



**Agenda**

**Neighborhood Planning and Development Committee**

Chairperson Ryana Parks-Shaw

Vice Chair Eric Bunch

Councilmember Nathan Willett

Councilmember Melissa Patterson Hazley

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**Tuesday, October 29, 2024**

**1:30 PM**

**26th Floor, Council Chamber**

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**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 Two Minutes\*\*\***

**\*\*\*BEGINNING OF CONSENT ITEMS\*\*\***

**Director of City Planning & Development**

**[240942](#)**

Sponsor: Director of City Planning and Development Department

Approving the plat of Holly Farms - Third Plat, an addition in Clay County, Missouri, on approximately 15 acres generally located at the terminus of North Holly Street south of Northwest 106th Street, creating 46 lots and 1 tract for the purpose of a single unit residential development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2024-00013)

**\*\*\*END OF CONSENT ITEMS\*\*\***

**Director of City Planning & Development**

[240927](#) Sponsor: Director of City Planning and Development Department

Approving the petition to terminate the 45th & Main Community Improvement District #1; terminating the District generally bounded by East 45th Street to the north, Walnut Street to the east, East 46th Street to the south, and Main Street to the west in Kansas City, Jackson County, Missouri; and directing the City Clerk to report the termination to the Missouri Department of Economic Development.

**Director of City Planning & Development**

[240928](#) Sponsor: Director of City Planning and Development Department

Approving the petition to terminate the 45th & Main Community Improvement District #2; terminating the District generally bounded by East 45th Street to the north, Walnut Street to the east, East 46th Street to the south, and Main Street to the west in Kansas City, Jackson County, Missouri; and directing the City Clerk to report the termination to the Missouri Department of Economic Development.

**Director of Housing and Community Development**

[240929](#) Sponsor: Director of Housing and Community Development Department

Re-appropriating funds in the amount of \$836,049.00 from the Central City Sales Tax Fund-Projects into the Central City Sales Tax Fund to claw back funds from a withdrawn CCED project.

**Director of City Planning & Development**

[240933](#) Sponsor: Director of City Planning and Development Department

RESOLUTION - Approving an application to the United States Environmental Protection Agency for a Brownfields Cleanup Grant in the amount of up to \$4,000,000.00 for properties located in the Washington Wheatley Neighborhood and the Marlborough Neighborhood; and authorizing the Director of City Planning and Development to submit the application.

**Director of City Planning & Development**

[240943](#) Sponsor: Director of City Planning and Development Department

Approving a development plan on about two acres in District B3-3 generally located at N. Green Hills Road and N.W. Barry Road to allow for two commercial pad sites. (CD-CPC-2024-00109)

**City Manager's Office**

[240944](#) Sponsor: City Manager's Office

Approving the Fourteenth Amendment to the North Oak Tax Increment Financing Plan.

**Lucas**

[240945](#) Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Krysten Carnes, Kyle Elliott, Kimiko Gilmore, Bill Miller, Matthew Muckenthaler, Barry Myers, Tammy Queen and Paul Schofer as successor directors to the Performing Arts Community Improvement District.

**Lucas**

[240946](#) Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Lisa Seever and Elizabeth Rosin as successor directors to the Pershing and Grand Community Improvement District.

**Director of City Planning & Development**

[240950](#) Sponsor: Director of City Planning and Development Department

Approving a plan for the transfer of assets from the expired Red Bridge Community Improvement District to the separate Red Bridge Shopping Center Community Improvement District.

**Director of City Planning & Development**

[240953](#) Sponsor: Director of City Planning and Development Department

Rezoning an area of about 45 acres generally located on the south side of E. 27th Street and the west side of Blue Ridge Boulevard from District R-7.5 to District MPD and approving a development plan which also serves as a preliminary plat, allowing for a mix of uses that includes residential, office, agricultural farm, tree service and the preservation and protection of natural resource areas.  
(CD-CPC-2024-00087)

**City Manager's Office**

[240954](#) Sponsor: City Manager's Office

Accepting and approving the recommendation of the Tax Increment Financing Commission of Kansas City, Missouri, as to the termination of the 87th & Hillcrest Road Tax Increment Financing Plan and the termination of the designation of Redevelopment Project Area 1 described therein; declaring as surplus those funds within the Special Allocation Fund established in connection with Redevelopment Project Area 1; dissolving the Special Allocation Fund established in connection with the Redevelopment Project Area; authorizing the distribution of such surplus funds; and directing the City Clerk to send copies of this ordinance to Jackson County.

RE-REFERRED

**Director of City Planning & Development**

[240919](#) Sponsor: Director of City Planning and Development Department

Approving a development plan on about 7 acres in District O-1 generally located at 12940 Wornall Road to allow for a residential mixed-use development.  
(CD-CPC-2024-00108)

HELD IN COMMITTEE

[160419](#) Approving and designating Redevelopment Project C of the Platte Purchase Development Plan as a Redevelopment Project; and adopting tax increment financing therefore.

[160421](#) Approving and designating Redevelopment Project E of the Platte Purchase Development Plan as a Redevelopment Project; and adopting tax increment financing therefore.

**City Manager's Office**

[240898](#) Sponsor: City Manager's Office

Approving the Amended Eighth Amendment to the Platte Purchase Development Plan.

ADDITIONAL BUSINESS

1. There may be a general discussion regarding 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](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



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**File #: 240942**

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ORDINANCE NO. 240942

Sponsor: Director of City Planning and Development Department

Approving the plat of Holly Farms - Third Plat, an addition in Clay County, Missouri, on approximately 15 acres generally located at the terminus of North Holly Street south of Northwest 106th Street, creating 46 lots and 1 tract for the purpose of a single unit residential development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2024-00013)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Holly Farms - Third Plat, a subdivision in Clay County, Missouri, a true and correct copy of which is attached hereto and incorporated herein by reference, is hereby approved.

Section 2. That the plat granting and reserving unto Kansas City an easement and license or right to locate, construct, operate and maintain facilities including, but not limited to, water, gas, sewerage, telephone, cable TV, surface drainage, underground conduits, pad mounted transformers, service pedestals, any and all of them upon, over, under and along the strips of land outlined and designated on the plat by the words utility easement or U/E be and the same are

hereby accepted and where other easements are outlined and designated on the plat for a particular purpose, be and the same are hereby accepted for the purpose as therein set out.

Section 3. That the grades of the streets and other public ways set out on the plat, herein accepted are hereby established at the top of curb, locating and defining the grade points which shall be connected by true planes or vertical curves between such adjacent grade points, the elevations of which are therein given, in feet above the City Directrix.

Section 4. That the Director of City Planning and Development is hereby authorized to execute a Covenant to Maintain Stormwater Agreement, to be in a form substantially as that attached hereto as Exhibit A and incorporated herein by reference.

Section 5. That the Director of City Planning and Development is hereby authorized to execute and/or accept any and all agreements necessary to clear the title of any right of way, utility easements or other public property dedicated on the plat.

Section 6. That the City Clerk is hereby directed to facilitate the recordation of this ordinance, together with the documents described herein and all other relevant documents, when the Developer has met all of the requirements for the plat to be released for recording, in the Office of the Recorder of Deeds of Clay County, Missouri.

Section 7. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on October 2, 2024.

..end

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Approved as to form:

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Eluard Alegre  
Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 240942

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 the plat of Holly Farms - Third Plat, an addition in Clay County, Missouri, on approximately 15 acres generally located at the terminus of North Holly Street south of Northwest 106th Street, creating 46 lots and 1 tract for the purpose of single unit residential development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2024-00013)

### Discussion

The request is for approval of a Final Plat in District R-7.5 (Residential), on approximately 15 acres at the terminus of North Holly Street, just south of Northwest 106th Street. The Final Plat involves the creation of 46 lots and 1 tract for a single unit residential development. This Final Plat is consistent with the previously approved Preliminary Plat under Case No. SD 1446B, which originally proposed 146 single-family lots and 6 tracts.

The Final Plat includes the construction of street connections to the adjacent Cadence Residential Development to the west, ensuring connectivity as required by the Zoning and Development Code. Additionally, two future connections are provided to the undeveloped land to the south, supporting orderly future expansion. The Final Plat adheres to the standards outlined in the Preliminary Plat and complies with the lot and building regulations in Section 88-110 of the Zoning and Development Code.

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 subdivision of land. .



3. How does the legislation affect the current fiscal year?  
Not applicable as this is an ordinance authorizing the subdivision 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 the subdivision 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 the subdivision 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)**

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

**Citywide Business Plan (CWBP) Impact**

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

### Case No. SD 1446B - Preliminary Plat - Holly Farms –

Ordinance No. 180023 passed by City Council on January 25, 2018, approved a preliminary plat on about 62 acres in District R-7.5 (Residential-7.5) generally located on the south side of NW Shoal Creek Parkway, approximately 2,000 feet west of US Hwy 169, creating 146 single family lots and 6 tracts.

**SD1446C: Holly Farms First Plat** - Ordinance No. 190180 passed by City Council on March 21, 2019, approved a final plat on about 36 acres in District R-7.5 (Residential-7.5) creating 74 single family lots and 5 tracts.

**CLD-FnPlat-2020-00002: Holly Farms Second Plat-** Ordinance No. 210186 passed by City Council on March 14, 2021, approved a final plat on about 10 acres in District R-7.5 (Residential-7.5) creating 26 single family lots and 2 tracts.

