dash 5)) generally located at Stadium Drive and Raytown Road, and more specifically described as follows:

TRACT 1: A tract of land in Section 24, Township 49, Range 33, including part of Blocks 32, 33, 34, 35, 37 and 38 in Leeds, a subdivision of land, and also part of the vacated streets and alleys therein, all in Kansas City, Jackson County Missouri, being more particularly described as follows: Commencing at the Northeast corner of the Southwest quarter of the Northeast Quarter of said Section 24, Township 49 Range 33; thence North 90 degrees 00 minutes 00 seconds east along the North line of the Southeast Quarter of the Northeast Quarter of said section 24, a distance of 25.47 feet; thence South 0 degrees 00 minutes 00 seconds West, at right angles to said North line, a distance of 30.50 feet to the intersection of the South right-of-way line of 37th street, as now established, with the Westerly right-of-way line of the Kansas City Southern Railway Company, as now established; thence Southerly along said Westerly right-of-way line, the following courses: South 3 degrees 01 minute 33 seconds West, a distance of 340.13 feet; thence South 0 degrees 07 minutes 34 seconds east, a distance of 109.03 feet; thence South 89 degrees 52 minutes 52 seconds east, a distance of 2.00 feet; thence South 0 degrees 05 minutes 08 seconds West, a distance of 70.00 feet; thence North 89 degrees 52 minutes 52 seconds West, a distance of 11.08 feet; thence South 7 degrees 28 minutes 32 seconds West, a distance of 50.48 feet; thence South 2 degrees 44 minutes 21 seconds West, a distance of 200.25 feet; thence South 4 degrees 22 minutes 12 seconds West, a distance of 373.25 feet; thence South 90 degrees 00 minutes 00 seconds west, a distance of 4.24 feet; thence South 06 degrees 11 minutes 08 seconds West, a distance of 116.82 feet; thence North 89 degrees 59 minutes 35 seconds West, a distance of 47.82 feet; thence South 06 degrees 11 minutes 08 seconds west, a distance of 60.35 feet; thence South 89 degrees 59 minutes 35 seconds east; a distance of 42.74 feet;

thence South 6 degrees 01 minute 44 seconds West, a distance of 1,329.34 feet to the point of beginning of the tract of land herein described; thence departing from said westerly right-of-way line, North 89 degrees 59 minutes 35 seconds West, a distance of 1,229.06 feet to a point on the Easterly high bank of the Big Blue River; thence Southeasterly along said Easterly high bank, the following courses; South 38 degrees 21 minutes 23 seconds east, a distance of 278.71 feet; thence South 33 degrees 14 minutes 16 seconds east, a distance of 274.96 feet; thence South 22 degrees 41 minutes 20 seconds east, a distance of 100.85 feet; thence South 27 degrees 45 minutes 39 seconds East, a distance of 251.14 feet; thence south 44 degrees 51 minutes 33 seconds east, a distance of 239.67 feet; thence South 29 degrees 49 minutes 05 seconds east, a distance of 159.52 feet; thence South 13 degrees 08 minutes 53 seconds East, a distance of 225.17 feet, to a point on the South right-of-way line of vacated 43rd street; thence departing said Easterly high bank and continuing along said South right-of-way line, South 89 degrees 54 minutes 28 seconds East, a distance of 116.64 feet to a point on the aforesaid West right-of-way line of the Kansas City Southern Railway Company; thence departing said South right-of-way line and continuing Northerly along said west right-of-way line the following courses: North 0 degrees 22 minutes 55 seconds west, a distance of 15.00 feet to a point on the centerline of vacated 43rd street; thence South 89 degrees 54 minutes 16 seconds East and along said centerline, a distance of 30.00 feet; thence departing said centerline, North 0 degrees 22 minutes 55 seconds west, a distance of 15.00 feet to a point on the North right-of-way line of vacated 43rd street; thence North 26 degrees 15 minutes 58 seconds East, a distance of 111.42 feet; thence North 5 degrees 08 minutes 50 seconds East, a distance of 165.64 feet; thence South 0 degrees 52 minutes 59 seconds East, a distance of 112.00 feet; thence Northerly along a curve to the left, having an initial tangent bearing of North 24 degrees 49 minutes 33 seconds East, with a radius of 1,432.79 feet, a central angle of 15 degrees 29 minutes 24 seconds and an arc distance of 387.33 feet; thence North 10 degrees 05 minutes 21 seconds East, a distance of 647.23 feet; thence North 6 degrees 01 minute 44 seconds East, a distance of 102.77 feet to the point of beginning.

TRACT 2: A tract of land in Section 24, Township 49, Range 33, including part of Blocks 11, 12, 28, 29, 30 and 31, in Leeds, a subdivision of land and also part of the vacated streets and alleys therein, all in Kansas City, Jackson County, Missouri, being more particularly described as follows: Commencing at the Northeast corner of the Southwest quarter at the Northeast Quarter of said Section 24, Township 49, Range 33, Jackson County, Missouri; thence North 90 degrees 00 minutes 00 seconds East along the north line of the Southeast Quarter of the Northeast Quarter of said Section 24, a distance of 25.47 feet: thence South 0 degrees 00 minutes 00 seconds west at right angles to said north line, a distance of 30.50 feet to the intersection of the South right-of-way line of 37th Street, as now established, with the Westerly right-of-way line of the Kansas City Southern Railway Company, as now established; thence Southerly along said Westerly right-of-way line, the following courses: thence South 3 degrees 01 minute 33 seconds West, a distance of 340.13 feet; thence South 0 degrees 07 minutes 34

seconds East, a distance of 109.03 feet; thence South 89 degrees 52 minutes 52 seconds East, a distance of 2.00 feet; thence South 0 degrees 05 minutes 08 seconds West, a distance of 70.00 feet; thence North 89 degrees 52 minutes 52 seconds West, a distance of 11.08 feet; thence South 7 degrees 28 minutes 32 seconds West, a distance of 50.48 feet; thence South 2 degrees 44 minutes 21 seconds West, a distance at 200.25 feet; thence South 4 degrees 22 minutes 12 seconds West, a distance of 373.25 feet; thence South 90 degrees 00 minutes 00 seconds West, a distance of 4.24 feet; thence South 6 degrees 11 minutes 08 seconds west, a distance of 116.82 feet; thence north 89 degrees 59 minutes 35 seconds, West, a distance of 47.82 feet; thence South 6 degrees 11 minutes 08 seconds West, a distance at 60.35 feet; thence South 89 degrees 59 minutes 35 seconds East, a distance of 42.74 feet; thence South 6 degrees 01 minute 44 seconds West, a distance of 819.34 feet to the true point of beginning; thence continuing South 06 degrees 01 minute 44 seconds West, a distance of 509.99 feet; thence North 89 degrees 59 minutes 35 seconds West, a distance at 1229.06 feet to a point on the Easterly high bank of the big blue river; thence Northwesterly along said Easterly high bank the following courses: thence North 38 degrees 21 minutes 23 seconds West, a distance of 32.39 feet; thence North 44 degrees 40 minutes 12 seconds west, a distance of 185.19 feet; thence north 54 degrees 46 minutes 27 seconds West, a distance of 87.97 feet to a point on the Easterly right-of-way of the Missouri Pacific Railroad; thence departing aforesaid Easterly high bank of the Big Blue River and Northerly along said Easterly right-of-way of the Missouri Pacific Railroad the following courses: North 37 degrees 27 minutes 48 seconds east, a distance of 193.48 feet; thence Northerly along a curve to the left, being tangent to the last described course and having a radius of 2526.35 feet, a central angle of 6 degrees 45 minutes 07 seconds an arc distance of 297.72 feet; thence South 60 degrees 01 minute 53 seconds East, a distance of 118.08 feet; thence North 29 degrees 20 seconds 45 minutes East, a distance of 263.46 feet; thence South 60 degrees 57 minutes 51 seconds East, a distance of 559.21 feet; thence South 89 degrees 59 minutes 35 seconds East, a distance of 500.00 feet to the point of beginning. TRACT 3: An easement for access, ingress and egress, established in the instrument dated November 13, 2006, recorded November 29, 2006, as Document No. 2006E0128982. Subject to the terms, provisions and conditions contained in said instrument.

