



Agenda

Neighborhood Planning and Development Committee

Chairperson Ryana Parks-Shaw

Vice Chair Eric Bunch

Councilmember Nathan Willett

Councilmember Melissa Patterson Hazley

Tuesday, December 2, 2025

1:30 PM

26th Floor, Council Chamber

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

PUBLIC OBSERVANCE OF MEETINGS

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

Any closed session may be held via teleconference.

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

Applicants and citizens wishing to participate have the option of attending each meeting or they may do so through the videoconference platform ZOOM, using this link:

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

Public Testimony is Limited to 2 Minutes

FIRST READINGS

Director of City Planning & Development

[250980](#)

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 12 acres generally located at the southwest corner of N.W. 88th Street and N. Baltimore Avenue, north of Metro North Drive from District MPD to District O-3. (CD-CPC-2025-00101).

Director of City Planning & Development

250983 Sponsor: Director of City Planning and Development Department

Amending Chapter 74, Article VII, Code of Ordinances, by repealing Section 74-302 and enacting in lieu thereof a new section of like number and subject matter to allow community improvement districts requesting a finding of blight, or relying on a prior determination of blight, to submit alternative acceptable documentation when reasonable efforts to obtain official notarized documentation from the county assessor have been unsuccessful; and providing for a delayed effective date.

Curls

250994 Sponsor: Councilmember Darrell Curls

Rezoning an area of 1.5 acres generally located at 1100 E. 63rd Street from Districts UR and B4-5 to District B4-5 and approving a development plan that also serves as a preliminary plat to allow for a commercial development. (CD-CPC-2025-_____)

Duncan and Bough

250995 Sponsor: Councilmember Johnathan Duncan

Approving the petition to establish the Brookside Shops Community Improvement District; establishing the Brookside Shops Community Improvement District generally located at West 63rd Street and Brookside Boulevard in Kansas City, Jackson County, Missouri; requiring the annual submission of certain records; and directing the City Clerk to report the creation of the District to the Missouri Department of Economic Development and the Missouri State Auditor.

Rea

250997 Sponsor: Councilmember Crispin Rea

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

Rea

250998 Sponsor: Councilmember Crispin Rea

Rezoning an area of 1.3 acres generally located at 4630 Troost Avenue from District UR to District B4-5 and approving a development plan that also serves as a preliminary plat to allow for a commercial development. (CD-CPC-2025-_____)

O'Neill

251000 Sponsor: Councilmember Kevin O'Neill

RESOLUTION - Amending the KCI Area Plan by amending the Proposed Land Use Plan and Map for an approximately 107 acre tract of land generally located at the southwest corner of Northwest 100th Street and North Platte Purchase Drive by changing the recommended land use designation from "Commercial, Residential Low Density, Open Space / Buffer, and Mixed Use Community" to "Residential Medium Density." (CD-CPC-2025-00130)

HELD IN COMMITTEE

Director of City Planning & Development

250876 Sponsor: Director of City Planning and Development Department

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

Director of Health

250941 Sponsor: Director of Health Department

Authorizing the Chief Procurement Officer to execute five contracts in the amount of \$400,000.00 each with qualified community-based organizations Ruskin Heights, Independence Plaza, North Town Fork Creek, Marlborough Heights and Ivanhoe from previously appropriated funds to establish neighborhood outreach teams to engage high-risk individuals and prevent violent conflicts; authorizing a total expenditure of \$2,000,000.00 to satisfy the cost of the contracts; and recognizing this ordinance as having an accelerated effective date.

ADDITIONAL BUSINESS

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

2. Closed Session

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

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

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

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

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

Adjournment



Legislation Text

File #: 250980

ORDINANCE NO. 250980

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 12 acres generally located at the southwest corner of N.W. 88th Street and N. Baltimore Avenue, north of Metro North Drive from District MPD to District O-3. (CD-CPC-2025-00101).

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-1515, rezoning an area of approximately 12 acres generally located at the southwest corner of N.W. 88th Street and N. Baltimore Avenue, north of Metro North Drive from District MPD (Master Planned Development) to District O-3 (Office), said section to read as follows:

Section 88-20A-1515. That an area legally described as:

Part of Tract 1, Metro North, a subdivision of land in the Northeast Quarter of Section 10 and Northwest Quarter of Section 11, all Township 51 North, Range 33 West of the 5th Principal Meridian in Kansas City, Clay County, Missouri recorded as Instrument Number D17990 being bounded and described as follows: Beginning at the northeast corner of said Tract 1, said corner being the intersection of the south right-of-way line of N.W. 88th Street, as now established and the west right-of-way line of N. Baltimore, as now established; thence South 00°41'09" West, along the east line of said Tract 1, 1,099.39 feet; thence South 89°18'51" East, continuing along said east line, 25.00 feet; thence South 00°41'10" West, continuing along said east line, 155.00 feet; thence South 18°31'36" East, continuing along said east line, 79.47 feet; thence southerly, continuing along said east line, on a curve to the right being tangent to the last described course with a radius of 340.00 feet, a central angle of 19°02'32" and an arc distance of 113.00 feet; thence South 00°30'54" West, continuing along said east line, 55.46 feet to the southeast corner of said Tract 1; thence northerly, along the south line of said Tract 1, said line also being the east right-of-way line of Wyandotte Avenue, as now established, on a curve to the left having an initial tangent bearing of North 00°30'56" East with a radius of 340.00 feet, a central angle of 17°08'29" and an arc distance of 101.72 feet; thence North 16°37'33" West, continuing along said south line, 545.90 feet; thence northwesterly,

continuing along said south line, along a curve to the left being tangent to the last described course with a radius of 320.00 feet, a central angle of 72°51'31" and an arc distance of 406.92 feet; thence North 89°29'04" West, continuing along said south line, 177.54 feet; thence North 00°30'56" East, 333.25 feet; thence North 89°29'04" West, 215.93 feet to a point on the north line of said Tract 1; thence North 00°41'09" East, along said north line, 306.45 feet; thence North 89°53'49" East, continuing along said north line, 808.58 feet to the point of beginning.

is hereby rezoned from District MPD (Master Planned Development) to District O-3 (Office), all as shown outlined on a map marked Section 88-20A-1515, 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.