## Service Level Impacts

Not applicable as this is an ordinance authorizing the subdivision of land.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
Not applicable as this is an ordinance authorizing the subdivision 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 the subdivision of land.
3. How does this legislation contribute to a sustainable Kansas City?  
Not applicable as this is an ordinance authorizing the subdivision of land.
4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)

Not applicable as this is an ordinance authorizing the subdivision of land.  
Not applicable as this is an ordinance authorizing the subdivision of land.

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 subdivision 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 the subdivision 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 #: 240927**

ORDINANCE NO. 240927

Sponsor: Director of City Planning and Development Department

Approving the petition to terminate the 45th & Main Community Improvement District #1; terminating the District generally bounded by East 45th Street to the north, Walnut Street to the east, East 46th Street to the south, and Main Street to the west in Kansas City, Jackson County, Missouri; and directing the City Clerk to report the termination to the Missouri Department of Economic Development.

WHEREAS, 45th and Main Community Improvement District #1 (“District”) was established by Council per Ordinance No. 190492, passed on July 11, 2019, with a twenty-year term set to expire in 2039;

WHEREAS, Section 67.1481.2, RSMo, of the Missouri Community Improvement District Act authorizes Council to terminate a community improvement district prior to the expiration of its term upon the filing of a proper petition; and

WHEREAS, a proper petition has been filed with the City Clerk and is attached hereto as Exhibit 1; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the petition to terminate the 45th & Main Community Improvement District #1 (the “District”) in accordance with Section 67.1481, RSMo, of the Missouri Community Improvement District Act is hereby approved in its entirety.

Section 2. That the District plan for the dissolution and distribution of remaining assets as detailed in the termination petition is hereby approved in its entirety.

Section 3. That the City Clerk is hereby directed to report the termination of the District by sending a copy of this ordinance to the Missouri Department of Economic Development.

..end

Approved as to form:

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Eluard Alegre  
Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 240927

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 the petition to terminate the 45th & Main Community Improvement District #1; terminating the 45th & Main Community Improvement District #1 generally bounded by East 45th Street to the north; Walnut Street to the East; East 46th Street to the south; and Main Street to the west in Kansas City, Jackson County, Missouri; and directing the City Clerk to report the termination of the District to the Missouri Department of Economic Development.

### Discussion

This Ordinance terminates the existing 45th & Main Community Improvement District #1. This District was created July 11th, 2019. To the Petitioner's knowledge, the District has never collected revenue nor implemented a sales tax within the District.

Termination of a District requires that existing assets of a District must be sold or transferred in accordance with a dissolution plan, as approved by this Ordinance. Since the CID never generated revenues, the District has no outstanding assets or financial obligations to distribute.

This District received three administrative citations pursuant to Sec. 74-305(b) and has an outstanding balance totaling \$3,000 due to the City of Kansas City, Missouri for not submitting a Fiscal Year 2025 budget.

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
1000-642044 CID Support
3. How does the legislation affect the current fiscal year?

There are City expenses incurred related to the mailing of notices.

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)**

Expenses vary based on the number of parcels needing mailed notice, amount is immaterial

**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

190492- Approval of formation petition and creation of the District.

210565- Amending Chapter 74, Code of Ordinances, by enacting a new Article VII that establishes the City's comprehensive policy for the approval of new community improvement districts and existing community improvement districts; repealing Second Committee Substitute for Resolution No. 120605 and Resolution No. 130844; and setting an effective date of forty-five days after adoption of this ordinance.

## Service Level Impacts

This Ordinance has no impact on service levels provided in the District.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
No change.
2. How have those groups been engaged and involved in the development of this ordinance?  
NA
3. How does this legislation contribute to a sustainable Kansas City?  
NA
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 #: 240928**

ORDINANCE NO. 240928

Sponsor: Director of City Planning and Development Department

Approving the petition to terminate the 45th & Main Community Improvement District #2; terminating the District generally bounded by East 45th Street to the north, Walnut Street to the east, East 46th Street to the south, and Main Street to the west in Kansas City, Jackson County, Missouri; and directing the City Clerk to report the termination to the Missouri Department of Economic Development.

WHEREAS, 45th and Main Community Improvement District #2 (“District”) was established by Council per Ordinance No. 190493, passed on July 11, 2019, with a twenty-year term set to expire in 2039;

WHEREAS, Section 67.1481.2, RSMo, of the Missouri Community Improvement District Act authorizes Council to terminate a community improvement district prior to the expiration of its term upon the filing of a proper petition; and

WHEREAS, a proper petition has been filed with the City Clerk and is attached hereto as Exhibit 1; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the petition to terminate the 45th & Main Community Improvement District #2 (the “District”) in accordance with Section 67.1481, RSMo, of the Missouri Community Improvement District Act is hereby approved in its entirety.

Section 2. That the District plan for the dissolution and distribution of remaining assets as detailed in the termination petition is hereby approved in its entirety.

Section 3. That the City Clerk is hereby directed to report the termination of the District by sending a copy of this ordinance to the Missouri Department of Economic Development.

..end

Approved as to form:

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Eluard Alegre  
Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 240928

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 the petition to terminate the 45th & Main Community Improvement District #2; terminating the 45th & Main Community Improvement District #2 generally bounded by East 45th Street to the north; Walnut Street to the East; East 46th Street to the south; and Main Street to the west in Kansas City, Jackson County, Missouri; and directing the City Clerk to report the termination of the District to the Missouri Department of Economic Development.

### Discussion

This Ordinance terminates the existing 45th & Main Community Improvement District #2. This District was created July 11th, 2019. To the Petitioner's knowledge, the District has never collected revenue nor implemented a sales tax within the District.

Termination of a District requires that existing assets of a District must be sold or transferred in accordance with a dissolution plan, as approved by this Ordinance. Since the CID never generated revenues, the District has no outstanding assets or financial obligations to distribute.

This District received three administrative citations pursuant to Sec. 74-305(b) and has an outstanding balance totaling \$3,000 due to the City of Kansas City, Missouri for not submitting a Fiscal Year 2025 budget.

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
1000-642044 CID Support
3. How does the legislation affect the current fiscal year?

There are City expenses incurred related to the mailing of notices.

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)**

Expenses vary based on the number of parcels needing mailed notice, amount is immaterial

## **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

190493- Approval of formation petition and creation of the District.

210565- Amending Chapter 74, Code of Ordinances, by enacting a new Article VII that establishes the City's comprehensive policy for the approval of new community improvement districts and existing community improvement districts; repealing Second Committee Substitute for Resolution No. 120605 and Resolution No. 130844; and setting an effective date of forty-five days after adoption of this ordinance.

## Service Level Impacts

This Ordinance has no impact on service levels provided in the District.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
No change
2. How have those groups been engaged and involved in the development of this ordinance?  
NA
3. How does this legislation contribute to a sustainable Kansas City?  
NA
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 #: 240929**

ORDINANCE NO. 240929

Sponsor: Director of Housing and Community Development Department

Re-appropriating funds in the amount of \$836,049.00 from the Central City Sales Tax Fund-Projects into the Central City Sales Tax Fund to claw back funds from a withdrawn CCED project.

WHEREAS, Committee Substitute for Ordinance No. 230368 appropriated \$836,049.00 from Unappropriated Fund Balance of the Central City Sales Tax Fund to the Central City Sales Tax Fund-Projects for CCED Projects awarded to New Rising Star Missionary Baptist Church; and

WHEREAS, the CCED Board would like to re-appropriate these unused funds back into the Central City Sales Tax Fund so they may be used for future awards; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the appropriations in the following account of the Central City Economic Development Sales Tax Fund, Fund No. 2200, is hereby reduced by the following amount:

25-2200-555998-619850-55JAMESTOWNA	Jamestown	\$836,049.00
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Section 2. That the sum of \$836,049.00 is hereby appropriated from the Unappropriated Fund Balance of the Central City Economic Development Sales Tax Fund, Fund No. 2200, to the following account:

25-2200- 555998-619080-55BUDGET	Budget Integration Account	\$836,049.00
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..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:

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Joseph A. Guarino  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 240929

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

Authorizing the CCED Board to request re-appropriation of funds in the amount of \$836,049 from the Central City Sales Tax Fund-Projects into the Central City Sales Tax Fund to claw back funds from withdrawn CCED project.

### Discussion

The following MBE/WBE goals may apply to all contracts: 02. Construction MBE: 15% WBE: 15% 03. Design/Consulting MBE: 13% WBE: 13% 04. Facility Renovation/Tenant Upgrades/Maintenance MBE: 11% WBE: 11%

### Fiscal Impact

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

2. What is the funding source?

Central City Economic Development Sales Tax Fund - 25-2200-555998-619850-55JAMESTOWNA

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

This legislation would authorize the CCED Board to utilize the return of unused funds into the Central City Sales Tax Fund so they may be supported by future awards.

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)**

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**

Ordinance 230368

## Service Level Impacts

A reappropriation of funds financially supports service impacts of the five main goals in CCED's 2020-2027 Strategic Plan: 1. Create organization capacity to accomplish goals and projects. 2. Foster and maintain diverse and sustainable neighborhoods. 3. Create and expand employment opportunities. 4. Create opportunities for access, equity, and shared prosperity. 5. Enhance opportunities for small and minority-owned business development.