TRACT 4: A tract of land in Section 24, Township 49, Range 33, including part of Blocks 5, 6, 11, 12, 26, 27, 28, 29, 30 and 31, in LEEDS, a subdivision of land, and also part of the vacated streets and alleys therein, all in Kansas City, Jackson County, Missouri, being more particularly described as follows: Commencing at the Northeast corner of the Southwest Quarter of the Northeast Quarter of said Section 24, Township 49, Range 33; thence North 90 degrees 00 minutes 00 seconds East along the North line of the Southeast Quarter of the Northeast Quarter of said Section 24, a distance of 25.47 feet; thence South 0 degrees 00 minutes 00 seconds West at right angles to said North line, a distance of 30.50 feet to the intersection of the South right-of-way line of 37th Street, as now established, with the Westerly right-of-way line of the Kansas City Southern

Railway Company, as now established, said point also being the point of beginning of the tract of land herein described; thence Southerly along said Westerly right-of-way line, the following courses: thence South 3 degrees 01 minute 33 seconds West, a distance of 340.13 feet; thence South 0 degrees 07 minutes 34 seconds East, a distance of 109.03 feet; thence South 89 degrees 52 minutes 52 seconds East, a distance of 2.00 feet; thence South 0 degrees 05 minutes 08 seconds West, a distance of 70.00 feet; thence North 89 degrees 52 minutes 52 seconds West, a distance of 11.08 feet; thence South 7 degrees 28 minutes 32 seconds West, a distance of 50.48 feet; thence South 2 degrees 44 minutes 21 seconds West, a distance of 200.25 feet; thence South 4 degrees 22 minutes 12 seconds West, a distance of 373.25 feet; thence South 90 degrees 00 minutes 00 seconds West, a distance of 4.24 feet; thence South 6 degrees 11 minutes 08 seconds West, a distance of 116.82 feet; thence North 89 degrees 59 minutes 35 seconds West, a distance of 47.82 feet; thence South 6 degrees 11 minutes 08 seconds West, a distance of 60.35 feet; thence South 89 degrees 59 minutes 35 seconds East, a distance of 42.74 feet; thence South 6 degrees 01 minute 44 seconds West, a distance of 1329.34 feet; thence North 89 degrees 59 minutes 35 seconds West, a distance of 1229.06 feet to a point on the Easterly high bank of the Big Blue River; thence Northwesterly along said Easterly high bank, the following courses; thence North 38 degrees 21 minutes 23 seconds West, a distance of 32.39 feet; thence North 44 degrees 40 minutes 12 seconds West, a distance of 185.19 feet; thence North 54 degrees 46 minutes 27 seconds West, a distance of 88.53 feet to a point on the Easterly right-of-way line of line Missouri Pacific Railroad; thence departing aforesaid Easterly high bank of the Big Blue River and Northerly along said Easterly right-of-way line of the Missouri Pacific Railroad, the following courses: North 37 degrees 29 minutes 16 seconds East, a distance of 193.53 feet; thence Northerly along a curve to the left, being tangent to the last described course and having a radius of 2526.35 feet, a central angle of 16 degrees 35 minutes 41 seconds an arc distance of 731.72 feet; thence North 11 degrees 12 minutes 38 seconds East along a line that is not tangent to the last described curve, a distance of 1672.49 feet to a point on the aforesaid South right-of-way line of 37th Street; thence departing the aforesaid Easterly right-of-way line of the Missouri Pacific Railroad; thence North 90 degrees 00 minutes 00 seconds East, along said South right-of-way line, a distance of 892.61 feet to the point of beginning. Except that part thereof described as follows: A tract of land in Section 24, Township 49, Range 33, including part of Blocks 11, 12, 28, 29, 30 and 31, in Leeds, a subdivision of land and also part of the vacated streets and alleys therein, all in Kansas City, Jackson County, Missouri, being more particularly described as follows: Commencing at the Northeast corner of the Southwest quarter at the Northeast Quarter of said Section 24, Township 49, Range 33, Jackson County, Missouri; thence north 90 degrees 00 minutes 00 seconds east along the north line of the Southeast Quarter of the Northeast Quarter of said Section 24, a distance of 25.47 feet; thence south 0 degrees 00 minutes 00 seconds west at right angles to said north line, a distance of 30.50 feet to the intersection of the South right-of-way line of 37th Street, as now established, with the Westerly right-of-way line of the Kansas City Southern

Railway Company, as now established; thence Southerly along said Westerly right-of-way line, the following courses: thence South 3 degrees 01 minute 33 seconds West, a distance of 340.13 feet; thence South 0 degrees 07 minutes 34 seconds East, a distance of 109.03 feet; thence South 89 degrees 52 minutes 52 seconds East, a distance of 2.00 feet; thence South 0 degrees 05 minutes 08 seconds West, a distance of 70.00 feet; thence North 89 degrees 52 minutes 52 seconds West, a distance of 11.08 feet; thence South 7 degrees 28 minutes 32 seconds West, a distance of 50.48 feet; thence South 2 degrees 44 minutes 21 seconds West, a distance at 200.25 feet; thence South 4 degrees 22 minutes 12 seconds West, a distance of 373.25 feet; thence South 90 degrees 00 minutes 00 seconds West, a distance of 4.24 feet; thence South 6 degrees 11 minutes 08 seconds west, a distance of 116.82 feet; thence north 89 degrees 59 minutes 35 seconds, West, a distance of 47.82 feet; thence South 6 degrees 11 minutes 08 seconds West, a distance at 60.35 feet; thence South 89 degrees 59 minutes 35 seconds East, a distance of 42.74 feet; thence South 6 degrees 01 minute 44 seconds West, a distance of 819.34 feet to the true point of beginning; thence continuing South 06 degrees 01 minute 44 seconds West, a distance of 509.99 feet; thence North 89 degrees 59 minutes 35 seconds West, a distance at 1229.06 feet to a point on the Easterly high bank of the big blue river; thence Northwesterly along said Easterly high bank the following courses: thence North 38 degrees 21 minutes 23 seconds West, a distance of 32.39 feet; thence North 44 degrees 40 minutes 12 seconds west, a distance of 185.19 feet; thence north 54 degrees 46 minutes 27 seconds West, a distance of 87.97 feet to a point on the Easterly right-of-way of the Missouri Pacific Railroad; thence departing aforesaid Easterly high bank of the Big Blue River and Northerly along said Easterly right-of-way of the Missouri Pacific Railroad the following courses: North 37 degrees 27 minutes 48 seconds east, a distance of 193.48 feet; thence Northerly along a curve to the left, being tangent to the last described course and having a radius of 2526.35 feet, a central angle of 6 degrees 45 minutes 07 seconds an arc distance of 297.72 feet; thence South 60 degrees 01 minute 53 seconds East, a distance of 118.08 feet; thence North 29 degrees 20 seconds 45 minutes East, a distance of 263.46 feet; thence South 60 degrees 57 minutes 51 seconds East, a distance of 559.21 feet; thence South 89 degrees 59 minutes 35 seconds East, a distance of 500.00 feet to the point of beginning.

is hereby approved, subject to the following conditions:

1. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with Section 88-425-08 of the Zoning and Development Code.
2. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to a certificate of occupancy.