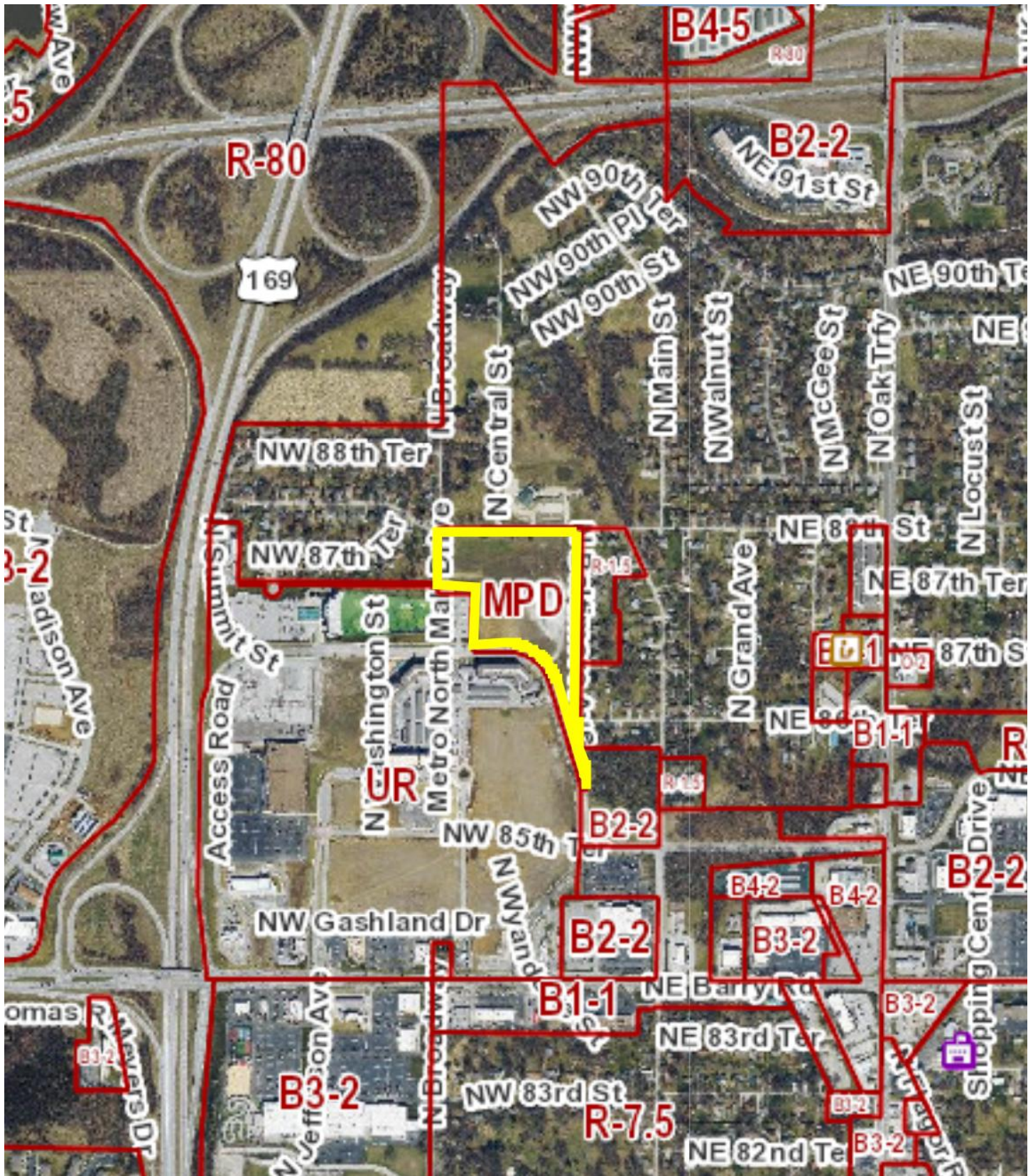
Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney

Section No. 88-20A-1515

Exhibit A



CD-CPC-2025-00101 – Rezoning Without a Plan

Metro North Crossings MOB

September 17, 2025

City Plan Commission

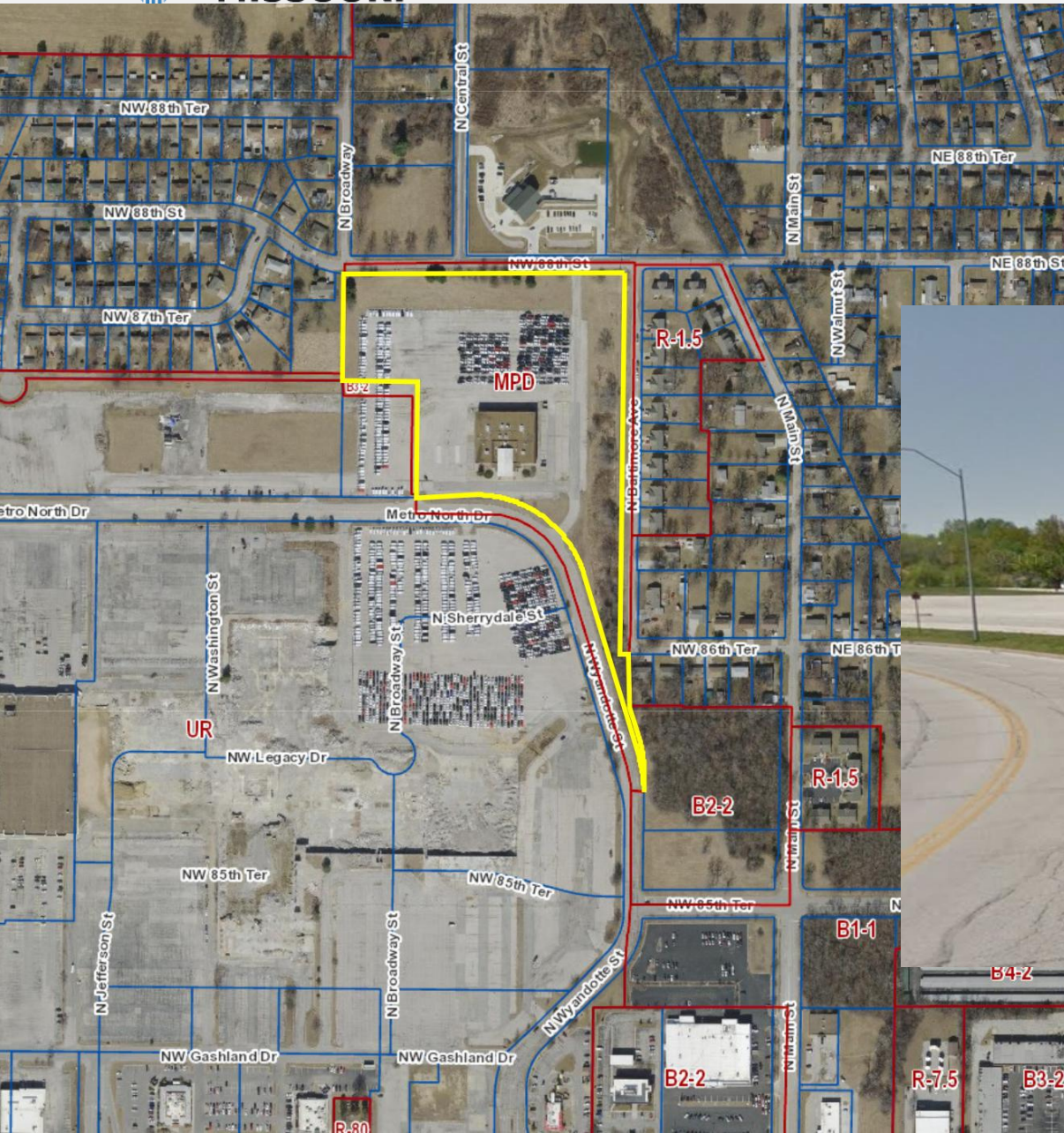


Development Team:
Jacob Hudson, Olsson
Dan Horn, Metro North Crossings, LLC





Metro North Cinema 2018



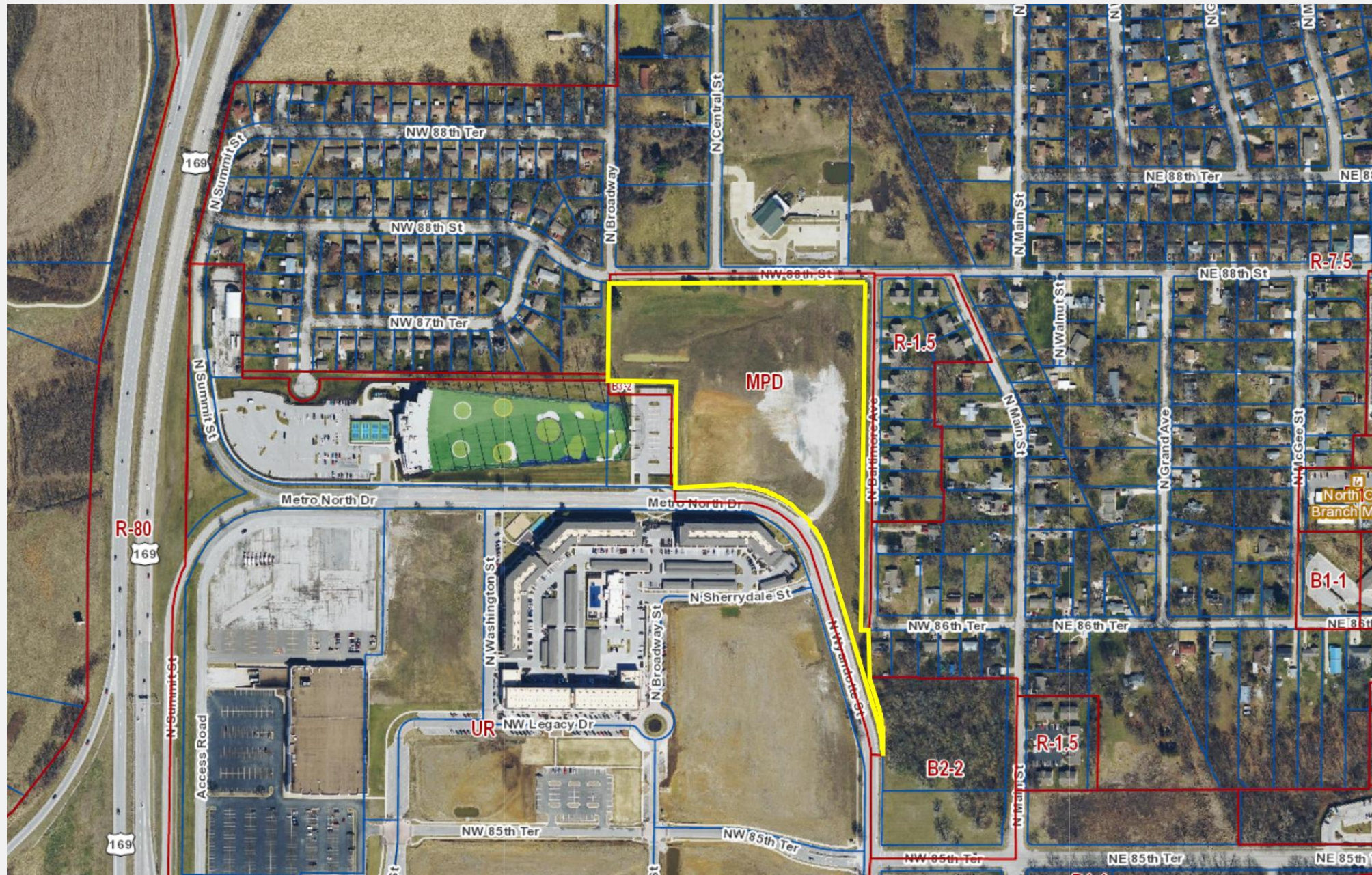


BACKGROUND

- Part of 116-acre Metro North Mall. (Cinema)
- Rezoned 12 acres to MPD for GSA.
- Ord. No. 200369 passed 2/21/2020, rezoned and approved a development plan that allowed for an office building.
- To allow for 40,000 sq. ft. building, 5-story building.
- 50,000 sq. ft. future addition.
- 297 parking spaces.
- Tract A to contain a trail.
- T-Shotz golf facility and Woodstone Apt.







- **12 acres – Zoned MPD**
- **Request to rezone from MPD to O District.**
- **The Gashland/ Nashua Area Plan recommends Mixed Use Neighborhood Land Use. – High Alignment.**
- **Use limited to MPD plan.**
- **O = Residential uses, Public/ Civic uses, limited Light Commercial and Office (including Medical Office) uses.**
- **88-515-08 - Rezoning, Zoning and Development Code Map Amendment Meets Criteria A-H as outlined in the staff report.**

RECOMMENDATION:

Approval.



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: TMP-6172
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

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 12 acres generally located at the southwest corner of NW 88th Street and N. Baltimore Avenue, north of Metro North Drive from District MPD to District O-3. (CD-CPC-2025-00101).

Discussion

This is a rezoning without a plan from District MPD to District O-3. The applicant is requesting to rezone the 12-acre tract of land generally located at the southwest corner of NW 88th Street and N. Baltimore Avenue, north of Metro North Drive from District MPD to District O. The site used to house a budget cinema that has since been demolished. The vacant site was part of the original Metro North Mall but was left out of the Metro North Crossing UR development plan. There is about 40-foot change in grade from NW 88th Street to Metro North Mall Drive.

Ordinance No. 200369 passed by City Council on May 21, 2020, rezoned the parcel from District B3-2 to District MPD, and approved an MPD plan that allowed for 250,000 square feet of office facility with 297 parking spaces. The plan allowed for a 5-story office building with 40,000 square foot per floor. The plan also allowed for future expansion of another 50,000 square foot. The MPD plan limits the development of this parcel to the development described above. The proposed rezoning will allow all the uses permitted pursuant to 88-120-03. These uses include Residential uses, Public/Civic uses, limited Light Commercial and Office (including Medical Office) uses.

City Staff Recommended approval.

The CPC Recommends 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 zoning map amendment of privately owned land.

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

Not applicable as this is an ordinance authorizing a zoning map amendment of privately owned 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 zoning map amendment of privately owned 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 zoning map amendment of privately owned 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)

Not Applicable because this legislation does not have any fiscal impact.

Citywide Business Plan (CWBP) Impact

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

- ☐ Create a solutions-oriented culture to foster a more welcoming business environment.
- ☐ Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
- ☐

Prior Legislation

CD-CPC-2020-00036 – Ordinance No. 200369 passed by City Council on May 21, 2020, rezoned about 12 acres from District B3-2 to District MPD, and approved a development plan that allowed for an office building.

Service Level Impacts

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

Other Impacts

1. What will be the potential health impacts to any affected groups?
This ordinance requires public engagement prior to a recommendation from City Plan Commission. The developer held a public engagement meeting on September 10, 2025. See attached summary as part of the staff report.
2. How have those groups been engaged and involved in the development of this ordinance?
This ordinance requires public engagement prior to a recommendation from City Plan Commission. The developer held a public engagement meeting on September 10, 2025. See attached summary as part of the staff report.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this is an ordinance authorizing a zoning map amendment of privately owned land.
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)

CITY PLAN COMMISSION STAFF REPORT

CD-CPC-2025-00101

Metro North Crossing MOB

September 17, 2025

Docket # X7

Request

Rezoning Without a Plan

Applicant

Dan Horn
Metro North Crossing

Owner

Metro North Crossing, LLC

Site Information

Location 470 NW Legacy Dr.
Area 12 Acres
Zoning MPD
Council District 2nd
County Clay
School District Platte County R-III

Surrounding Land Uses

North: Religious assembly/ undeveloped land, zoned R-7.5
South: Mixed use development, zoned UR
East: Multi-family apartments, zoned R-1.5
West: Detached residences/ Sports, Entertainment and Spectator, zoned R-7.5/ UR

KC Spirit Playbook Alignment

CD-CPC-2025-00101: High alignment,

Land Use Plan

The Gashland/ Nashua Area Plan recommends Mixed Use Neighborhood Land Use for this location. The proposed plan has a high alignment with this designation. See Criteria A for more information.