## 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?  
CCED promotes neighborhood stabilization and revitalization by funding housing and development projects that improve the wellbeing of residents and families.
4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)

Reappropriating funds allow the CCED Board to relocate or provide new awards to projects preserving, constructing, or transitioning housing efforts for KCMO families.

[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:

Project have withdrawn and will no longer be proceeding with awarded CCED project.

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

No(Press tab after selecting)

Click or tap here to enter text.

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

No(Press tab after selecting)



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**File #: 240933**

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RESOLUTION NO. 240933

Sponsor: Director of City Planning and Development Department

RESOLUTION - Approving an application to the United States Environmental Protection Agency for a Brownfields Cleanup Grant in the amount of up to \$4,000,000.00 for properties located in the Washington Wheatley Neighborhood and the Marlborough Neighborhood; and authorizing the Director of City Planning and Development to submit the application.

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the application to the U.S. Environmental Protection Agency (EPA) for a Brownfields Cleanup Grant ("Grant") in the amount of up to \$4,000,000.00 for the remediation of hazardous waste and petroleum brownfield sites located in the Washington Wheatley Neighborhood and the Marlborough Neighborhood, a copy of which in substantial form is attached hereto, is hereby approved.

Section 2. That the Director of the Department of City Planning is authorized to submit the application.

..end

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# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 240933

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 application to the United States Environmental Protection Agency for a Brownfields Cleanup Grant in the amount of up to \$4,000,000.00 for properties located in the Washington Wheatley Neighborhood and the Marlborough Neighborhood; and authorizing the Director of City Planning and Development to submit the application.

### Discussion

The U.S. Environmental Protection Agency is accepting applications for Brownfield Cleanup Grants of up to \$4,000,000.00. Contamination has been identified on properties owned by the Kansas City, Missouri or its instrumentalities (i.e., Land Bank of Kansas City, Missouri and Kansas City, Missouri Homesteading Authority) located in the Washington Wheatley and Marlborough Neighborhoods and funds are sought for remediation.

Brownfield grant funds typically leverage other federal, state and local resources for Brownfield redevelopment projects. On average, every \$1 of Brownfield investment in Kansas City leverages approximately \$15 in public and private investment.

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
U.S. Environmental Protection Agency.
3. How does the legislation affect the current fiscal year?  
May increase revenues by up to \$4,000,000.00

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

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
The grant may leverage private and other public investment in the redevelopment of the contaminated properties enrolled in the Housing Accelerator program. Brownfield grant funds typically leverage other federal, state and local resources for Brownfield redevelopment projects. On average, every \$1 of Brownfield investment in Kansas City leverages approximately \$15 in public and private investment.

**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 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

Click or tap here to enter text.

## Service Level Impacts

It is estimated that the EPA Brownfields Cleanup grant will remediate up to 9.72 acres of vacant residential and commercial land and leverage at least \$20 million in new investment leveraged for site reuse and redevelopment.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
Vulnerable populations, environmental justice communities and other residents living or working on or near brownfield sites will benefit from the cleanup activities performed with the grant funds accepted by the ordinance.
2. How have those groups been engaged and involved in the development of this ordinance?  
Stakeholders, including non-profits, neighborhood organizations, and interested residents were informed about the EPA Brownfields grant opportunity through public meetings of the Kansas City Brownfields Initiative and meetings with neighborhood leaders. Public input is welcomed at all meetings.
3. How does this legislation contribute to a sustainable Kansas City?  
The EPA Brownfield grant helps cleanup and reuse vacant, idle and blighted properties, usually located in developed areas with existing infrastructure, public safety, schools, parks and other public services. Reuse of these sites helps the City make more efficient use of its existing investments in these services, increase density, promote public transit, reduce vehicle miles traveled and related carbon emissions, and reduce the overall cost of providing services to residents. Moreover, Brownfield site cleanup and redevelopment enhance environmental quality, help address social inequity and environmental justice issues, and contribute to the economic vitality of the affected areas and the City overall.

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

Projects identified to potentially use these grant funds will create new affordable housing.

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:

Grant application.

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

No(Press tab after selecting)

Click or tap here to enter text.

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

No(Press tab after selecting)



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**File #: 240943**

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ORDINANCE NO. 240943

Sponsor: Director of City Planning and Development Department

Approving a development plan on about two acres in District B3-3 generally located at N. Green Hills Road and N.W. Barry Road to allow for two commercial pad sites. (CD-CPC-2024-00109)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District B3-3 (Community Business (Dash 3)) generally located at N. Green Hills Road and N.W. Barry Road, and more specifically described as follows:

TRACT I: A tract of land located in the Southwest Quarter of the Northeast Quarter of Section 8, Township 51, Range 33, in Platte County, Missouri, more particularly described as follows: Beginning at the Southwest corner of the Northeast Quarter of Section 8, Township 51, Range 33, thence North along the West line of the Northeast Quarter a distance of 316.5 feet; thence East and parallel with the South line of the Northeast Quarter a distance of 260.0 feet; thence South and parallel with the West line of the Northeast Quarter, a distance of 316.5 feet to the South line of the Northeast Quarter; thence West along said South line of said Quarter a distance of 260.0 feet to the Southeast corner of the Northeast Quarter and the point of beginning, subject to that part, if any, in streets, roadways, highways or other public rights-of-way. EXCEPT that part deeded to the State of Missouri, acting by and through the State Highway Commission of Missouri, as set forth in the instrument recorded as Document No. 29791 in Book 524 at Page 305.

TRACT II: A tract of land located in the Southwest Quarter of the Northeast Quarter of Section 8, Township 51, Range 33, Platte County, Missouri, more particularly described as follows: Beginning at a point on the West line of the Northeast Quarter of Section 8, said point being 2,127.94 feet South of the Northwest corner of the Northeast Quarter of Section 8, Township 51, Range 33; thence East and parallel with the South line of the Northeast Quarter, a distance of 260.0 feet; thence South and parallel with the West line of the Northeast Quarter, a distance of 167.54 feet; thence West and parallel with the South line of the Northeast Quarter a distance of 260.0 feet to the West line of the Northeast Quarter of Section 8; thence North along said West line of said Quarter a distance of 167.54 feet to the point of beginning, Except that part in roadway. EXCEPT

that part deeded to the State of Missouri, acting by and through the State Highway Commission.

is hereby approved, subject to the following conditions:

1. Prior to issuance of the certificate of occupancy for each lot 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 secure approval of a project plan from the City Plan Commission prior to a building permit for the second (northern) lot.
3. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
4. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
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 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 developer shall install “No Left Turn” and “One Way” signs at the right-in and right-out island along N.W. Barry Road and N. Green Hills Road.
8. 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.
9. 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.
10. 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.

11. 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 prior to issuance of any certificate of occupancy permits including temporary certificate of occupancy permits.
12. 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.
13. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
14. The developer shall ensure that water and fire service lines meet current Water Services Department rules and regulations prior to a certificate of occupancy.
15. Water and sewer service lines shall serve only one lot or tract and shall not cross a separate lot or tract.
16. No water service tap permits will be issued until the public water main is released for taps.
17. The developer shall connect to the 12" main in N.W. Barry Rd.
18. Any water main extension plans shall be prepared by a Missouri professional engineer and submitted following the Kansas City Water Services Department rules and regulations for water main extensions. Water main extension plans shall be prepared at a minimum for one additional fire hydrant along N. Green Hills Road to meet the 300' maximum spacing requirement. This water main extension shall be contracted (permitted) prior to a building permit issuance.
19. 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.

20. 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.
21. 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.
22. 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.
23. 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.
24. The developer shall secure permits to extend 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.
25. 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.
26. 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.

27. The internal sanitary and storm sewers shall be private utility mains located within private easements and covered by covenants to maintain private utility mains acceptable to the Kansas City Water Services Department.
28. 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.
29. 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.
30. The developer shall provide private storm drainage and/or sanitary sewer easements for any private utility 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

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

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Sara Copeland, FAICP  
Secretary, City Plan Commission

Approved as to form:

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Sarah Baxter  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 240943

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 non-residential development plan in district B3-3 on about 1.8 acres generally located at N. Green Hills Road and NW Barry Road.

### Discussion

The applicant is proposing two free standing commercial buildings on one lot, which requires the approval of a development plan. The current zoning, B3-3, does permit most commercial uses and drive-through facilities. The northern structure is currently speculative while the southern building is a proposed Starbucks with a drive-through lane. The drive-through lane for Starbucks does comply with 88-340, the drive-through facilities standards but the northern drive-through will need to be reconfigured to maintain a 50' separation distance from the AG-R zoned property directly to the north. The applicant will be required to submit a project plan for the northern building which requires approval from the City Plan Commission (CPC) prior to the issuance of any building permit

The preliminary plat is dedicating a 50' easement along N. Green Hills Road and NW Barry Road for the KCATA Special Rapid Transit Corridor (SRTC). The SRTC was approved in 1968 with the construction of KCI and proposes a dedicated easement to allow for efficient public transit from downtown Kansas City to the airport.

The applicant conducted the required public engagement on September 5, 2024 and staff only received one phone call from the immediate neighbor who took no position on the proposed development.

Staff recommended approval and the City Plan Commission voted in favor of the development 4-1. Commissioner Crowl voted nay due to building elevations not having high quality materials and not complementing the adjacent properties.



## 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?  
The applicant is proposing to construct a Starbucks, the second pad site does not have a user at this point in time.

### 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 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**

There are no controlling cases associated with the subject property.