3. Prior to issuance of the certificate of occupancy for each lot within the plat the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy.
4. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
5. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.
6. The developer shall secure approval of a project plan from the City Plan Commission prior to a building permit.
7. Prior to the issuance of the certificate of occupancy for each structure built, a final plat must be approved and recorded in accordance with the Zoning and Development Code.
8. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
9. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2) Fire hydrant distribution shall follow IFC-2018 Table C102.1.
10. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1)
11. Required Fire Department access roads shall be an all-weather surface. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed)
12. Fire Department access roads shall be provided before construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
13. Required Fire Department access roads shall be designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
14. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius and (IFC2018: § 503.2.4) shall provide fire lane signage on fire access drives.



15. Dead-end streets in excess of 150 feet in length resulting from a “phased” project shall provide an approved temporary turn around feature (i.e., cul-de-sac, hammerhead). (IFC-2018: § 503.2.5)
16. Aerial fire apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial fire apparatus roads are a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure. (IFC-2018 § D105).
17. New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. (IFC 2018 510.1) and (NFPA1221)
18. The developer shall be responsible for intersection improvements to facilitate truck turning movements as shown in the traffic study. The intersections of Raytown and 39th Street and of Raytown Road and Stadium Drive shall be improved.
19. Sidewalks along frontage of Stadium Drive shall be analyzed for replacement and repairs. Improvements to frontage shall include streetscaping improvements to match City project along the corridor.
20. The developer shall submit a letter to the Land Development Division from a licensed civil engineer, licensed architect, or licensed landscape architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department’s “OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013” and based on compliance with Chapters 56 and 64, Code of Ordinances, for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, and gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate of occupancy permits.
21. The developer shall pay impact fees as required by Chapter 39 of the City’s Code of Ordinances, as required by the Land Development Division.
22. The developer shall construct temporary off-site cul-de-sacs and grant a City approved temporary cul-de-sac easement, for that portion outside of the dedicated street right-of-way, to the City as required by the Land Development Division, prior to recording the plat.

23. The developer shall submit construction plans in compliance with adopted standards for all improvements required by the traffic study approved by the Public Works Department, and shall secure permits for those improvements as required by the Land Development Division, prior to recording the plat.
24. The developer shall integrate into the existing streetlight system any relocated streetlights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.
25. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
26. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right-of-way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
27. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to issuance of a certificate of occupancy.
28. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
29. If public water mains or public fire hydrant improvements are proposed then the developer shall submit plans to the Kansas City Water Services Department for review and approval prior to building permit issuance or plat recording. The plans shall be prepared by a Missouri professional engineer and follow all Kansas City Water rules and regulations for water main extensions.
30. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri.
31. The developer shall submit a macro storm drainage study with the first plat or phase, from a Missouri-licensed civil engineer to the Kansas City Water Services Department showing compliance with current adopted standards in effect at the time of submission, including water quality BMP's, to the Kansas City Water Services Department for review and acceptance for the disturbed area, and submit a micro storm drainage study with each subsequent plat or phase showing compliance with the approved macro and adopted standards. The developer shall

secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a building permit, whichever occurs first as required by the Kansas City Water Services Department.

32. The developer shall obtain the executed and recorded City approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting.
33. The developer shall submit plans for grading, siltation, and erosion control to the Kansas City Water Services Department for review and acceptance, and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
34. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Kansas City Water Services Department prior to issuance of a building permit to connect the private system to the public sewer main and depending on adequacy of the receiving system, make other improvements as may be required.
35. The developer shall secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Kansas City Water Services Department, prior to recording the plat or issuance of a building permit, whichever occurs first.
36. The developer shall provide acceptable easement and secure permits to relocate sanitary sewers out from under proposed buildings and structures, while continuing to ensure individual service is provided to all proposed lots. Any existing public lines located under proposed structures must be abandoned in place or removed and easement vacated, or relocated and new easements shall be provided; as required by the Kansas City Water Services Department prior to recording the plat or issuance of a building permit, whichever occurs first.
37. The developer shall grant a BMP easement to the City as required by the Kansas City Water Services Department, prior to recording the plat or issuance of any building permits.
38. The developer shall obtain a floodplain development permit from Development Services prior to beginning any construction activities within the floodplain.
39. The developer shall show the limits of the 100-year floodplain on the final plat and show the Minimum Low Opening Elevation (MLOE) of any structure on each

lot that abuts a 100-year floodplain area (including detention basins and engineered surface drainage conveyances) on any plat and plan, as required by the Kansas City Water Services Department.

40. The developer shall enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by the Kansas City Water Services Department, prior to recording the plat.
41. The developer shall provide covenants to maintain private storm sewer mains acceptable to the Kansas City Water Services Department for any private storm sewer mains prior to the issuance of any building permits.
42. The developer shall provide covenants to maintain private sanitary sewer mains acceptable to the Kansas City Water Services Department for any private sanitary sewer mains prior to the issuance of any building permits.
43. The developer shall provide covenants to maintain private water mains acceptable to the Kansas City Water Services Department for any private water mains prior to the issuance of any building permits.
44. The developer shall provide private (water, storm drainage, sanitary sewer) easements for any private mains prior to issuance of any building permits.

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

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

..end

---

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

---

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 #: 250361

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

### Executive Summary

A request to approve a development plan and preliminary plat in district M1-5 (Manufacturing) to permit warehousing, wholesaling, freight movement and general manufacturing, production and industrial service on about 86 acres generally located at Stadium Drive and Raytown Road.

### Discussion

The 86 acre site is currently zoned M1-5 (Manufacturing) which permits general manufacturing and outdoor warehousing with the approval of a special use permit. Union Pacific Railroad is seeking approval of a development plan to construct three large structures, totaling roughly 600,000 square feet to allow for a variety of warehousing and distribution uses as well as a mechanic facility that will cater specifically to locomotive repair and maintenance. These uses may be approved by the development plan in lieu of a special use permit because the subject property meets the development plan applicability found in 88-517-02-D and 88- 517-02-F of the Code. The applicant is proposing five new rail spurs within the subject property; there is existing rail that currently serves the southeast corner of the site.

Union Pacific Railroad will be required to coordinate with the Public Works Department regarding infrastructure improvements to E. 39th Street, a new railroad bridge crossing at Raytown Road and Stadium Drive and streetscape improvements along Stadium Drive. It is very important for the applicant to make sure any site improvements do not negatively impact World Cup operations in the summer of 2026. The applicant has stated there may be a delay in constructing the first phase until a new railroad bridge crossing is constructed at Raytown Road and Stadium Drive (northeast corner of the subject property) to allow for semi-trailers to safely circulate within the proposed development. City Planning and Development has proposed a condition that the applicant submit a project plan that will provide additional information pertaining to the proposed materials and elevations for the three structures that are proposed.