Major Street Plan

Northwest 88th Street, N. Baltimore Avenue and Metro North Drive are not identified on the Major Street Plan

Approval Process



Overview

The applicant seeks to rezone the existing parcel from MPD to District O. This rezoning will delete the current approved MPD plan thereby allowing the parcel to be developed under the O zoning district.

Existing Conditions

The 12-acre subject parcel is generally located at the southwest corner of NW 88th Street and N. Baltimore Avenue, north of Metro North Drive. The vacant site was part of the original Metro North Mall but was left out of the Metro North Crossing UR development plan in 2018. The site housed a budget cinema that has since been demolished. Access to the site is via two existing drive on Metro North Mall Drive and on NW 88th Street to the north.

Neighborhood(s)

This site is not located within a registered neighborhood or homes association.

Required Public Engagement

Section 88-505-12, Public Engagement does apply to this request. The applicant hosted a meeting on September 10, 2025. A meeting summary is attached; Attachment #1.

Controlling + Related Cases

CD-CPC-2020-00036 – Ordinance No. 200369 passed by City Council on May 21, 2020, rezoned about 12 acres from District B3-2 to District MPD, and approved a development plan that allowed for an office building.

Project Timeline

The application was filed on May 23, 2025. Scheduling deviations have occurred due to the need to hold a Public Engagement meeting.

Professional Staff Recommendation

Docket #7 Approval Without Conditions

The applicant is requesting to rezone the 12-acre tract of land generally located at the southwest corner of NW 88th Street and N. Baltimore Avenue, north of Metro North Drive from District MPD to District O. The site used to house a budget cinema that has since been demolished. The vacant site was part of the original Metro North Mall but was left out of the Metro North Crossing UR development plan. There is about 40-foot change in grade from NW 88th Street to Metro North Mall Drive.

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SPECIFIC REVIEW CRITERIA

Rezoning, Zoning and Development Code Map Amendments (88-515-08)

In reviewing and making decisions on proposed zoning map amendments, the City Planning and Development Director, City Plan Commission, and City Council must consider at least the following factors:

A. Conformance with adopted plans and planning policies.

The Gashland/ Nashua Area Plan recommends Mixed Use Community land uses. The proposed use is consistent with the future land use recommended by the plan.

"The proposed rezoning advances the Gashland-Nashua Area Plan by allowing for the potential reuse of an infill site with existing infrastructure. The proposed rezoning from MPD (Master Planned Development) to O (Office) is aligned with the Mixed-Use Neighborhood Future Land Use designation and is the least intense business district permitted. The proposed rezoning will result in an economically viable site with potential uses that are compatible with the adjacent properties." – John Myers, Community Planning Division, 2nd District Planner.

B. Zoning and use of nearby property.

The proposed rezoning to O District will be consistent with the existing zoning and surrounding commercial uses. The nearby properties are single-family residences and a golf facility to the east and duplexes to the east. To the north is a mosque and to the south are multi-family residences.

C. Physical character of the area in which the subject property is located.

The proposed rezoning will be consistent with the physical character of the area as stated in criteria B.

D. Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment.

There are adequate existing public infrastructures to serve this parcel.

E. Suitability of the subject property for the use to which it has been restricted under the existing zoning regulations.

The parcel is currently vacant and is not part of the Metro North Mall redevelopment plan. The 2020 plan allowed for a 250,000 square feet of office facility with 297 parking spaces.

F. Length of time the subject property has remained vacant as zoned.

The parcel has been vacant for more than 10 years.

G. The extent to which approving the rezoning will detrimentally affect nearby properties.

The proposed zoning will not have a negative impact on the area. It will provide flexibility in generating a cohesive plan that will blend with the overall redevelopment effort.

H. The gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

Denial of the request would not result in any gain to the public health, safety or welfare. The hardship imposed on the property owner is that the current MPD zoning limits the use of the land to the construction of a 250,000 square feet of office facility with 297 parking spaces, or seek an amendment to the MPD plan.

ATTACHMENTS

1. Public Engagement Materials

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends APPROVAL WITHOUT CONDITION.

Respectfully Submitted,



Olofu Agbaji
Planner

Public Meeting Notice

Please join Metro North Crossing LLC
for a meeting about Rezoning a portion of Metro North Crossing to O (office)
case number CD-CPC-2025-00101

proposed for the following address: 220 NW Metro North Dr.

Kansas City, MO 64115

Follow the QR code to
join the Teams Meeting

Meeting Date: 09/10/2025
Meeting Time: 5:30 pm
Meeting Location: Virtual: Meeting ID 283 755 947 451 8
Passcode: qy7uw3Jy

Project Description:
Rezoning without plan to the O (office) zoning.



If you have any questions, please contact:

Name: Dan Horn

Phone: 816-979

Email: danhorn@blueridgetower.net

You are receiving this notice in accordance with city code that requires a public meeting with neighborhoods for certain types of development projects. You can read more about the process requirements at kcmo.gov/publicengagement