### **Service Level Impacts**

Staff does not anticipate any service level impacts to City operations.

### **Other Impacts**

1. What will be the potential health impacts to any affected groups?  
No impacts have been identified.
2. How have those groups been engaged and involved in the development of this ordinance?  
The applicant held the required public engagement meeting on September 5, 2024.
3. How does this legislation contribute to a sustainable Kansas City?  
The applicant is proposing to use some native plants.
4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and

Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

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

Please provide reasoning why not:

Click or tap here to enter text.

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

No(Press tab after selecting)

Click or tap here to enter text.

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

No(Press tab after selecting)



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**File #: 240944**

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ORDINANCE NO. 240944

Sponsor: City Manager's Office

Approving the Fourteenth Amendment to the North Oak Tax Increment Financing Plan.

WHEREAS, pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the "Act"), the City Council of Kansas City, Missouri (the "City Council") by Ordinance No. 54556 passed on November 24, 1982, and thereafter amended in certain respects by Committee Substitute for Ordinance No. 911076, as amended, passed on August 29, 1991, Ordinance No. 100089, as amended, passed on January 28, 2010, and Ordinance No. 130986, passed on December 19, 2013, Committee Substitute for Ordinance No. 140823, as amended on, June 18, 2015 and Committee Substitute for Ordinance No. 230524, passed on June 22, 2023, created a commission constituted pursuant to Section 99.820.2 (the "Kansas City TIF Commission") and Section 99.820.3 of the Act (the "Clay County KC TIF Commission"); and

WHEREAS, the City created the Administrative TIF Commission and has delegated all powers delegable under the Act, in particular powers enumerated in Section 99.8210.1, RSMo, in connection with administering tax increment financing plans and projects to the Administrative TIF Commission, as provided in Code § 74-58; and

WHEREAS, on February 24, 2005, the City Council passed Ordinance No. 050104, which accepted the recommendations of the then applicable Kansas City Commission and approved the North Tax Increment Financing Plan (the "Redevelopment Plan") and designated the Redevelopment Area described therein to be a Blighted Area (the "Redevelopment Area"); and

WHEREAS, the Redevelopment Plan has been amended thirteen times, by Ordinance No. 060534 on July 20, 2006, by Ordinance No. 070996 on October 11, 2007, by Ordinance No. 090832 on October 1, 2009, by Ordinance No. 100083 on February 11, 2010, by Ordinance No. 100705 on September 30, 2010, by Ordinance No. 120172 on March 1, 2012, by Ordinance No. 160670 on September 8, 2016, by Ordinance No. 170739 on October 5, 2017, by Ordinance No. 180053 on February 1, 2018, by Ordinance No. 190925 on August 27, 2020, by Ordinance No. 220665 on September 30, 2010, and by Ordinance No. 230212 on March 9, 2023; and

WHEREAS, a Fourteenth Amendment to the Redevelopment Plan ("Fourteenth Amendment") was proposed to the Clay County KC TIF Commission, which having been duly constituted and its members appointed, after proper notice was given, met in a public hearing on

October 9, 2024, and after receiving the comments of all interested persons and taxing districts, closed the public hearing, approved the Fourteenth Amendment to the Redevelopment Plan and recommended that the City Council approve the Fourteenth Amendment; and

WHEREAS, the Fourteenth Amendment (a) modifies Façade and Site Improvement Guidelines, (b) modifies the Budget of Redevelopment Project Costs, (c) modifies the Sources of Funds, and (d) modifies certain exhibits to and sections of the Plan that are in furtherance of the foregoing; and NOW THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. The Fourteenth Amendment (the “Fourteenth Amendment”) to the North Oak Tax Increment Financing Plan (the “Plan” or “Redevelopment Plan”) is hereby approved and adopted as valid.

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

Section 3. That the City Council hereby finds that good cause has been shown for the Fourteenth Amendment of the Plan and that the findings of the Council in Ordinance No. 050104, Ordinance No. 060534, Ordinance No. 070996, Ordinance No. 090832, Ordinance No. 100083, Ordinance No. 100705, Ordinance No. 120172, Ordinance No. 160670, Ordinance No. 170739, Ordinance No. 180053, Ordinance No. 190925, Ordinance No. 220665, Ordinance No. 230212, except as expressly modified by the Fourteenth Amendment, are not affected by the Fourteenth Amendment and apply equally to the Fourteenth Amendment.

Section 4. That the Council hereby finds that:

- a. The Redevelopment Area as a whole is a blighted area, as defined in Section 99.805 of the Act, has not been subject to growth and development through investment by private enterprise, and would not reasonably be anticipated to be developed without the adoption of the Redevelopment Plan.
- b. The Plan, as amended by the Fourteenth Amendment, conforms to the comprehensive plan for the development of the City as a whole.
- c. The areas selected for Redevelopment Projects include only those parcels of real property and improvements thereon which will be directly and substantially benefited by the Redevelopment Project Improvements.
- d. The estimated dates of completion of the Redevelopment Projects and retirement of obligations incurred to finance Redevelopment Project Costs have been stated in the Plan, as amended by the Fourteenth Amendment, and are not more than 23 years from the passage of any ordinance approving a Redevelopment Project within the Redevelopment Area.

- e. The Plan, as amended by the Fourteenth Amendment, includes a plan for relocation assistance for businesses and residences.
- f. A cost-benefit analysis showing the impact of the Plan on each taxing district which is at least partially within the boundaries of the Redevelopment Area has been prepared in accordance with the Act.
- g. The Plan, as amended by the Fourteenth Amendment, does not include the initial development or redevelopment of any gambling establishment.
- h. A study has been completed and the findings of such study satisfy the requirements provided under Section 99.810, RSMo.

Section 5. That the Administrative Commission is authorized to issue obligations in one or more series of bonds secured by North Oak Tax Increment Financing Plan Account of the Special Allocation Fund to finance Redevelopment Project Costs identified by the Plan, as amended by the Fourteenth Amendment, and, subject to any constitutional limitations, to acquire by purchase, donation, lease or eminent domain, own, convey, lease, mortgage, or dispose of land or other property, real or personal, or rights or interests therein, and grant or acquire licenses, easements and options with respect thereto, all in the manner and at such price the Administrative Commission determines, to enter into such contracts and take all such further actions as are reasonably necessary to achieve the objectives of the Plan, as amended by the Fourteenth Amendment. Any obligations issued to finance Redevelopment Project Costs shall contain a recital that they are issued pursuant to Sections 99.800 to 99.865 of the Act, which recital shall be conclusive evidence of their validity and of the regularity of their issuance.

Section 6. That pursuant to the provisions of the Redevelopment Plan, the City Council approves the pledge of all payments in lieu of taxes and economic activity taxes generated within Redevelopment Projects that are deposited into the Special Allocation Fund(s) established in connection with each Redevelopment Project described by the Redevelopment Plan to the payment of Redevelopment Project Costs and authorizes the Administrative Commission to pledge such funds on its behalf.

..end

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Approved as to form:

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Emalea Black  
Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 240944

Submitted Department/Preparer: Please Select

Revised 11/01/23

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

Accepting the recommendations of the Tax Increment Financing Commission and approving the 14<sup>th</sup> Amendment to the North Oak Tax Increment Financing Plan.

### Discussion

This Amendment incorporates 2 modifications to the Plan as recommended by the North Oak TIF Advisory Committee to the TIF Commission. The TIF Commission Approved the Recommendation and brings this amendment forward to City Council for consideration.

The first change is to modify the Façade and Site Improvement Program. This modification expands the uses allowed and funds available per project. The Façade and Site Improvement Program will be renamed "The North Oak Development Program". Funds will be allowed to reimburse costs associated with professional and constructions services. Projects will need to be approved by the Program's Advisory Committee as described in the program. Use of funds will require following all City Ordinances and TIF Policies, as necessary.

The Second Change is to reallocate the funds in Projects 1&2 labeled as "Public Improvements", to the renamed line item, "The North Oak Development Program". The total amount reallocated is \$3,944,800.

### Fiscal Impact

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

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

N/A

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

N/A

### Office of Management and Budget Review

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund.  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 [FY23 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



050104, 060534, 070996, 090832, 100083, 100705, 120172, 160670, 170739, 180053, 190925, 220665, 230212

## Service Level Impacts

None

## 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?  
Freeing up funds to use for development projects along North Oak Corridor. These funds were slated for Public Improvements, but without a lead developer, the Advisory Committee wants to redirect the funds to initiate more development along unused and underused parcels.
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:

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

No(Press tab after selecting)

Click or tap here to enter text.

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



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**File #: 240945**

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RESOLUTION NO. 240945

Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Krysten Carnes, Kyle Elliott, Kimiko Gilmore, Bill Miller, Matthew Muckenthaler, Barry Myers, Tammy Queen and Paul Schofer as successor directors to the Performing Arts Community Improvement District.

WHEREAS, the Performing Arts Community Improvement District (“District”) was established by petition of the property owners (“Petition”) and approved by the City Council by Ordinance No. 030504; and

WHEREAS, the Petition provides for successor directors to be appointed by the Mayor, with the consent of the City Council, according to slates which have been submitted by the District; and

WHEREAS, the District has submitted a slate to the City Clerk as provided by the Petition; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

That the following persons are hereby appointed as successor directors to the Performing Arts Community Improvement District to serve such terms as is provided for by the Petition:

Krysten Carnes  
Kyle Elliott  
Kimiko Gilmore  
Bill Miller  
Matthew Muckenthaler  
Barry Myers  
Tammy Queen  
Paul Schofer

..end

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**No Docket  
Memo Provided  
for Ordinance  
No. 240945**



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**File #: 240946**

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RESOLUTION NO. 240946

Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Lisa Seever and Elizabeth Rosin as successor directors to the Pershing and Grand Community Improvement District.