City Planning and Development staff contacted the City's Office of Environmental

Quality (OEQ) to ensure that the proposed plan does not negatively impact the Renew the Blue restoration project. The City accepted a \$5,000,000 grant award from the Missouri Department of Natural Resources, as part of the American Rescue Plan Act (ARPA) of 2021. The applicant/UPRR is also exploring whether the City is willing to accept 1.58 acres along the southern portion of the property. The 1.58 acres is located within the RACER (Revitalizing Auto Communities Environmental Response) Trust, which was created in 2011 by the US Bankruptcy Court to allow for redevelopment of facilities once owned by General Motors Corp. As of 2021, MoDNR and the RACER Trust has reported that the "investigation of soils is complete, and groundwater monitoring continues with MoDNR oversight. A final remediation plan will be developed once all investigations are complete."

Staff recommends approval for the proposed rezoning, development plan and area plan amendment. On April 2, 2025 the City Plan Commission (CPC) voted 4-0 to approve the development plan.

No public input was sent to staff and no one testified in opposition to the application at the City Plan Commission hearing.

## 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.
3. How does the legislation affect the current fiscal year?  
Not applicable, as this is a zoning ordinance.
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.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
Potentially.

### Office of Management and Budget Review

(OMB Staff will complete this section.)

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

**Additional Discussion (if needed)**

No Account string to verify because this ordinance does not have a fiscal impact.

### Citywide Business Plan (CWBP) Impact

- View the [Adopted 2025-2029 Citywide Business Plan](#)
- Which CWBP goal is most impacted by this legislation?  
Housing and Healthy Communities (Press tab after selecting.)
- Which objectives are impacted by this legislation (select all that apply):
  - ☒ 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

11758-A - On June 11, 1996, the Board of Zoning Adjustment (BZA) approved a condition use permit (CUP) for a private detention facility. The CUP expired as no action was taken.

### Service Level Impacts



No service level impacts were identified.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
No potential health impacts were identified.
2. How have those groups been engaged and involved in the development of this ordinance?  
The applicant held the required public engagement on March 25<sup>th</sup>, 2025.
3. How does this legislation contribute to a sustainable Kansas City?  
No information related to the sustainability of this project was submitted to the City.
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)





## Legislation Text

---

**File #: 250362**

---

### RESOLUTION NO. 250362

Sponsor: Director of City Planning and Development Department

**RESOLUTION** - Approving an amendment to the Line Creek Valley Area Plan on about 20 acres generally located at the southwest corner of Northwest 68th Street and North Madison Avenue by changing the recommended land use from residential low density to residential medium density. (CD-CPC-2024-00038)

WHEREAS, on February 10, 2011, the City Council by Committee Substitute for Resolution No. 110030 adopted the Line Creek Valley Area Plan; and

WHEREAS, after further review it has been deemed appropriate to amend the Line Creek Valley Area Plan as it affects that area of approximately 20 acres generally located at the southwest corner of Northwest 68th Street and North Madison Avenue by changing the recommended land use from residential low density to residential high density; and

WHEREAS, after all interested persons were given an opportunity to present testimony, the City Plan Commission did on April 16, 2025, recommend approval of the proposed amendment to Line Creek Valley Area Plan; NOW, THEREFORE,

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

Section A. That the Line Creek Valley Area Plan is hereby amended as to the Proposed Land Use Plan and Map for that area of approximately 20 acres generally located at the southwest corner of Northwest 68th Street and North Madison Avenue by changing the recommended land use from residential low density to residential high density.

Section B. That the amendment to the Line Creek Valley Area Plan is consistent and complies with the KC Spirit Playbook, adopted on April 20, 2023, by Resolution No. 230257, and is adopted as a supplement to the KC Spirit Playbook.

Section C. That the Council finds and declares that before taking any action on the proposed amendment hereinabove, all public notices have been given and hearings have been held as required by law.

..end





# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250362

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

### Executive Summary

Approving an amendment to the Line Creek Valley Area Plan on about 20 acres generally located at the southwest corner of Northwest 68th Street and North Madison Avenue by changing the recommended land use from Residential Low Density to Residential Medium Density allowing for the creation of 57 lots and 5 tracts for the purpose of a single unit home development. (CD-CPC-2024-00038)

### Discussion

The applicant is proposing to rezone 20.51 acres from District R-80 to District R-6. This rezoning will allow for a medium density residential development. The project site is a vacant parcel made up of 2 unplatted parcels. The proposed rezoning is associated with an accompanying Development Plan.

The future land use as identified in the Line Creek Valley Area Plan for this site is residential low density. This future land use corresponds with the R-7.5 and R-10 zoning districts. The Community Planning Division identified the need for an Area Plan Amendment to update these parcels to Residential Medium Density.

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 a resolution updating the Line Creek Area Plan. .
3. How does the legislation affect the current fiscal year?

Not applicable as this is a resolution updating the Line Creek Area Plan.

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

Not applicable as this is a resolution updating the Line Creek Area Plan.

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

Not applicable as this is a resolution updating the Line Creek Area Plan.

### Office of Management and Budget Review

(OMB Staff will complete this section.)

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

### Additional Discussion (if needed)

No account string to verify as this resolution has no direct fiscal impact.

## Citywide Business Plan (CWBP) Impact

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

## Prior Legislation

No applicable prior legislation. This is a companion case to a ordinance for a rezoning and development plan.

## Service Level Impacts

Not applicable as this is a resolution updating the Line Creek Area Plan.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
Not applicable as this is a resolution updating the Line Creek Area Plan.
2. How have those groups been engaged and involved in the development of this ordinance?  
Not applicable as this is a resolution updating the Line Creek Area Plan.
3. How does this legislation contribute to a sustainable Kansas City?  
Not applicable as this is a resolution updating the Line Creek Area Plan.

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

Not applicable as this is a resolution updating the Line Creek Area Plan.  
[Click or tap here to enter text.](#)

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

No - CREO's review is not applicable (Press tab after selecting)  
Please provide reasoning why not:  
Not applicable as this is a resolution updating the Line Creek Area Plan.

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 a resolution updating the Line Creek Area Plan.

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

No(Press tab after selecting)





---

**File #: 250364**

---

### RESOLUTION NO. 250364

Sponsor: Director of City Planning and Development Department

RESOLUTION - Approving an area plan amendment to the Swope Area Plan future land use recommendation on about one acre generally located at the northwest corner of Prospect Avenue and Dr. Martin Luther King Jr. Boulevard from residential medium-high density to mixed-use community. (CD-CPC-2025-00037)

WHEREAS, on October 2, 2014, the City Council by Resolution No. 140770 adopted the Swope Area Plan; and

WHEREAS, after further review it has been deemed appropriate to amend the Swope Area Plan as it affects the above-described property by changing the recommended land use from residential medium-high density to mixed-use community; and

WHEREAS, the City Plan Commission considered this amendment to the Swope Area Plan on March 19, 2025; and

WHEREAS, after all interested persons were given an opportunity to present testimony, the City Plan Commission did, on March 19, 2025, recommend approval of the proposed amendment to Swope Area Plan to the City Council; NOW, THEREFORE,

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

Section A. That the Swope Area Plan is hereby amended for that area described above by changing the recommended land use from residential medium-high density to mixed-use community.

Section B. That the amendment to the Swope Area Plan is consistent and complies with the KC Spirit Playbook, adopted on April 20, 2023, by Resolution No. 230257, and is adopted as a supplement to the KC Spirit Playbook.