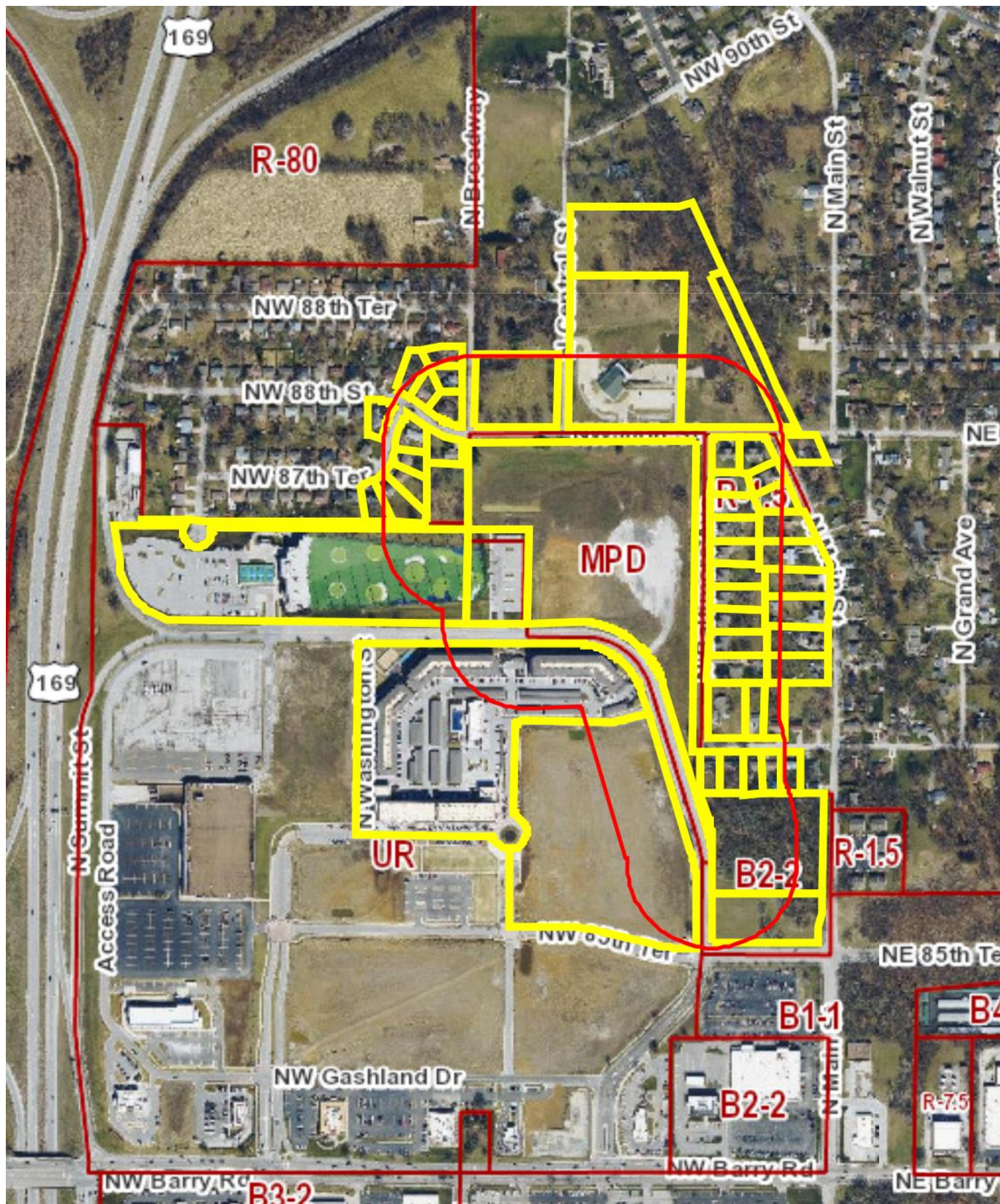


If you would like further information on this proposed project, please visit the city's planning and permitting system, Compass KC, at Compasskc.kcmo.org. You may search by project type and address/case number to find project details.

Sincerely,

Dan Horn





300 foot buffer



CITY PLAN COMMISSION

15th Floor, City Hall
414 East 12th Street
Kansas City, Missouri 64106

kcmo.gov/planning

November 05, 2025

Dan Horn
4240 Blue Ridge Blvd, STE 900
Kansas City, MO 64133

Re: **CD-CPC-2025-00101** - A request to approve a rezoning from District MPD to District O, on about 12 acres, generally located at the southwest corner of NW 88th Street and N. Baltimore Avenue, north of Metro North Drive.

Dear Dan Horn:

At its meeting on September 17, 2025, the City Plan Commission acted as follows on the above-referenced case.

Approved

The Commission's action is only a recommendation. Your request must receive final action from the NO. All *conditions imposed by the Commission*, if any, *are available on the following page(s)*.

PLEASE READ CONDITIONS CAREFULLY as some or all of the conditions imposed may require action on your part to proceed to the next step.

- If revised plans are required, you must make such revisions and upload the revised plans prior to proceeding to final action.
- If revised plans are not required, your request will automatically be submitted for NO consideration.

If you have any questions, please contact me at Olofu.Agbaji@kcmo.org or (816) 513-8815.

Sincerely,

A handwritten signature in black ink, appearing to read "Olofu Agbaji".

Olofu Agbaji
Lead Planner



File #: 250983

ORDINANCE NO. 250983

Sponsor: Director of City Planning and Development Department

Amending Chapter 74, Article VII, Code of Ordinances, by repealing Section 74-302 and enacting in lieu thereof a new section of like number and subject matter to allow community improvement districts requesting a finding of blight, or relying on a prior determination of blight, to submit alternative acceptable documentation when reasonable efforts to obtain official notarized documentation from the county assessor have been unsuccessful; and providing for a delayed effective date.

WHEREAS, Section 74-302(c)(3) of the City's Code of Ordinances currently requires that any community improvement district ("CID") requesting a finding of blight or relying on a prior determination of blight submit with its petition official documentation, notarized by the county wherein the CID is proposed to be located, denoting the total assessed valuation of each parcel within the proposed CID for each of the five immediately preceding tax years; and

WHEREAS, some petitioners have been unable to compel the relevant county to notarize such documentation despite making reasonable and documented efforts to obtain the required notarized records; and

WHEREAS, City desires to ensure that the inability to obtain notarized county documentation, despite reasonable efforts, does not prevent a CID from proceeding with its petition under Chapter 74; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 74, Article VII, Code of Ordinances of Kansas City, Missouri, is hereby amended by repealing Section 74-302 and enacting in lieu thereof a new section of like number and subject matter, to read as follows:

Sec. 74-302. Requirements to establish a CID.

(a) *Petition.* The petition shall:

- (1) Inform the property owners of the right to initiate a petition to terminate the proposed CID as provided by RSMo 67.1481.

- (2) Provide that the city auditor shall have the right to examine or audit the records of the CID and shall require that the CID make such records available to the city auditor within ten days after a written request for the same is made.
- (3) Estimate the revenue to be used for benefits to the public and describe such benefits.

(b) *Term.* CIDs shall be limited to a term of 20 years. However, if the petition provides that sales tax revenue will be used to repay debt issued to fund capital improvements, blight removal, or both, the term may be up to 27 years.

(c) *Blight determination.* Any CID requesting a finding of blight or relying on a prior determination of blight for the purposes of exercising the additional powers under RSMo 67.1461.2 shall submit with its petition:

- (1) A blight study, outlining the blighting factors and conditions, which blight study shall have been completed no more than five years prior to the date upon which the petition is submitted to the city clerk, and which shall identify, to the extent reasonably deemed possible by the consultant doing the blight study, the owner(s) of the property at such time as the blighting factors and conditions might reasonably have been determined to first occur and remain unabated;
- (2) Information on the maintenance of the property including, among other things, any capital maintenance outlays, during the five years preceding the submission of the petition;
- (3) Either:
 - (i) Official documentation notarized by the county wherein the CID is proposed to be located, denoting the total assessed valuation of each parcel located within the proposed CID for each of the five immediately preceding tax years; or
 - (ii) Documentation denoting the total assessed valuation of each parcel located within the proposed CID for each of the five immediately preceding tax years, accompanied by:
 - a. A notarized affidavit attesting to the date and source of such documentation; and
 - b. Evidence demonstrating that reasonable efforts were made to obtain the official notarized documentation required under subsection (i), and that the county declined or failed to provide such notarization;

- (4) A construction budget, with respect to any proposed physical improvements, that is structured to address and remediate the cited blighting factors and conditions identified in the submitted blight study. Such budget shall specify which expenditures are associated with exterior improvements, public improvements, or other improvements; and
- (5) A time schedule clearly setting forth timelines for commencement and completion of remediation of cited blighting factors or conditions.

(d) *City manager execution.* The city manager shall not execute any petition on behalf of the city as a property owner seeking to establish a CID unless authorized by the city council.

(e) *Cooperative agreement.* Each CID shall enter into a cooperative agreement with the city that addresses, among other things, requirements of this article and state statute. If the CID is established as a political subdivision and takes title to any real property, whether by purchase, gift, grant, bequest, devise or otherwise, the agreement shall address, or shall be amended to address, whether and to what extent the CID shall be required to make payments in lieu of taxes.

Section 2. That this amendment shall not apply to any proposed CID that has submitted its petition to the City Clerk prior to the effective date of this ordinance. Such petitions shall be governed by the City ordinances in effect on the date of submission.

Section 3. That this ordinance shall take effect forty-five (45) days after its adoption.

..end

Approved as to form:

Eluard Alegre
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: TMP-6177
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 74, Article VII, Code of Ordinances, by repealing Section 74-302 and enacting in lieu thereof a new section of like number and subject matter to allow community improvement districts requesting a finding of blight, or relying on a prior determination of blight, to submit alternative acceptable documentation when reasonable efforts to obtain official notarized documentation from the county assessor have been unsuccessful; and providing for a delayed effective date.