WHEREAS, the Pershing and Grand Community Improvement District (“District”) was established by petition of the property owners (“Petition”) and approved by the City Council by Committee Substitute for Ordinance No. 170362; and

WHEREAS, the Petition provides for successor directors to be appointed by the Mayor, with the consent of the City Council, according to slates which have been submitted by the District; and

WHEREAS, the District has submitted a slate to the City Clerk as provided by the Petition; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

That the following persons are hereby appointed as successor directors to the Pershing and Grand Community Improvement District to serve such terms as is provided for by the Petition:

Lisa Seever  
Elizabeth Rosin

..end

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**No Docket  
Memo Provided  
for Ordinance  
No. 240946**



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**File #: 240950**

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ORDINANCE NO. 240950

Sponsor: Director of City Planning and Development Department

Approving a plan for the transfer of assets from the expired Red Bridge Community Improvement District to the separate Red Bridge Shopping Center Community Improvement District.

WHEREAS, by Ordinance No. 080979, adopted on November 6, 2008, and pursuant to the Community Improvement District Act, Sections 67.1401 through Section 67.1571, RSMo., as amended (“Act”), the City Council approved the formation of the Red Bridge Community Improvement District (“Expired District”) generally located on either side of Red Bridge Road between Oak Street on the west and Holmes Road on the east in Kansas City, Jackson County, Missouri, for a ten (10)-year term; and

WHEREAS, the Expired District, and its authority to impose a sales tax and special assessment, as approved pursuant to the Act, automatically expired in 2018; and

WHEREAS, the Expired District has not been active and has not collected any sales tax or special assessment revenues since 2018, except that there remains approximately \$25,000.00 of Expired District revenues (“Funds”) in a bank account; and

WHEREAS, by Committee Substitute for Ordinance No. 150780, adopted on September 17, 2015, pursuant to the Act, the City Council approved the formation of the separate Red Bridge Shopping Center Community Improvement District (“Red Bridge Shopping Center CID”) generally located at the southwest corner of the intersection of Holmes Road and Red Bridge Road in Kansas City, Jackson County, Missouri, for a thirty (30-year) term, subject to extensions; and

WHEREAS, the City Council approved an amendment to the boundaries of the Red Bridge Shopping Center CID pursuant to the Act by Ordinance No. 190888 adopted on October 31, 2019; and

WHEREAS, the City Council approved formation of the Red Bridge Shopping Center CID to facilitate the redevelopment of the Red Bridge Shopping Center and eliminate blighting conditions found to exist within the Red Bridge Shopping Center CID; and

WHEREAS, the Red Bridge Shopping Center CID is active and currently imposes a sales and use tax at the rate of one percent (1.0%) and a special assessment to fund its operations; and

WHEREAS, the Red Bridge Shopping Center is located within the partially overlapping boundaries of both the Expired District, as it previously existed, and the Red Bridge Shopping Center CID; and

WHEREAS, Section 67.1481.5 of the Act states that upon termination of the Expired District assets of the Expired District shall be sold or transferred in accordance with a plan for dissolution as approved by ordinance. It further states that “[e]very effort should be made by the municipality for the assets of the district to be distributed in such a manner so as to benefit the real property which was formerly a part of the district;” and

WHEREAS, the surviving directors of the Expired District adopted Resolution No. 2024-1 dated September 26, 2024, authorizing the transfer of the Funds from the Expired District to the Red Bridge Shopping Center CID for use to benefit the Red Bridge Shopping Center in accordance with the Act; and

WHEREAS, the directors the Red Bridge Shopping Center CID adopted Resolution No. 2024-5 dated September 26, 2024, authorizing the acceptance of the Funds from the Expired District, and further authorizing the use of the Funds for the benefit of the Red Bridge Shopping Center in accordance with the Act; and

WHEREAS, to allow for the closure of the bank account in which the Funds are deposited, the Red Bridge Shopping Center CID has requested approval for the transfer of the Funds to the Red Bridge Shopping Center CID for use within the Red Bridge Shopping Center CID pursuant to the Act; and

WHEREAS, the transfer of the Funds to the Red Bridge Shopping Center CID will be consistent with the purpose of both districts; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plan for the transfer of the remaining revenues of the expired Red Bridge CID to the Red Bridge Shopping Center CID is approved pursuant to Section 67.1481.5, RSMo., of the Community Improvement District Act.

Section 2. That the Red Bridge Shopping Center CID shall use the remaining revenues within the boundaries of the Red Bridge Shopping Center CID pursuant to the Act for the benefit of the Red Bridge Shopping Center.

..end

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Approved as to form:

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Eluard Alegre  
Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 240950

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 plan for the transfer of assets from the expired Red Bridge Community Improvement District to the separate Red Bridge Shopping Center Community Improvement District.

### Discussion

This ordinance will approve a transfer of leftover funds of an expired Community Improvement District (CID), the Red Bridge CID, to an active CID, the Red Bridge Shopping Center CID. The Red Bridge CID was established in 2008 for a 10 year term, expired in 2018, and has \$25,000 leftover in an account from previously collected sales taxes and special assessments. The Red Bridge Shopping Center CID was established in 2015 for a 30 year term partially overlapping the Red Bridge CID. The Boards of Directors for both the expired CID and active CID have passed resolutions approving the transfer of funds.

State statute requires the assets of a CID to be sold or transferred in accordance with a dissolution plan approved by ordinance when a CID is expired or terminated. State statute also instructs the municipality to make every effort for the assets of the CID be distributed to benefit the property formerly part of the expired or terminated CID.

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
Private CID funds; no City funding source.
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)**

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

**Citywide Business Plan (CWBP) Impact**

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

080979 - Establishment of the Red Bridge Community Improvement District  
150780 - Establishment of the Red Bridge Shopping Center Community Improvement District

## Service Level Impacts

No change

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
No change
2. How have those groups been engaged and involved in the development of this ordinance?  
NA
3. How does this legislation contribute to a sustainable Kansas City?  
NA
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 #: 240953**

ORDINANCE NO. 240953

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 45 acres generally located on the south side of E. 27th Street and the west side of Blue Ridge Boulevard from District R-7.5 to District MPD and approving a development plan which also serves as a preliminary plat, allowing for a mix of uses that includes residential, office, agricultural farm, tree service and the preservation and protection of natural resource areas. (CD-CPC-2024-00087)

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-1452, rezoning an area of about 45 acres generally located on the south side of E. 27th Street and the west side of Blue Ridge Boulevard from District R-7.5 (Residential 7.5) to District MPD (Master Planned Development), and approving a development plan which also serves as a preliminary plat allowing for a mix of uses that includes residential, office, agricultural farm, tree service and the preservation and protection of natural resource areas, said section to read as follows:

Section 88-20A-1452. That an area legally described as:

TRACT 1:

The North 30 acres of the Northwest Quarter of the Northwest Quarter of Section 17, Township 49, Range 32, in Kansas City, Jackson County, Missouri.

TRACT 2 PARCEL: A

That part of Lot 3. Commissioner's Plat of Robert Fogle Lands described as follows: Beginning at the Northwest corner of Northeast Quarter of Northwest Quarter of Section 17, Township 49, Range 32, Thence South 141 feet; thence East 154.5 feet; Thence North 141 feet, Thence West 154.5 feet to beginning, Except that part in 27th Street, in Kansas City, Jackson County, Missouri.

That part of Lot 4, Commissioner's Plat of Robert Fogle lands described as follows: Beginning 141 feet of South of Northwest corner of Northeast Quarter of Northwest Quarter of Section 17, Township 49, Range 32; thence South 172.7 feet; thence East 154.6 feet; thence North 172.7 Feet; Thence West 154.6 feet to Beginning. In Kansas City, Jackson County, Missouri. Subject to that part in streets and/or roads if any.

**TRACT 3:**

The West 154.6 feet of lots 1 and 2, FOGLE HEIGHTS, a subdivision in Kansas City, Jackson County, Missouri.

**TRACT 4:**

Lots 6 to 8, and 13 to 15 Inclusive, Hollyvale, a subdivision in Kansas City, Jackson County, Missouri.