Section C. That the Council finds and declares that before taking any action on the proposed amendment hereinabove, all public notices have been given and hearings have been held as required by law.

..end





# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250364

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

### Executive Summary

Approving an area plan amendment to the Swope Area Plan future land use recommendation from residential medium-high density to mixed-use community on about one acre generally located at the northwest corner of Prospect Avenue and Dr. Martin Luther King Jr. Boulevard. (CD-CPC-2025-00037)

### Discussion

The applicant is proposing an area plan amendment to the Swope Area Plan future land use recommendation from residential medium-high density to mixed-use community on about one acre, mixed-use development plan on the northwest corner of Dr. Martin Luther King Jr. Boulevard and Prospect Avenue.

The proposed rezoning request does not align with the Swope Area Plan recommendation of residential medium-high density; however, the proposed B1-1 zoning will be complementary to the adjacent developments. The applicant applied for an area plan amendment to bring the land use designations into conformance with the proposed development plan. The details for the companion rezoning and development plan are addressed in a separate docket memo.

Staff recommended approval of the rezoning and area plan amendment, and approval with conditions of the Development Plan. There was no public testimony at the City Plan Commission meeting. The City Plan Commission unanimously recommended approval of the area plan amendment.

### Fiscal Impact

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

2. What is the funding source?  
Not applicable as the proposed resolution authorizes an area plan amendment to the Swope Area Plan.
3. How does the legislation affect the current fiscal year?  
Not applicable as the proposed resolution authorizes an area plan amendment to the Swope Area Plan.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
Not applicable as the proposed resolution authorizes an area plan amendment to the Swope Area Plan.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
Not applicable as the proposed resolution authorizes an area plan amendment to the Swope Area Plan.

### **Office of Management and Budget Review**

(OMB Staff will complete this section.)

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

### **Additional Discussion (if needed)**

No account string to verify as this resolution has no fiscal impact.

## **Citywide Business Plan (CWBP) Impact**

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

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

## Prior Legislation

There is no prior legislation related to this area plan amendment other than the rezoning ordinance, CD-CPC-2025-00008.

## Service Level Impacts

No impact expected.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
Not applicable as the proposed resolution authorizes an area plan amendment to the Swope Area Plan.
2. How have those groups been engaged and involved in the development of this ordinance?  
Not applicable as the proposed resolution authorizes an area plan amendment to the Swope Area Plan.
3. How does this legislation contribute to a sustainable Kansas City?  
Not applicable as the proposed resolution authorizes an area plan amendment to the Swope Area Plan.
4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)  
  
Not applicable as the proposed resolution authorizes an area plan amendment to the Swope Area Plan  
Not applicable as the proposed resolution authorizes an area plan amendment to the Swope Area Plan.

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 the proposed resolution authorizes an area plan amendment to the Swope Area Plan

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

No(Press tab after selecting)

Not applicable as the proposed resolution authorizes an area plan amendment to the Swope Area Plan

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

No(Press tab after selecting)



---

**File #: 250365**

---

### ORDINANCE NO. 250365

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 20 acres generally located at the southwest corner of Northwest 68th Street and North Madison Avenue from District R-80 to District R-6 and approving a development plan to allow for the creation of 57 lots and 5 tracts for the purpose of a residential development. (CD-CPC-2025-00033 and CD-CPC-2025-00034).

#### 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-1486, rezoning an area of about 20 acres generally located at the southwest corner of Northwest 68th Street and North Madison Avenue from District R-80 (Residential 80) to District R-6 (Residential 6) and approving a development plan to allow for the creation of 57 lots and 5 tracts for the purpose of a residential development, said section to read as follows:

Section 88-20A-1486. That an area legally described as:

All that part of the Southeast Quarter of Section 22, Township 51, Range 33 in the City of Kansas City, Clay County, Missouri described as follows: Commencing at the northwest corner of the Southeast Quarter of said Section 22; thence South 89 degrees 44 minutes 44 seconds East along the north line of the Southeast Quarter of said Section 22, a distance of 39.89 feet; thence South 00 degrees 15 minutes 16 seconds West, a distance of 47.27 feet to a point on the southerly right of way line of N.W. 68th Street, said point being the point of beginning of the tract of land herein to be described; thence South 89 degrees 36 minutes 06 seconds East along said right of way line, a distance of 925.67 feet; thence South 00 degrees 25 minutes 30 seconds West, a distance of 942.97 feet; thence North 89 degrees 44 minutes 44 seconds West, a distance of 949.31 feet; thence North 00 degrees 24 minutes 07 seconds East, a distance of 645.44 feet; thence South 89 degrees 55 minutes 13 seconds East, a distance of 10.00 feet; thence North 00 degrees 24 minutes 15 seconds East, a distance of 205.43 feet; thence North 89 degrees 35 minutes 45 seconds West, a distance of 1.00 feet; thence North 00 degrees 24 minutes 15 seconds East, a distance of 79.43 feet; thence northeasterly along a curve to the right being tangent to the last described course having a radius of

15.00 feet, an arc distance of 23.56 feet to the point of beginning. said tract of land contains 20.51 acres, more or less.

is hereby rezoned from District R-80 (Residential 80) to District R-6 (Residential 6), all as shown outlined on a map marked Section 88-20A-1486, 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 a development plan for the area legally described above is hereby approved, subject to the following conditions:

1. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, have been installed or preserved in accordance with the plan and are healthy prior to a certificate of occupancy.
2. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy. This condition may be satisfied by an assigned City Planning and Development building inspector.
3. Prior to issuance of the certificate of occupancy for each lot within the plat the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy. This condition may be satisfied by an assigned City Planning and Development building inspector.
4. Prior to issuance of the certificate of occupancy for the first house built, the developer shall post a sign at the terminus of all stub streets indicating that the stub street is intended to be opened to through traffic when the adjacent property is developed. The sign must state "FUTURE THROUGH STREET. TO BE CONNECTED WHEN ABUTTING PROPERTY DEVELOPS."
5. Prior to recording of the final plat the developer shall secure approval of a project plan from the City Plan Commission for each private open space tract.
6. Prior to submitting an application for a final plat, the developer shall submit and gain approval of a street name plan by the Street Name Committee for the entire site.
7. Required Fire department access roads shall be an all-weather surface. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed)



8. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2) Fire hydrant distribution shall follow IFC-2018 Table C102.1.
9. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
10. Fire Department access roads shall be provided before construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
11. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
12. Required Fire Department access roads shall be designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
13. One and two family residential developments exceeding 30 dwelling units shall have at least two separate and approved fire apparatus access roads. (IFC-2018: § D107.1)
14. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (IFC-2018: § D106.3)
15. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2025 acquisition rate of \$20,065.67 per acre. This requirement shall be satisfied prior to recording of the final plat.
16. The developer shall submit a final plan detailing recreational amenities proposed within each private open space tract serving to satisfy the parkland dedication requirements. Please note, each area shall provide recreational amenities. The final plan shall be submitted prior to recording of the final plat.
17. The developer shall be responsible for tree preservation in an easement or platted tract, mitigation planting, or payment of cash-in-lieu of preservation or mitigation planting, or any combination thereof in accordance with 88-424. Should the developer choose to pay cash-in-lieu of preservation or mitigation of all or a portion of the required area, the amount due shall be based upon the rate specified in 88-424. This requirement shall be satisfied prior to issuance of a certificate of occupancy, or prior to the recording of the final plat, whichever occurs first.

18. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
19. The developer shall submit a letter to the Land Development Division from a licensed civil engineer, licensed architect, or licensed landscape architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64, Code of Ordinances, for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, and gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate of occupancy permits.
20. The east half of N. Holly Street shall be improved to residential collector street standards as required by Chapter 88, to current standards, including curbs, gutters, sidewalks, streetlights, relocating any utilities as may be necessary and adjusting vertical grades for the road, and obtaining a required permit from the Land Development Division for said improvement prior to recording the plat or prior to issuance of a building permit, whichever occurs first.
21. The developer shall integrate into the existing streetlight system any relocated streetlights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.
22. The developer shall pay impact fees as required by Chapter 39 of the City's Code of Ordinances, as required by the Land Development Division.
23. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right-of-way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
24. The developer shall construct temporary off-site cul-de-sacs and grant a City approved temporary cul-de-sac easement, for that portion outside of the dedicated street right-of-way, to the City as required by the Land Development Division, prior to recording the plat.

25. The developer shall design and construct all interior public streets to City standards, as required by Chapter 88 and the Land Development Division, including curb, gutter, storm sewers, streetlights, and sidewalks.
26. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
27. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to issuance of a certificate of occupancy.
28. The developer shall submit water main extension plans prepared by a Missouri professional engineer to the water main extension desk for review, acceptance per the Kansas City Water rules and regulations for water main extensions and relocations and generally following the size and location as shown on the development plans utility plan sheet. The water main extension plans shall be under contract (permitted) prior to final plat recording or building permit issuance.
29. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Kansas City Water Services Department, in accordance with adopted standards, including a BMP level of service analysis prior to approval and issuance of any building permits, and the developer shall secure permits to construct any improvements as required by the Kansas City Water Services Department prior to issuance of any certificate of occupancy.
30. The developer shall obtain the executed and recorded City approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting.
31. The developer shall submit plans for grading, siltation, and erosion control to the Kansas City Water Services Department for review and acceptance, and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
32. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Kansas City Water Services Department prior to issuance of a building permit to connect the private system to the public sewer main and depending on adequacy of the receiving system, make other improvements as may be required.

33. The developer shall secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Kansas City Water Services Department, prior to recording the plat or issuance of a building permit, whichever occurs first.
34. The developer shall grant a BMP and/or surface drainage easement to the City as required by the Kansas City Water Services Department, prior to recording the plat or issuance of any building permits.
35. The developer shall submit a preliminary stream buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements.
36. The developer shall submit a final stream buffer plan to the Kansas City Water Services Department for approval prior to issuance of any building permits and obtain permits for the stream buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements.
37. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri.
38. The developer shall grant on City approved forms, a stream buffer easement to the City, as required by Chapter 88 and the Kansas City Water Services Department, prior to issuance of any stream buffer permits.
39. The developer shall provide an erosion hazard analysis for areas where any improvements or public right-of-way dedications are proposed within stream buffer zones or adjacent to the outside of stream meanders as required by the Kansas City Water Services Department.
40. The developer shall obtain a floodplain development permit from Development Services prior to beginning any construction activities within the floodplain (Re-establishment of basin outlet).
41. The developer shall submit covenants, conditions and restrictions to the Kansas City Water Services Department for approval by the Law Department for the maintenance of private open space and enter into a covenant agreement for the maintenance of any stormwater detention area tracts, prior to recording the plat.
42. The developer shall submit covenants, conditions and restrictions to the Kansas City Water Services Department for approval by the Law Department and enter into covenant agreements for the maintenance of any private open space tracts with stream buffer zones or stormwater detention area tracts, prior to recording the plat.

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

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

..end

\_\_\_\_\_

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 #: 250365

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

### Executive Summary

Rezoning an area of about 20 acres generally located at the southwest corner of Northwest 68th Street and North Madison Avenue from District R-80 to District R-6 and approving a development plan to allow for the creation of 57 lots and 5 tracts for the purpose of a single unit home development. (CD-CPC-2025-00033 & CD-CPC-2025-00034).

### Discussion

#### REZONING REVIEW

The applicant is proposing to rezone 20.51 acres from District R-80 to District R-6. This rezoning will allow for a medium density residential development. The project site is a vacant parcel made up of 2 unplatted parcels. The proposed rezoning is associated with an accompanying Development Plan.

The future land use as identified in the Line Creek Area Plan for this site is residential low density. This future land use corresponds with the R-7.5 and R-10 zoning districts. The Community Planning Division identified the need for an Area Plan Amendment to update these parcels to Residential Medium Density which has been submitted under a separate Resolution Request.

#### DEVELOPMENT PLAN REVIEW

The applicant is seeking approval of a Development Plan in proposed District R-6 on approximately 20 acres generally located at the southwest corner of Northwest 68th Street and North Madison Avenue allowing for the creation of 57 lots and 5 tracts for the purpose of a single unit home development.

The proposed subdivision will divide the existing unplatted parcel into 57 lots. In accordance with R-6 Zoning District requirements, all lots must be a minimum of 6,000 square feet. Proposed lot sizes range from 7,146 to 15,474 square feet, with an average lot size of approximately 8,000 square feet. While the R-6 district mandates

a minimum lot width of 50 feet, the developer is proposing a minimum width of 54 feet. No deviations from the standard R-6 setback requirements are being requested.

Access to the site will come from the new vehicular entrances from the north on Northwest 68th Street and the west on North Holly Street. In addition, the development will improve and utilize an existing paper street to the east, connecting to N. Madison Avenue. A stub street is also included at the southern boundary, allowing for future connection to adjacent properties when developed.

In response to staff recommendations, the applicant has incorporated additional pedestrian connections, including a trail through Tract D to promote connectivity and safe pedestrian access across the site. These trails allow movement from east to west within the tracts, separated from vehicular traffic. A pedestrian trail has also been included in Tract A, which is planned to feature a dog park.

Landscaping details will be finalized with the Project Plan, which must be approved prior to the Final Plat. Preliminary landscape plans include a variety of deciduous shade trees, evergreens, and street trees, in compliance with Section 88-445 of the Zoning and Development Code.

There are no architectural standards proposed with this Development Plan. Each residential house will be individually designed.

Two members of the public provided testimony at the CPC meeting.

Staff Recommendation: Approval with Conditions

CPC Recommendation: Approval with Conditions

## Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?  
Not applicable as this is an ordinance authorizing the rezoning and development of private property.
3. How does the legislation affect the current fiscal year?  
Not applicable as this is an ordinance authorizing the rezoning and development of private property.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
Not applicable as this is an ordinance authorizing the rezoning and development of private property.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
Not applicable as this is an ordinance authorizing the rezoning and development 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)

No account string to verify as this ordinance has no direct fiscal impact.

## Citywide Business Plan (CWBP) Impact

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

## Prior Legislation

No prior legislation exists on this site.



## Service Level Impacts

Not applicable as this is an ordinance authorizing the rezoning and development of private property.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
Not applicable as this is an ordinance authorizing the rezoning and development of private property.
2. How have those groups been engaged and involved in the development of this ordinance?  
Not applicable as this is an ordinance authorizing the rezoning and development of private property.
3. How does this legislation contribute to a sustainable Kansas City?  
Not applicable as this is an ordinance authorizing the rezoning and development of private property.
4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)  
  
Not applicable as this is an ordinance authorizing the rezoning and development of private property.  
[Click or tap here to enter text.](#)
5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.  
  