Discussion

Section 74-302 currently requires that any CID requesting a finding of blight—or relying on a prior determination of blight—to submit notarized documentation from the relevant county showing the total assessed valuation of each parcel within the proposed district for the past five tax years. In some cases, a CID may be unable to meet this requirement despite making reasonable, well-documented efforts to obtain the necessary documentation. To prevent such situations from delaying or blocking a CID petition, staff recommends amending Section 74-302 to allow the use of alternative official documentation, provided the CID also submits evidence of its attempts to obtain the notarized county records.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
1000-642044 CID Support
3. How does the legislation affect the current fiscal year?
No change.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.

No

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

No

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

Not Applicable because this legislation does not have any fiscal impact.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Finance and Governance (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - ☒ Ensure the resiliency of a responsive, representative, engaged, and transparent City government.
 - ☐ Engage in workforce planning including employee recruitment, development, retention, and engagement.
 - ☐ Foster a solutions-oriented, welcoming culture for employees and City Partners.
 - ☐
 - ☐
 - ☐

Prior Legislation

240979, 210565, 240024

Service Level Impacts

No change.

Other Impacts

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

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

Click or tap here to enter text.

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

No(Press tab after selecting)

Click or tap here to enter text.

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

COMPARED VERSION
NEW ORDINANCE TO CODE BOOKS

ORDINANCE NO. 250983

Amending Chapter 74, Article VII, Code of Ordinances, by repealing Section 74-302 and enacting in lieu thereof a new section of like number and subject matter to allow community improvement districts requesting a finding of blight, or relying on a prior determination of blight, to submit alternative acceptable documentation when reasonable efforts to obtain official notarized documentation from the county assessor have been unsuccessful; and providing for a delayed effective date.

WHEREAS, Section 74-302(c)(3) of the City's Code of Ordinances currently requires that any community improvement district ("CID") requesting a finding of blight or relying on a prior determination of blight submit with its petition official documentation, notarized by the county wherein the CID is proposed to be located, denoting the total assessed valuation of each parcel within the proposed CID for each of the five immediately preceding tax years; and

WHEREAS, some petitioners have been unable to compel the relevant county to notarize such documentation despite making reasonable and documented efforts to obtain the required notarized records; and

WHEREAS, City desires to ensure that the inability to obtain notarized county documentation, despite reasonable efforts, does not prevent a CID from proceeding with its petition under Chapter 74; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 74, Article VII, Code of Ordinances of Kansas City, Missouri, is hereby amended by repealing Section 74-302 and enacting in lieu thereof a new section of like number and subject matter, to read as follows:

Sec. 74-302. Requirements to establish a CID.

(a) *Petition.* The petition shall:

- (1) Inform the property owners of the right to initiate a petition to terminate the proposed CID as provided by RSMo 67.1481.
- (2) Provide that the city auditor shall have the right to examine or audit the records of the CID and shall require that the CID make such records available to the city auditor within ten days after a written request for the same is made.
- (3) Estimate the revenue to be used for benefits to the public and describe such benefits.

(b) *Term.* CIDs shall be limited to a term of 20 years. However, if the petition provides that sales tax revenue will be used to repay debt issued to fund capital improvements, blight removal, or both, the term may be up to 27 years.

(c) *Blight determination.* Any CID requesting a finding of blight or relying on a prior determination of blight for the purposes of exercising the additional powers under RSMo 67.1461.2 shall submit with its petition:

- (1) A blight study, outlining the blighting factors and conditions, which blight study shall have been completed no more than five years prior to the date upon which the petition is submitted to the city clerk, and which shall identify, to the extent reasonably deemed possible by the consultant doing the blight study, the owner(s) of the property at such time as the blighting factors and conditions might reasonably have been determined to first occur and remain unabated;
- (2) Information on the maintenance of the property including, among other things, any capital maintenance outlays, during the five years preceding the submission of the petition;
- (3) Either:
 - (i) Official documentation notarized by the county wherein the CID is proposed to be located, denoting the total assessed valuation of each parcel located within the proposed CID for each of the five immediately preceding tax years; or
 - (ii) Documentation denoting the total assessed valuation of each parcel located within the proposed CID for each of the five immediately preceding tax years, accompanied by:
 - a. A notarized affidavit attesting to the date and source of such documentation; and
 - b. Evidence demonstrating that reasonable efforts were made to obtain the official notarized documentation required under subsection (i), and that the county declined or failed to provide such notarization;
- (4) A construction budget, with respect to any proposed physical improvements, that is structured to address and remediate the cited blighting factors and conditions identified in the submitted blight study. Such budget shall specify which expenditures are associated with exterior improvements, public improvements, or other improvements; and
- (5) A time schedule clearly setting forth timelines for commencement and completion of remediation of cited blighting factors or conditions.

(d) *City manager execution.* The city manager shall not execute any petition on behalf of the city as a property owner seeking to establish a CID unless authorized by the city council.

(e) *Cooperative agreement.* Each CID shall enter into a cooperative agreement with the city that addresses, among other things, requirements of this article and state statute. If the CID is established as a political subdivision and takes title to any real property, whether by purchase, gift, grant, bequest, devise or otherwise, the agreement shall address, or shall be amended to address, whether and to what extent the CID shall be required to make payments in lieu of taxes.

Section 2. That this amendment shall not apply to any proposed CID that has submitted its petition to the City Clerk prior to the effective date of this ordinance. Such petitions shall be governed by the City ordinances in effect on the date of submission.

Section 3. That this ordinance shall take effect forty-five (45) days after its adoption.

Approved as to form:

Eluard Alegre
Associate City Attorney



Legislation Text

File #: 250994

ORDINANCE NO. 250994

Sponsor: Councilmember Darrell Curls

Rezoning an area of 1.5 acres generally located at 1100 E. 63rd Street from Districts UR and B4-5 to District B4-5 and approving a development plan that also serves as a preliminary plat to allow for a commercial development. (CD-CPC-2025-_____)

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-_____, rezoning an area of about 1.5 acres generally located 1100 E. 63rd Street (63rd Street on the south, Troost Avenue on the west and Forest Avenue on the east) from Districts UR (Urban Redevelopment) and B4-5 (Heavy Business/Commercial 4) to District B4-5 (Heavy Business/Commercial 4), said section to read as follows:

Section 88-2_____. That an area legally described as:

Lot 1, Walgreen 30, a subdivision of land lying in Kansas City, Jackson County, Missouri.

is hereby rezoned from Districts UR (Urban Redevelopment) and B4-5 (Heavy Business/Commercial 4) to District B4-5 (Heavy Business/Commercial 4), all as shown outlined on a map marked Section 88-_____, 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:

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



Legislation Text

File #: 250995

ORDINANCE NO. 250995

Sponsor: Councilmember Johnathan Duncan

Approving the petition to establish the Brookside Shops Community Improvement District; establishing the Brookside Shops Community Improvement District generally located at West 63rd Street and Brookside Boulevard in Kansas City, Jackson County, Missouri; requiring the annual submission of certain records; and directing the City Clerk to report the creation of the District to the Missouri Department of Economic Development and the Missouri State Auditor.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

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

Section 2. That the District is hereby established for the purposes set forth in the petition, which the District shall have all the powers and authority authorized by the petition, the Act, and by law, and shall continue to exist for a period of twenty (20) years, unless extended pursuant to Section 67.1481.6, RSMo.

Section 3. That the District shall annually submit its proposed budget, annual report and copies of written resolutions passed by the District's board to the City pursuant to Section 67.1471, RSMo., and Section 74-302 of the Kansas City Code of Ordinances.

Section 4. That upon the effective date of this ordinance, the City Clerk is hereby directed to report the creation of the District to the Missouri Department of Economic Development and state auditor pursuant to Section 67.1421.6, RSMo., by sending a copy of this ordinance to said entities.