**TRACT 5:**

All that part of Lots 3 and 4, COMMISSIONER'S PLAT OF ROBERT FOGLE LANDS, being a part of the Northeast Quarter of the Northwest Quarter of Section 17 Township 49, Range 32. In Kansas City, Jackson County, Missouri, Described as follows: Beginning 313.7 feet South and 252.1 feet East of the Northwest corner of the Northeast Quarter of the Northwest Quarter of Section 17, Township 49, Range 32, which is the Point of Beginning; thence East 211.4 feet; thence North 172.7 feet; Thence West 211.4 feet; thence South 172.7 feet to the place of beginning, also, Beginning 154.5 feet East of the Northwest corner of the Northeast Quarter of the Northwest Quarter of Section 17, Township 49, Range 32, which is the Point of Beginning; Thence East 309 feet; Thence South 141 feet; Thence West 309 feet; Thence North 141 feet to the Point of Beginning; Also beginning 313.7 feet South and 154.5 feet East of the Northwest corner of the Northeast Quarter of the Northwest Quarter of Section 17, Township 49, Range 32, which is the point of beginning; Thence East 97.6 feet; thence North 172.7 feet; thence West 97.6 feet; thence South 172.7 feet to the Point of Beginning. Subject to that part in streets and/or roads , if any/ Except that part of the Northeast Quarter of the Northwest Quarter of Section 17, Township 49, Range 32. Described as follows: Beginning at a point 141 feet South of the North line and 363.5 feet East of the West line of said Northeast Quarter of the Northwest Quarter. Thence East parallel with the North line of said Quarter Quarter Section 100 feet; Thence South parallel with the West line of said Quarter Quarter Section 172.7 feet to the North line of 27th Street Terrace, now established; thence West parallel with the North line of said Quarter Quarter Section and along the North line of said 27th Street Terrace 100 feet, Thence North parallel with the West line of said Quarter Quarter Section 172.7 feet to the Point of Beginning.

And except that part described as follows:

All that part of Lots 3 and 4, Commissioners Plat of Robert Fogle Lands, being a part of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section 17, Township 49, Range 32, in Kansas City, Jackson County, Missouri, described as follows, Beginning 247.0 feet East of the Northwest corner of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of said section, and being the true point of beginning, thence East 96.0 feet, thence South 181.0 feet thence West 96.0 feet thence North 181.0 feet to the true point of beginning, except that part taken for 27th Street.

**TRACT 6:**

All that part of the Northeast Quarter of the Northwest Quarter of Section 17, Township 49, Range 32, in Kansas City, Jackson County, Missouri and being a part of Lots 5 and 7, as shown on the Commissioner's Plat of land of Robert Fogle, Deceased, filed for record in the

Office of the Recorder of Deeds of said County at Independence and recorded in Book 208 at Page 85, described as follows: Beginning at a point in the West line of said Quarter Quarter Section which is also the West line of said Lot 5, 169.5 feet North of the Southwest corner of said Quarter Quarter Section, which is also the Southwest corner of said Lot 5; thence North along said West line, 164.2 feet; thence East 1184.1 feet, more or less, to the center line of Blue Ridge Road as now established; thence Southeasterly along said center line 177.3 feet, more or less, to a point due East of point of beginning; thence West 1251 feet, more or less, to point of beginning, except that part thereof in Blue Ridge Road.

**TRACT 7:**

All that part of Lot 5, Commissioner's Plat of Robert Fogle Estate, beginning at the Northwest corner of Lot 5; thence East along the North line of Lot 5, a distance of 797.25 feet, thence South parallel to the West line of Lot 5, a distance of 270.5 feet; thence West parallel to the South line of Lot 5, a distance of 797.25 feet to the West line of Lot 5; thence North 270.5 feet to the point of beginning; is hereby rezoned from District R-7.5 (Residential 7.5) to District MPD (Master Planned Development), all as shown outlined on a map marked Section 88-20A-1452, 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. The North 20 feet of the above tract is subject to being dedicated for a roadway.

Section B. That a development plan which also serves as a preliminary plat 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 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.
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. The developer shall secure approval of an MPD final plan from the City Plan Commission prior to a building permit for the future phases.



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. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
7. The developer shall consolidate the parcels addressed as 2804 and 2808 Blue Ridge Boulevard prior to issuance of any building permit.
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)
10. Fire hydrant distribution shall follow IFC-2018 Table C102.1.
11. The 30,000 square-foot building on the north of the property will likely require a sprinkler system.
12. Required Fire Department access roads shall be a minimum unobstructed width of twenty (20) feet and 13 ft. 6 in. clearance height. The developer shall check with Streets and Traffic (Kansas City, Missouri Public Works Department) or the Missouri Department of Transportation (MODOT) regarding street planning regulations that may supersede the Fire Code. (IFC-2018: § 503.2.1)
13. A required Fire Department access road shall be an all-weather surface. (IFC-2012: § 503.2.3)
14. Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
15. 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) and shall provide fire lane signage on fire access drives.
16. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
17. The developer shall submit verification of vertical and horizontal sight distance to the Land Development Division for the drive connection to E. 27th Street public right-of-way 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.

18. 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.
19. 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.
20. The developer shall employ a Missouri professional engineer to complete a comparative analysis of the proposed fire and domestic water demands to the capacity of the adjacent water mains to supply these demands. If necessary the developer shall design and install upsized public water distribution mains to accommodate the new demands prior to a building permit issuance.
21. 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.
22. 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.
23. 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.
24. 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 prior to issuance of any building permits, and the developer shall secure permits to construct any improvements required by the Kansas City Water Services Department prior to issuance of any certificate of occupancy.
25. 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 storm water detention area tracts, prior to recording the plat or issuance of a building permit, whichever occurs first.

26. 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.
27. The developer shall submit a preliminary stream buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements.
28. 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.
29. The developer shall demonstrate that the proposed private sewage disposal system complies with Chapter 18, Kansas City Building Code, in the City's Code of Ordinances, MDNR requirements, and Health Department requirements prior to issuance of a permit for the private sewage disposal system.

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

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

..end

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

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Sara Copeland, FAICP  
Secretary, City Plan Commission

Approved as to form:

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Sarah Baxter  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 240953

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 45 acres generally located on the south side of E. 27th Street and the west side of Blue Ridge Boulevard from District R-7.5 (Residential 7.5) to District MPD (Master Planned Development), and approved a development plan which also serves as a preliminary plat allowing for a mix of uses that includes; residential, office, agricultural farm, tree service and the preservation and protection of natural resource areas. (CD-CPC-2024-00087).

### Discussion

This MPD plan seeks to provide a mixed use development that includes; residential, office, agricultural farm, tree service and the preservation and protection of natural resource areas.

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 a zoning ordinance authorizing (subdivision of subject property/physical development of subject property/allowed uses on subject property).
3. How does the legislation affect the current fiscal year?  
Not applicable as this is a zoning ordinance authorizing (subdivision of subject property/physical development of subject property/allowed uses on 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 authorizing (subdivision of subject property/physical development of subject property/allowed uses on subject property).

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

This ordinance authorizes physical development of the subject property, which may generate revenue.

### 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 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

None

## Service Level Impacts

Minimal impact anticipated.

## 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 July 30, 2024. 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 July 30, 2024. See attached summary as part of the staff report.
3. How does this legislation contribute to a sustainable Kansas City?  
City Planning and Development Staff evaluated this against the following sustainability goals/objectives in The KC Spirit Playbook:
  - Healthy Environmental Systems: We will promote and value the health of our environmental and natural systems and protect them from degradation.
4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)  
  
Click or tap here to enter text.  
Click or tap here to enter text.
5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.  
  
No - CREO's review is not applicable (Press tab after selecting)  
Please provide reasoning why not:  
Click or tap here to enter text.
6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

Click or tap here to enter text.

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



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**File #: 240954**

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ORDINANCE NO. 240954

Sponsor: City Manager's Office

Accepting and approving the recommendation of the Tax Increment Financing Commission of Kansas City, Missouri, as to the termination of the 87th & Hillcrest Road Tax Increment Financing Plan and the termination of the designation of Redevelopment Project Area 1 described therein; declaring as surplus those funds within the Special Allocation Fund established in connection with Redevelopment Project Area 1; dissolving the Special Allocation Fund established in connection with the Redevelopment Project Area; authorizing the distribution of such surplus funds; and directing the City Clerk to send copies of this ordinance to Jackson County.

WHEREAS, pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the "Act"), the City Council of Kansas City, Missouri (the "City Council") by Ordinance No. 54556 passed on November 24, 1982, and thereafter amended in certain respects by Committee Substitute for Ordinance No. 911076, as amended, passed on August 29, 1991, Ordinance No. 100089, as amended, passed on January 28, 2010, and Ordinance No. 130986, passed on December 19, 2013, Committee Substitute for Ordinance No. 140823, as amended on, June 18, 2015 and Committee Substitute for Ordinance No. 230524, passed on June 22, 2023, created the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission"); and

WHEREAS, on March 3, 2005, the City Council passed Committee Substitute for Ordinance No. 050212, which accepted the recommendations of the Commission and approved the 87th & Hillcrest Road Tax Increment Financing Plan (the "Redevelopment Plan") and designated the Redevelopment Area described therein to be a Blighted Area (the "Redevelopment Area"); and

WHEREAS, the Redevelopment Plan contains one project area, project area 1, which is defined more specifically in Ordinance No. 050277; and

WHEREAS, the Redevelopment Plan has been amended twice, by Ordinance No. 060708 on July 6, 2006 and by Ordinance No. 230355 on May 4, 2023; and

WHEREAS, the Commission having been duly constituted and its duly members appointed, after all proper notice was given, the Commission met in public hearing and after receiving the comments of all interested persons and taxing districts with respect to the Redevelopment Plan, closed said public hearing on October 9, 2024, and adopted its Resolution



No. 10-4-24 (the “Resolution”), which recommends the City Council terminate of the Redevelopment Plan, terminate the designation of Redevelopment Project Area described therein, declare as surplus all funds on deposit in the Special Allocation Fund(s) established in connection with such Redevelopment Project Area and distributed to the affected taxing districts, in accordance with the Act and dissolve the Special Allocation Fund established in connection with each Redevelopment Project Area; NOW THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the recommendations of the Commission concerning the termination of the 87th & Hillcrest Road Tax Increment Financing Plan, as set forth in Resolution No.10-4-24, is hereby accepted, and the Hillcrest Road Tax Increment Financing Plan is hereby terminated.