No - CREO's review is not applicable (Press tab after selecting)  
Please provide reasoning why not:  
Not applicable as this is an ordinance authorizing the rezoning and development of private property.
6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

Not applicable as this is an ordinance authorizing the rezoning and development 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 #: 250325**

---

ORDINANCE NO. 250325

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 1.9 acres generally located at 9200 N.W. 119th Terrace from District AG-R to District B3-3. (CD-CPC-2024-00178)

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-1476, rezoning an area of about 1.9 acres generally located at 9200 N.W. 119th Terrace from District AG-R (Agricultural – Residential) to District B3-3 (Community Business), said section to read as follows:

Section 88-20A-1476. That an area legally described as:

Prt NW 1/4 NE 1/4 Sec 23-52-34 beg on sly r/w li Mo Rte 291 at pt 264 ft e &  
131 ft s of nw cor sd 1/4 1/4 th s 79 ft th e 203.55 ft th s 214 ft th w 341.55 ft th n  
299 ft th ely deflect to rt 92 deg 29 min 22 sec 138.13 ft to beg cont 1.938 ac.

is hereby rezoned from District AG-R (Agricultural – Residential) to District B3-3 (Community Business), all as shown outlined on a map marked Section 88-20A-1476, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

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

..end

---

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

---

Sara Copeland, FAICP

Secretary, City Plan Commission

Approved as to form:

---

Sarah Baxter  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250325

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

### Executive Summary

Rezoning an area of about 1.9 acres generally located at 9200 NW 119th Ter from District AG-R (Agricultural - Residential) to District B3-3 (Community Business). CD-CPC-2024-00178

### Discussion

The applicant is seeking to rezone the subject property from AG-R (Agricultural - Residential) to B3-3 (Commercial Business) so the site's zoning district reflects existing conditions. It is unclear why the site is split-zoned exactly in this manner, city staff assumes it is a result of I-29 and NW Cookingham Dr development. Since a part of the building is located in an AG-R district, signage located in that portion of the district must comply with residential sign regulations. As a commercial business, they prefer to be subject to non-residential sign standards. Thus, their request for the rezoning.

#### City Council Key Points

- The site is currently split zoned (AG-R and B3-3).
- The subject rezoning request brings the entire site under the B3-3 zoning designation.
- City staff recommended Approval.
- There was no public testimony before the City Plan Commission.
- The City Plan Commission recommended Approval.

### Fiscal Impact

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

3. How does the legislation affect the current fiscal year?  
Not applicable – as this is an ordinance authorizing a rezoning.
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.
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.

### Office of Management and Budget Review

(OMB Staff will complete this section.)

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

### Additional Discussion (if needed)

No account string to verify because this ordinance does not have a fiscal impact.

## Citywide Business Plan (CWBP) Impact

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



## Prior Legislation

None.

## Service Level Impacts

No impact expected.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
Not applicable – as this is an ordinance authorizing a rezoning.
2. How have those groups been engaged and involved in the development of this ordinance?  
Public engagement as required by 88-505-12 does apply to this request. The applicant hosted a meeting on 02/10/2025. A summary of the meeting is attached to the CPC staff report.

No one appeared to provide testimony during the CPC's public hearing.

3. How does this legislation contribute to a sustainable Kansas City?  
Not applicable.
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:  
N/A

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

No(Press tab after selecting)

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

No(Press tab after selecting)





---

**File #: 250327**

---

### ORDINANCE NO. 250327

Sponsor: Director of City Planning and Development Department

Amending Chapter 88, the Zoning and Development Code, by repealing Sections 88-255-09, 88-260-06, 88-516-06, and 88-520-03, said sections all dealing with amendments to approved plans, and enacting in lieu thereof new sections of like number and subject matter for the purpose of requiring major amendments to follow the zoning map amendment process and to allow the City Planning and Development Director to approve minor amendments administratively. (CD-CPC-2025-00011)

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

Section 1. That Chapter 88, Zoning and Development Code, is hereby amended by repealing Section 88-255-09, Amendments to Approved Plans, and enacting in lieu thereof new section of like number and title, with said new section to read as follows:

#### **88-255-09 AMENDMENTS TO APPROVED PLANS**

**88-255-09-A.** If the city plan commission determines that the final plan is not in substantial compliance with the approved community [master plan](#) subject to any variations or modifications submitted as part of the final plan or final plat (as provided above), the commission must deny the request. The applicant may resubmit a revised final plan which does conform with the approved community master plan or may file an amended community master plan in the same manner as provided for a zoning map amendment. Provided, however, if the community master plan identifies neighborhoods, no amendment need include information other than that required to amend the neighborhood plan notwithstanding any other provision to the contrary.

**88-255-09-B.** Requests to amend an approved plan must be processed as a zoning map amendment in accordance with 88-515, except that the city planning and development director is authorized to approve minor amendments to the SC plan in accordance with the administrative adjustment procedures of 88-570 (see specifically 88-570-02-H).

**88-255-09-C.** The perimeter boundaries of an established SC district may be modified from time to time by the original applicant or its assignee in the same manner as provided for a zoning map amendment. Such modification may be to an existing neighborhood or may establish a new neighborhood or may be to an existing subdistrict.

Section 2. That Chapter 88, Zoning and Development Code, is hereby amended by repealing Section 88-260-06, Amendments to Approved Preliminary Development Plans, and enacting in lieu thereof a new section of like number and title, with said new section to read as follows:

**88-260-06 AMENDMENTS TO APPROVED PRELIMINARY DEVELOPMENT PLANS**

**88-260-06-A.** In the course of carrying out any part of the development plan for a UR district, the developer may submit a request for an amendment of the approved preliminary development plan. Requests to amend a preliminary development plan must be processed as a zoning map amendment in accordance with 88-515, except that the city planning and development director is authorized to approve minor amendments to UR district preliminary development plans in accordance with the administrative adjustment procedures of 88-570 (see specifically, 88-570-02-H).

**88-260-06-B.** If any development plan covering all or a portion of a UR district is abandoned, or if any phase is not completed within the time frame established at the time of rezoning and preliminary development plan approval, or if the required declaration of blighted area, conservation area, or economic development area is declared null and void by any court of competent jurisdiction, the city planning and development director may recommend that the area be rezoned to its former or other appropriate classification.

Section 3. That Chapter 88, Zoning and Development Code, is hereby amended by repealing Section 88-516-06, Amendments to Development Plans or Project Plans, and enacting in lieu thereof a new section of like number and title, with said new section to read as follows:

**88-516-06 AMENDMENTS TO DEVELOPMENT PLANS OR PROJECT PLANS**

**88-516-06-A. MAJOR AMENDMENTS**

1. Major amendments to approved development plans or project plans must be reviewed and approved in accordance with the development plan or project plan review procedures of this ordinance. Major amendments to development plans or project plans include one or more changes, in cumulative total (when compared to the original plan approval), that would:
  - a. increase building coverage by more than 10%;
  - b. increase the total floor area by more than 10% or 5,000 square feet, whichever is less;
  - c. increase building height by more than 10% or 6 feet, whichever is less;
  - d. increase the total impervious surface coverage by more than 10% or 2,000 square feet, whichever is less;
  - e. result in extensive site modification involving location of buildings, razing, and reconstruction of approved uses;

- f. increase the number of dwelling units by more than 10%; or
- g. result in any other change that the city planning and development director determines will have impacts that warrant full review of the application in accordance with the development plan review procedures.