Section 5. That the District shall enter into a cooperative agreement with the City, the form of which shall be substantially similar to that which is attached to this ordinance as Exhibit 2.

..end

Approved as to form:

Eluard Alegre
Associate City Attorney



File #: 250997

ORDINANCE NO. 250997

Sponsor: Councilmember Crispin Rea

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

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

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

88-354 MARIJUANA FACILITIES

88-354-01 APPLICABILITY

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

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

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

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

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

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

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

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

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

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

88-354-03 MEASUREMENTS

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

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

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

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

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

88-354-04 HOURS OF OPERATION

88-354-04-A. GENERALLY

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

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

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

88-354-05 STORAGE

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

88-354-06 EXTERNAL IMPACTS

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

..end

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

Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



File #: 250998

ORDINANCE NO. 250998

Sponsor: Councilmember Crispin Rea

Rezoning an area of 1.3 acres generally located at 4630 Troost Avenue from District UR to District B4-5 and approving a development plan that also serves as a preliminary plat to allow for a commercial development. (CD-CPC-2025-_____)

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-_____, rezoning an area of about 1.3 acres generally located 4630 Troost Avenue (Troost Avenue on the east and Emanuel Cleaver Boulevard on the south) from Districts UR (Urban Redevelopment) to District B4-5 (Heavy Business/Commercial 4), said section to read as follows:

Section 88-2_____. That an area legally described as:

Lot 1, Walgreen 29, a subdivision of land lying in Kansas City, Jackson County, Missouri.

is hereby rezoned from Districts UR (Urban Redevelopment) to District B4-5 (Heavy Business/Commercial 4), all as shown outlined on a map marked Section 88-_____, 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:

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



File #: 251000

RESOLUTION NO. 251000

Sponsor: Councilmember Kevin O'Neill

RESOLUTION - Amending the KCI Area Plan by amending the Proposed Land Use Plan and Map for an approximately 107 acre tract of land generally located at the southwest corner of Northwest 100th Street and North Platte Purchase Drive by changing the recommended land use designation from "Commercial, Residential Low Density, Open Space / Buffer, and Mixed Use Community" to "Residential Medium Density." (CD-CPC-2025-00130)

WHEREAS, an application was submitted by Ashlar Homes, LLC and Capstone Communities, LLC to amend the KCI Area Plan by amending the Proposed Land Use Plan and Map for an approximately; and 107 acre tract of land generally located at the southwest corner of Northwest 100th Street and North Platte Purchase Drive by changing the recommended land use designation from "Commercial, Residential Low Density, Open Space / Buffer, and Mixed Use Community" to "Residential Medium Density.

WHEREAS, the City Plan Commission considered such amendment to the Proposed Land Use Plan and Map on October 15, 2025; and

WHEREAS, after all interested persons were given an opportunity to present testimony, the City Plan Commission did on October 15, 2025, 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 is hereby amended by changing the Proposed Land Use Plan and Map for an approximately 107 acre tract of land generally located at the southwest corner of Northwest 100th Street and North Platte Purchase Drive from "Commercial, Residential Low Density, Open Space / Buffer and Mixed Use Community to Residential Medium Density." A copy of the amendment to the KCI Area Plan is attached hereto as Exhibit A and is incorporated herein by reference.

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 area plan amendment hereinabove, all public notices have been given and hearings have been held as required by law.

..end



File #: 250876

ORDINANCE NO. 250876

Sponsor: Director of City Planning and Development Department

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

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

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

88-445-06 - SIGNS IN RESIDENTIAL DISTRICTS

88-445-06-A. RESIDENTIAL SIGNS

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

1. **GENERAL RULES**

a. **LIGHTING.**

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

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

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

c. **TRAFFIC CONTROL SIGNS**

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

d. **MESSAGES**

Any sign allowed under this section may bear a noncommercial message. Limited commercial messages are allowed, in accordance with express provisions of this section, but such commercial messages may not advertise or direct attention to a business or

commercial activity other than one lawfully conducted on the premises, as expressly allowed under this section.

e. **SETBACK**

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

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

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

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

3. **MULTI-UNIT BUILDINGS**

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

a. **WALL SIGNS**

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

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

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

b. **INCIDENTAL SIGNS**

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

c. **INTERIM SIGNS**

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

4. **INSTITUTIONAL AND OFFICE USES**

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

(a) **MONUMENT SIGNS**

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

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

(b) **WALL SIGNS**

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

(c) **INCIDENTAL SIGNS**

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

(d) **INTERIM SIGNS**

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

(e) **DIGITAL SIGNS**

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

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

5. HOSPITAL SIGNS

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

6. **RESIDENTIAL ENTRANCE SIGNS**

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

7. **INTERIM SUBDIVISION DEVELOPMENT SIGNS**

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

8. **GROUP HOMES**

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

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

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

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

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

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

10. **AUXILIARY PARKING**

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

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

..end

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

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250876

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

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

Discussion

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

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

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

City Plan Commission voted 5-1 to recommend approval.

Fiscal Impact

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

This ordinance has no direct fiscal impact.

Citywide Business Plan (CWBP) Impact

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

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

Prior Legislation

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

Service Level Impacts

No service level impacts expected.

Other Impacts

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

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

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

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

No(Press tab after selecting)

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

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

No(Press tab after selecting)



File #: 250941

ORDINANCE NO. 250941

Sponsor: Director of Health Department

Authorizing the Chief Procurement Officer to execute five contracts in the amount of \$400,000.00 each with qualified community-based organizations Ruskin Heights, Independence Plaza, North Town Fork Creek, Marlborough Heights and Ivanhoe from previously appropriated funds to establish neighborhood outreach teams to engage high-risk individuals and prevent violent conflicts; authorizing a total expenditure of \$2,000,000.00 to satisfy the cost of the contracts; and recognizing this ordinance as having an accelerated effective date.

WHEREAS, the Cure Violence Global model is a nationally recognized public health approach proven to reduce shootings and homicides; and

WHEREAS, the City will contract with community-based organizations to hire and manage Neighborhood Outreach Teams that implement the model with high fidelity; and

WHEREAS, each team will detect and interrupt potential violent conflicts, identify and treat highest-risk individuals, mobilize the community and shift behavior norms, and collect and report data for ongoing monitoring and evaluation; and

WHEREAS, target expansion will allow Kansas City to deploy evidence-based strategies in real time, strengthen collaboration with local organizations, and improve public safety outcomes in neighborhoods most affected by violence, NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY

Section 1. That the Manager of Procurement Services is authorized to execute five contracts in the amount of \$400,000.00 each with Ruskin Heights, Independence Plaza, North Town Fork Creek, Marlborough Heights, and Ivanhoe community-based organizations to establish Neighborhood Outreach Teams for the purpose of implementing the Cure Violence Global model of violence prevention initiatives for a total expenditure of \$2,000,000.00.

Section 2. That the Director of the Health Department is authorized to expend \$2,000,000.00 from previously appropriated funds in Account No. 26-2000-501905-B, Blueprint for Violence Prevention, to satisfy the cost of the contracts.

Section 3. That this ordinance, relating to expenses of government, is recognized as an ordinance with an accelerated effective date as provided by Section 503(a)(3)(B) of the City Charter and shall take effect in accordance with Section 503, City Charter.

..end

The City has no financial obligation under both this Ordinance and Contract 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 obligated incurred in the purchase order.