Section 2. That the recommendations of the Commission concerning the termination of the designation of Redevelopment Project Area 1 described by the 87th & Hillcrest Road Tax Increment Financing Plan and Ordinance No. 050277 (the “Redevelopment Project Area”), as set forth in Resolution No.10-4-24 is hereby accepted, and the designation of Redevelopment Project Area is hereby terminated.

Section 3. That all funds within any Special Allocation Fund established in connection with the Redevelopment Project Area is hereby declared as surplus and shall be distributed in accordance with the Act and the provisions of this ordinance

Section 4. That following the distribution of the surplus funds, the special allocation fund for Redevelopment Project Area of the 87th & Hillcrest Road Tax Increment Financing Plan shall be dissolved.

Section 5. That the City Clerk is hereby directed to send copies of this ordinance to Jackson County.

..end

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Approved as to form:

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Emalea Black  
Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 240954

Submitted Department/Preparer: Please Select

Revised 11/01/23

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

Terminating the designation of Project 1 of the 87<sup>th</sup> & Hillcrest Tax Increment Financing Plan, terminating the 87<sup>th</sup> & Hillcrest Tax Increment Financing Plan, and directing the City Clerk to send copies of this ordinance to Jackson County

### Discussion

Terminating the TIF Plan and the remaining project area, and surplussing funds in the SAF

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
TIF
3. How does the legislation affect the current fiscal year?  
Surplussed funds will flow back to TJs, including the City.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
No more funds redirected for TIF.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
N/A

### Office of Management and Budget Review

(OMB Staff will complete this section.)

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

**Additional Discussion (if needed)**

Click or tap here to enter text.

**Citywide Business Plan (CWBP) Impact**

- 1. View the [FY23 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**

050212, 060708, 230355, 050227

**Service Level Impacts**

N/A

**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?  
Ending TIF Plan will stop redirection of tax dollars.
4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

Click or tap here to enter text.

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

No(Press tab after selecting)

Click or tap here to enter text.

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



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**File #: 240919**

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ORDINANCE NO. 240919

Sponsor: Director of City Planning and Development Department

Approving a development plan on about 7 acres in District O-1 generally located at 12940 Wornall Road to allow for a residential mixed-use development. (CD-CPC-2024-00108)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District O-1 generally located at 12940 Wornall Road, and more specifically described as follows:

A tract of land situate in the Township of Kaw, Sections 17 & 18, Township 47 North, Range 33 West, Jackson County, Mississippi, known as being Tracts 1, 2, 3, 4, and 5 of the Blue Hills Retirement Center as shown on Document No. K709805 in Plat Book 36, Page 72, and being further bounded and described as follows: Beginning at an Aluminum disk stamped "Aylett Rutherford and Eustler LS 1560" at the intersection of Aylett Rutherford and Eustler LS 1560" at the intersection of at the intersection of the North right-of-way of Blue Ridge Boulevard (a public right-of-way) and the West right-of-way of Wornall Road (a public right-of-way), said point being located N 42°51'36" W, 72.93' from 1/2" iron rebar marking the Southeast Corner of the Southwest 1/4 of the Southwest 1/4 of section 17; thence along the North right-of-way of Blue Ridge Boulevard, N 85°45'12" W, for a distance of 1351.33' to a 1/2" iron rebar stamped "KS LS-776 SK&W MO LS-2057"; thence leaving said right-of-way along the KS LS-776 SK&W MO LS-2057"; thence leaving said right-of-way along the; thence leaving said right-of-way along the Blue Hills South Subdivision (Book 33, Page 92) N 36°16'32" E, for a distance of 130.95' to an Aluminum disk stamped "Aylett Rutherford and Eustler LS 1560"; thence N 48°55'44" E, for a distance Aylett Rutherford and Eustler LS 1560"; thence N 48°55'44" E, for a distance; thence N 48°55'44" E, for a distance of 284.58' to a 3/8" iron rebar; thence N 55°20'46" E, for a distance of 274.48' to a 1/2" iron rebar iron rebar; thence N 55°20'46" E, for a distance of 274.48' to a 1/2" iron rebar stamped "KS LS-776 SK&W MO LS-2057"; thence N 01°07'39" E, for a distance of 154.13' to a point; KS LS-776 SK&W MO LS-2057"; thence N 01°07'39" E, for a distance of 154.13' to a point; thence N 01°07'39" E, for a distance of 154.13' to a point; thence N 53°58'14" E, for a distance of 133.50' to a 1/2" iron rebar stamped "KS LS-776 SK&W MO KS LS-776 SK&W MO LS-2057"; thence along the land conveyed to Blue Hills Country Club, S 34°51'38" E, for a distance of; thence

along the land conveyed to Blue Hills Country Club, S 34°51'38" E, for a distance of 264.25' to a 1/2" iron rebar stamped "KS LS-776 SK&W MO LS-2057"; thence S 85°35'33" E, for a KS LS-776 SK&W MO LS-2057"; thence S 85°35'33" E, for a; thence S 85°35'33" E, for a distance of 599.91' to an Aluminum disk stamped "Aylett Rutherford and Eustler LS 1560"; thence Aylett Rutherford and Eustler LS 1560"; thence; thence along the West right-of-way of Wornall Road S 03°21'07" W, for a distance of 519.25' to the point of beginning.

Containing 614,467 square feet (14.106 acres) of land, more or less, as surveyed by Timothy Leigh Fish, LS No. 2018005041 in August of 2023, for and on behalf of Millman Surveying, Inc. d.b.a. CBRE Land Surveying.

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, has been installed or preserved in accordance with the plan and is 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.
3. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
4. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
5. 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.
6. The developer shall combine Tracts 1-4 (500 W. Blue Ridge Boulevard, 450 Blue Ridge Boulevard, and 12940 Wornall Road) by General Warranty Deed and record with the county prior to a certificate of occupancy. A copy of the deed should be sent to [lotmapping@kcmo.org](mailto:lotmapping@kcmo.org) upon completion of recording.
7. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)

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. 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)
10. Fire Protection Systems shall be modified to fit the new plan.
11. Required Fire Department access roads shall be an all-weather surface. (IFC-2012: § 503.2.3). Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5). 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) and shall provide fire lane signage on fire access drives. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
12. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus (i.e., cul-de-sac, hammerhead Appendix D). (IFC-2018: § 503.2.5)
13. 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.
14. 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.
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 2024 acquisition rate of \$64,220.18 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 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.
18. 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.
19. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
20. 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.
21. Water/sewer service lines shall serve only one lot or tract and shall not cross a separate lot or tract.
22. All onsite water mains and fire hydrants shall be private.
23. The developer shall provide a storm drainage letter indicating that the total disturbed area for this project is less than 10,000 square feet and request an exception for the storm water management requirements for the site.
24. The developer shall work with the Kansas City Water Services Department to provide an indemnification agreement for the portion of the public sanitary sewer that is currently located beneath existing buildings prior to the issuance of any building permits.
25. The developer shall provide a signed and sealed letter from a Missouri professional engineer to request an exception to the City's stream buffer ordinance based on the current condition of the site and previous development prior to the adoption of the stream buffer ordinance.

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

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

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Sara Copeland, FAICP  
Secretary, City Plan Commission

Approved as to form:

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Sarah Baxter  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 240919

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 development plan on about 7 acres to allow for a residential mixed-use development in District O-1 generally located at 12940 Wornall Road. (CD-CPC-2024-00108)

### Discussion

This development plan proposes the reuse of 3 existing buildings from a skilled nursing facility into 133 residential dwelling units and 594 square feet of commercial space. The buildings have been vacant for the last few years and the developer is proposing to change the use to multi-unit apartment buildings.

The site is not expected to change, except for remodeling of the buildings. 138 parking spaces are provided.

The CPC received written testimony, primarily concerned about existing traffic issues. The anticipated traffic for the proposed development wasn't enough to require a traffic impact study by Public Works.

CPC voted to recommend 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 a zoning ordinance authorizing physical development of a property by a private developer.
3. How does the legislation affect the current fiscal year?

Not applicable as this is a zoning ordinance authorizing physical development of a property by a private developer.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
There are no public improvements with the propose ordinance; therefore, there is not anticipated future fiscal impact on the City.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
This ordinance authorizes physical development of the subject property, which may generate revenue.

**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 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-2021-00068 - Ordinance 210552 - Approving a rezoning without plan from R-7.5 (Residential 7.5) to O (Office) to allow the change of use of an existing building from residential to a hospital along with renovation and expansion work on about 14.178 acres generally located at the northwest corner of W. Blue Ridge Boulevard and Wornall Road. Approved 7/27/2021

CD-SUP-2021-00022 - A request to approve a Special Use Permit to allow the change of use of an existing building from residential to a hospital along with renovation and expansion work on about 14.178 acres generally located at the northwest corner of W. Blue Ridge Boulevard and Wornall Road. Expired 7/13/2024

## Service Level Impacts

No impact expected.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
This ordinance was not evaluated for potential health impacts.
2. How have those groups been engaged and involved in the development of this ordinance?  
This project complies with the public engagement requirements in section 88-505-12.
3. How does this legislation contribute to a sustainable Kansas City?  
This ordinance will authorize 133 new residential units, providing housing in the city.
4. Does this legislation create or preserve new housing units?  
Yes (Press tab after selecting)

Total Number of Units 133

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:

Private development project.