#### **88-516-06-B. MINOR AMENDMENTS**

Any application for an amendment to an approved development plan or project plan that does not meet the criteria for a major amendment will be considered a minor amendment. Minor amendments may be approved by the city planning and development director in accordance with the administrative adjustment procedures of 88-570 (see specifically 88-570-02-H). A minor amendment may include a change in an approved phasing plan.

Section 4. That Chapter 88, Zoning and Development Code, is hereby amended by repealing Section 88-520-03, Preliminary Development Plans, and enacting in lieu thereof a new section of like number and title, with said new section to read as follows:

#### **88-520-03 PRELIMINARY DEVELOPMENT PLANS**

At the option of the applicant, the preliminary development plan may serve also as the preliminary [subdivision plat](#) if such intention is declared before the city plan commission's hearing and if the plans include all information required for [preliminary plats](#) and preliminary development plans.

##### **88-520-03-A. PREAPPLICATION CONSULTATION**

A preapplication consultation is required prior to the filing of an MPD preliminary development plan application, in accordance with 88-505-02.

##### **88-520-03-B. APPLICATION FILING**

An application to establish the MPD district must be accompanied by a preliminary development plan that includes information as required by the city planning and development department staff. The application must be filed with appropriate personnel in the city planning and development department.

##### **88-520-03-C. PLAN AMENDMENT**

Requests to amend an approved plan must be processed as a zoning map amendment in accordance with 88-515, except that the city planning and development director is authorized to approve minor amendments to a preliminary development plan in accordance with the administrative adjustment procedures of 88-570 (see specifically 88-570-02-H).

##### **88-520-03-D. REVIEW AND REPORT—DEVELOPMENT REVIEW COMMITTEE**

The development review committee must review the proposed preliminary development plan in light of the MPD district provisions of [88-280](#) and the review criteria of [88-520-03-F](#). The city planning and development director must prepare a report and

recommendation for the city plan commission based on the development review committee's review.

**88-520-03-E. HEARING AND RECOMMENDATION—CITY PLAN COMMISSION**

The city plan commission must hold a public hearing on the proposed MPD zoning map amendment and the preliminary development plan. Following the close of the hearing, the city plan commission must act by simple majority vote to recommend that the proposed MPD zoning map amendment and preliminary development plan be approved, approved with modifications, or denied. If the city plan commission does not act on a proposed MPD zoning map amendment and preliminary development plan within 60 days of the date of the public hearing, the proposed amendment must be forwarded to the city council with no recommendation.

**88-520-03-F. HEARING AND FINAL ACTION—CITY COUNCIL**

1. After action by the city plan commission, the city council may convene its own public hearing on the proposed MPD zoning map amendment and preliminary development plan.
2. Following the close of the public hearing, the city council may act to approve the proposed MPD zoning map amendment and preliminary development plan, approve the proposed MPD zoning map amendment and preliminary development plan with modifications, or deny the proposed MPD zoning map amendment and preliminary development plan. The city council may also return the application to the city plan commission for further consideration, together with a written explanation of the reasons for doing so.
3. The city council may act by a simple majority vote, except that when a valid protest petition has been submitted in accordance with [88-515-09](#) approval or approval with modifications requires a 2/3 majority vote of the full membership of the city council.

**88-520-03-G. REVIEW CRITERIA**

In reviewing and making decisions on proposed MPD rezonings and preliminary development plans, review and decision-making bodies must consider at least the following factors:

1. the preliminary development plan's consistency with any adopted land use plans for the area;
2. the preliminary development plan's consistency with the MPD district provisions of [88-280](#); and
3. the sufficiency of the terms and conditions proposed to protect the interest of the public and the residents of the MPD in the case of a plan that proposes [development](#) over a long period of time.

**88-520-03-H. LAPSE OF APPROVAL**

If the landowner fails to file an application or applications for final development plan approval within 4 years of the date of preliminary development plan approval, the approval will be deemed to have lapsed and the preliminary development plan will lapse and be of no further effect. The plan will not be deemed lapsed, however, if a phasing plan was approved with the development plan and if development is in compliance with that phasing plan. For projects to be developed in phases, phase limits must be shown on the preliminary development plan. Decision-making bodies may impose conditions upon the phasing plan as deemed necessary to ensure the orderly development of the subdivision, including requirements for financial guarantees ensuring construction of all required improvements. Upon recommendation by the City Plan Commission, the City Council shall have authority to adjust the commencement and completion dates through passage of an ordinance.

Section 5. That the Council finds and declares that before taking any action on the proposed amendment hereinabove, all public notices and hearings required by law have been given and had.

..end

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

---

Sara Copeland, FAICP  
Secretary, City Plan Commission

Approved as to form:

---

Sarah Baxter  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250327

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

### Executive Summary

Amending Chapter 88, the Zoning and Development Code, by repealing Sections 88-255-09-B, 88-260-06-A, 88-516-06-C, 88-520-03-C, Amendments to Approved Plans, and enacting in lieu thereof a new section of like number and subject matter for the purpose of requiring major amendments to follow the zoning map amendment process and permit the City Planning and Development Director to approve minor amendments administratively; repealing Sections 88-110-04-A, 88-110-06-4, Residential Building Types on Corner Lots, and enacting in lieu thereof a new section of like number and subject matter for the purpose of expanding the types of housing types allowed on corner lots within the R-6 Zoning District. (CD-CPC-2025-00011)

### Discussion

#### **AMENDMENT 1– Amendments to Approved Plans- Sections 88-255-09-B, 88-260-06-A, 88-516-06-C, 88-520-03-C**

The proposed amendments update the Kansas City Zoning and Development Code to clarify the process for modifying approved plans in the Shoal Creek, Urban Redevelopment, Plan Review, and Master Planned Development districts. It proposes that major amendments follow the zoning map amendment process and permits the City Planning and Development Director to approve minor amendments administratively. This change standardizes how major amendments are handled.

#### **AMENDMENT 2– Residential Building Types on Corner Lots- Section 88-110-04-A, 88-110-06-4**

The proposed amendment refines residential building regulations by permitting two-unit houses and semi-attached houses as allowable building types in the R-6 districts when on a corner lot, regardless of the Development Option. Previously, these building types were only permitted in the Open Space and Conservation Development Options.

Staff Recommendation: Approval

CPC Recommendation: Approval

### Fiscal Impact

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

#### **Office of Management and Budget Review**

(OMB Staff will complete this section.)

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

#### **Additional Discussion (if needed)**

No account string to verify as this ordinance has no direct fiscal impact.

### **Citywide Business Plan (CWBP) Impact**

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

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

### **Prior Legislation**

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

### **Service Level Impacts**

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

### **Other Impacts**

1. What will be the potential health impacts to any affected groups?  
Not applicable as this is an ordinance that authorizes the periodical review and subsequent update of Chapter 88, the Zoning and Development Code.
2. How have those groups been engaged and involved in the development of this ordinance?  
Not applicable as this is an ordinance that authorizes the periodical review and subsequent update of Chapter 88, the Zoning and Development Code.
3. How does this legislation contribute to a sustainable Kansas City?  
Not applicable as this is an ordinance that authorizes the periodical review and subsequent update of Chapter 88, the Zoning and Development Code.
4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)

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



Click or tap here to enter text.

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

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

Please provide reasoning why not:

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

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

No(Press tab after selecting)

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

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

No(Press tab after selecting)