William Choi
Interim Director of Finance

Approved as to form:

Joseph A. Guarino
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250941

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

Kansas City, Missouri ranks 8th nationwide in homicides per capita despite being the 37th U.S. largest city, with 182 killings in 2020. The City's Aim4Peace program addresses this crisis by focusing on neighborhoods with the highest levels of violence, where 90% of survivors served by the Hospital Response Team (HRT) identify as BIPOC.

To strengthen this effort, the City proposes a **\$2,000,000 investment divided by 5 selected neighborhoods** to expand the Cure Violence Global model and Prevention Initiatives. This funding will support five Neighborhood Outreach Teams—one per each of the five neighborhoods which are Ruskin Heights, Independence Plaza, North Town Fork Creek, Marlborough Heights, and Ivanhoe—to directly engage individuals at highest risk of violence and mediate conflicts before they escalate.

Discussion

The Cure Violence model is a nationally recognized public health approach proven to reduce shootings and homicides. Through this grant, the City will contract with community-based organizations to hire and manage Neighborhood Outreach Teams that implement the model with high fidelity.

Each team will:

- Detect and interrupt potentially violent conflicts
- Identify and treat highest-risk individuals
- Mobilize the community and shift behavior norms
- Collect and report data for ongoing monitoring and evaluation

This targeted expansion will allow Kansas City to deploy evidence-based strategies in real time, strengthen collaboration with local organizations, and improve public safety outcomes in neighborhoods most affected by violence.

Fiscal Impact

1. Is this legislation included in the adopted budget?

☒ Yes ☐ No

2. What is the funding source?
2000-501905 Blueprint for Violence Prevention
3. How does the legislation affect the current fiscal year?
Authorizes expenditures of funds appropriated in the current fiscal year
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Work on these projects will be performed in the current fiscal year and next fiscal year.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Reduction in violence

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)

N/A

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

Blueprint Violence Prevention Fund

Service Level Impacts

Service Level Impact and Key Performance Indicators (KPIs)

The expansion of the Cure Violence Model through the five Neighborhood Outreach Teams will deliver measurable improvements in violence prevention and community engagement in Kansas City's most affected neighborhoods. Key Performance Indicators will include:

- **Conflict Mediation Effectiveness** – At least **75% of Aim4Peace street conflict mediations** are resolved without conditions.
- **Community Events** - Number of community events held
- **High-Risk Individual Engagement** – Number of at-risk individuals identified and actively engaged in intervention services.
- **Data Reporting and Fidelity Monitoring** – Percentage completion rates of key forms such as the monitoring of the number of case notes completed per worker and the number of participants per worker.

Meeting these benchmarks will ensure that the City's investment produces tangible outcomes, strengthens public safety infrastructure, and contributes to long-term reductions in neighborhood violence.

Other Impacts

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

The program is expected to significantly reduce violence among populations disproportionately impacted, lowering rates of injury, trauma, and related health complications. By addressing these disparities, it will also reduce the burden on healthcare and emergency systems. Prevention strategies, supportive services, and alternatives to violence will foster safer environments, improve mental health outcomes, and strengthen overall community well-being.

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

Community leaders, neighborhood associations, and local organizations have actively advocated for the expansion of neighborhood-based teams modeled after the successful Aim4Peace approach, sharing their priorities with council representatives to ensure the ordinance reflects the needs of impacted groups. The Health Department's competitive procurement process identified qualified organizations to deliver outreach and support services aligned with community priorities.

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

By offering alternatives to violence, case management, and long-term support, this legislation reduces harm, strengthens community resilience, and promotes safer, healthier neighborhoods. Through the neighborhood partnership with the City, the neighborhood-based teams modeled after Aim4Peace provides coordinated services to individuals impacted by violence and advances the City's long-term sustainability and public safety goals.

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:

Solicited RFP

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.

Public Health Infrastructure Grant – A2 Budget Period 3

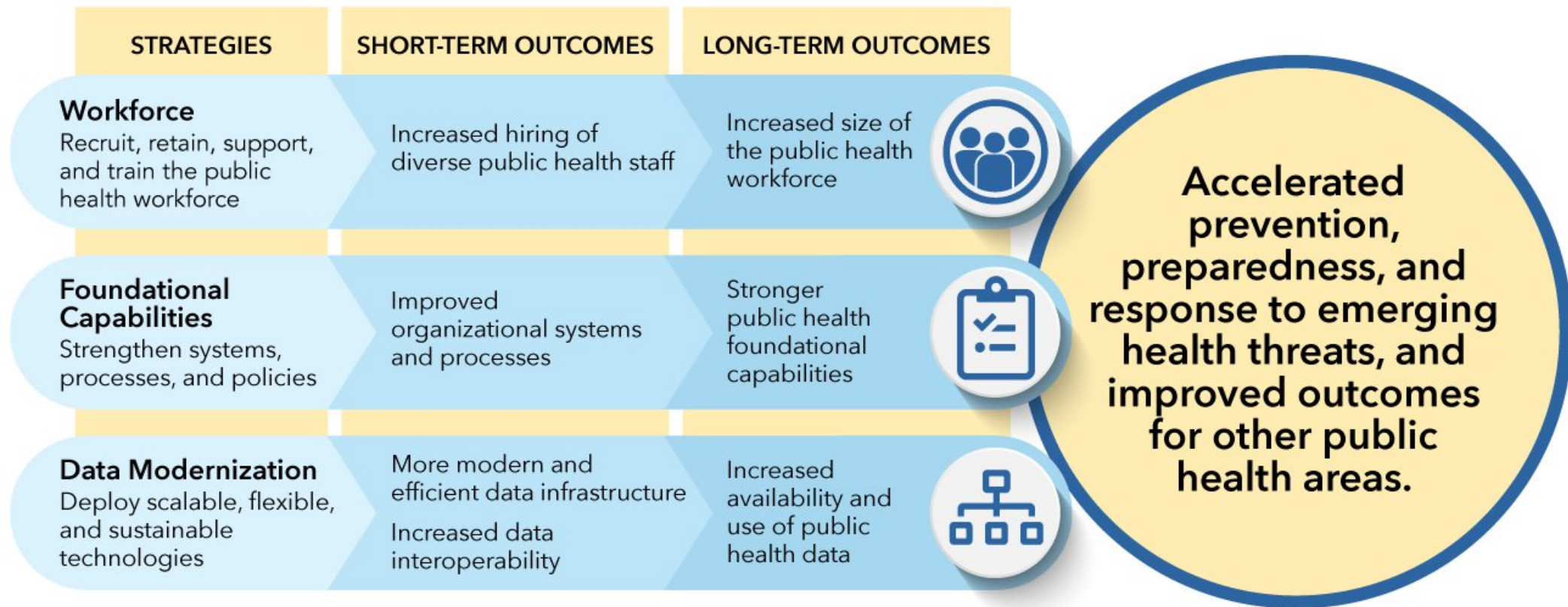
Alex Francisco, PhD

Elizabeth Duggan

11/12/2025

Neighborhood, Planning, and Development Committee





A1 – Workforce

- 14 total positions are funded through the workforce component:
 - Health Education
 - Disease Investigation
 - Financial Services
 - Program Evaluation
 - Data Modernization
 - Workforce Development
- \$6,664,782 to be drawn over five years
(Dec 1, 2022-Nov 30, 2027)

A2 – Foundational Capabilities

A2 Budget Period 3 (A2-BP3) has a total allocation of \$739,567 and will be used for efforts in the following strategies:

- 1) Continuance of the Community Wellness Ambassador program
- 2) Priority travel for conferences and professional development
- 3) Online platform for public health training and continuing education
- 4) Critical department-wide trainings
- 5) Lab equipment for bulk syphilis testing