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

No(Press tab after selecting)

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

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

No(Press tab after selecting)



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**File #: 160419**

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ORDINANCE NO. 160419

Approving and designating Redevelopment Project C of the Platte Purchase Development Plan as a Redevelopment Project; and adopting tax increment financing therefore.

WHEREAS, pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the "Act"), the City Council of Kansas City, Missouri created the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission"); and

WHEREAS, on November 6, 2014, the City Council passed Committee Substitute for Ordinance No. 140916, which accepted the recommendations of the Commission as to the Platte Purchase Development Plan ("Redevelopment Plan") and designated the Redevelopment Area as an economic development area; and

WHEREAS, the Redevelopment Plan and Committee Substitute for Ordinance No. 140916 contemplate the implementation of the Redevelopment Plan through a number of separate Redevelopment Projects and the adoption of tax increment financing in each of the areas selected for such Redevelopment Projects; NOW, THEREFORE,

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

Section 1. That all terms used in this ordinance shall be construed as defined in Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended.

Section 2. That the area selected for Redevelopment Project C legally described as follows:

A tract of land in the Fractional Northwest Quarter and the Fractional Southwest Quarter of Section 3, Township 51 North, Range 33 West of the 5th Principal Meridian in Kansas City, Clay County, Missouri being bounded and described as follows: Commencing at the Northwest corner of the Fractional Southwest Quarter of Section 3 in Kansas City, Platte County, Missouri; thence South 00°28'49" West, along the West line of said Fractional Southwest Quarter of Section 3 in Platte County, 151.93 feet; thence South 89°29'58" East, 800.13 feet to a point on the South right-of-way line of NW Fountain Hills Drive, as now established, said point also being the Point of Beginning of the tract of land to be herein described; thence North 64°09'55" East, along said South right-of-way line, 455.89 feet; thence Northeasterly, continuing along said South right-of-way line, along a curve to the left, being tangent to the last described course with a radius of 513.50 feet, a central angle of 18°28'03" and an arc distance of 165.51 feet to a point on the West line of FOUNTAIN HILLS SECOND PLAT, a subdivision of land in Kansas City, Clay County, Missouri; thence South 18°29'23" East, along said West line, 631.79 feet to the Northwest corner of, FOUNTAIN HILLS FIFTH PLAT, a subdivision of land in Kansas City,

Clay County, Missouri; thence South 18°29'23" East, along the West line of said FOUNTAIN HILLS FIFTH PLAT, 426.21 feet to a point on the North right-of-way line of US Highway 152, as now established; South 64°18'53" West, along said North right-of-way line, 215.20 feet; thence South 76°12'10" West, continuing along said North right-of-way line, 582.47 feet; thence North 57°48'33" West, continuing along said North right-of-way line, 111.65 feet; thence North 02°31'27" West, continuing along said North right-of-way line, 335.60 feet to a point on the East right-of-way line of N Platte Purchase Drive, as now established; thence North 00°53'33" East, along said East right-of-way line, 200.00 feet; thence Northerly, continuing along said East right-of-way line, on a curve to the left, being tangent to the last described course with a radius of 800.00 feet, a central angle of 17°54'12" and an arc distance of 249.98 feet; thence Northerly, continuing along said East right-of-way line, on a curve to the right, having a common tangent with the last described course with a radius of 86.00 feet, a central angle of 38°27'12" and an arc distance of 57.72 feet; thence Northerly, continuing along said East right-of-way line, on a curve to the left, having a common tangent with the last described course with a radius of 99.00 feet, a central angle of 16°43'10" and an arc distance of 28.89 feet; thence Northeasterly, continuing along said East right-of-way line, on a curve to the right, having a common tangent with the last described course with a radius of 20.00 feet, a central angle of 59°26'33" and an arc distance of 20.75 feet to the Point of Beginning. Containing 745,093 square feet or 17.10 acres, more or less. is approved and designated by the Platte Purchase Development Plan as Redevelopment Project C ("Project C").

Section 3. That tax increment allocation financing is hereby adopted for taxable real property in the above described area selected for Project C. After the total equalized assessed valuation of the taxable real property in Project C exceeds the certified total initial equalized assessed valuation of the taxable real property in Project C, the ad valorem taxes, and payment in lieu of taxes, if any, arising from the levies upon the taxable real property in such project by taxing districts and tax rates determined in the manner provided in subsection 2 of Section 99.855 each year after the effective date of the ordinance until redevelopment project costs have been paid shall be divided as follows:

1. That portion of taxes levied upon each taxable lot, block, tract, or parcel of real property which is attributable to the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the area selected for the Project C shall be allocated to and, when collected, shall be paid by the Clay County Collector and the City Treasurer to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing;
2. Payments in lieu of taxes attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract, or parcel of real property in the area selected for Project C over and above the initial equalized assessed value of each such unit of property in the area selected for Project C shall be allocated to and, when collected, shall be paid to the City Treasurer who shall deposit such payments in lieu of taxes, which are necessary to the payment of Project C Costs within the Redevelopment Area, into a special fund called the "Special Allocation Fund" of the City for the purpose of paying Redevelopment Project Costs and obligations incurred in the payment thereof. Any payments in lieu of taxes which are not paid within sixty (60) days of the due date shall be deemed delinquent and shall be assessed a penalty of one percent (1%) per month.

Section 4. That in addition to the payments in lieu of taxes described in subsection 2 of Section 3 above, fifty percent (50%) of the total additional revenue from taxes which are imposed by the

City or taxing districts, and which are generated by economic activities within the area selected for Project C over the amount of such taxes generated by economic activities within such area in the calendar year prior to the passage of this ordinance, while tax increment financing remains in effect, but excluding certain taxes, fees and special assessments specifically identified by the Act, other than payments in lieu of taxes, shall be allocated to, and paid by the collecting officer to the City Treasurer or other designated financial officer of the City, who shall deposit such funds, which are necessary to the payment of Redevelopment Project Costs identified by the Redevelopment Plan, in a separate segregated account within the Special Allocation Fund for the purpose of paying Redevelopment Project Costs.  
..end

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Approved as to form and legality:

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Sarah Baxter  
Assistant City Attorney



ORDINANCE NO. xxxxxx

Approving and designating Redevelopment Project C of the Platte Purchase Development Plan as a Redevelopment Project; and adopting tax increment financing therefore.

WHEREAS, pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the "Act"), the City Council of Kansas City, Missouri created the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission"); and

WHEREAS, on November 6, 2014, the City Council passed Committee Substitute for Ordinance No. 140916, which accepted the recommendations of the Commission as to the Platte Purchase Development Plan ("Redevelopment Plan") and designated the Redevelopment Area as an economic development area; and

WHEREAS, the Redevelopment Plan and Committee Substitute for Ordinance No. 140916 contemplate the implementation of the Redevelopment Plan through a number of separate Redevelopment Projects and the adoption of tax increment financing in each of the areas selected for such Redevelopment Projects; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That all terms used in this ordinance shall be construed as defined in Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended.

Section 2. That the area selected for Redevelopment Project C legally described as follows:

A tract of land in the Fractional Northwest Quarter and the Fractional Southwest Quarter of Section 3, Township 51 North, Range 33 West of the 5th Principal Meridian in Kansas City, Clay County, Missouri being bounded and described as follows: Commencing at the Northwest corner of the Fractional Southwest Quarter of Section 3 in Kansas City, Platte County, Missouri; thence South 00°28'49" West, along the West line of said Fractional Southwest Quarter of Section 3 in Platte County, 151.93 feet; thence South 89°29'58" East, 800.13 feet to a point on the South right-of-way line of NW Fountain Hills Drive, as now established, said point also being the Point of Beginning of the tract of land to be herein described; thence North 64°09'55" East, along said South right-of-way line, 455.89 feet; thence Northeasterly, continuing along said South right-of-way line, along a curve to the left, being tangent to the last described course with a radius of 513.50 feet, a central angle of 18°28'03" and an arc distance of 165.51 feet to a point on the West line of FOUNTAIN HILLS SECOND PLAT, a subdivision of land in Kansas City, Clay County, Missouri; thence South 18°29'23" East, along said West line, 631.79 feet to the Northwest corner of, FOUNTAIN HILLS FIFTH PLAT, a subdivision of land in Kansas City, Clay County, Missouri; thence South 18°29'23" East, along the West line of said FOUNTAIN HILLS FIFTH PLAT, 426.21 feet to a point on the North right-of-way line of US Highway 152, as now established; South 64°18'53" West, along said North right-of-way line, 215.20 feet; thence South 76°12'10" West, continuing along said North right-of-way line, 582.47 feet; thence North 57°48'33" West, continuing along said North right-of-way line, 111.65 feet; thence North 02°31'27" West, continuing along said North right-of-way line, 335.60 feet to a point on the East right-of-way line of N Platte Purchase Drive, as now

established; thence North 00°53'33" East, along said East right-of-way line, 200.00 feet; thence Northerly, continuing along said East right-of-way line, on a curve to the left, being tangent to the last described course with a radius of 800.00 feet, a central angle of 17°54'12" and an arc distance of 249.98 feet; thence Northerly, continuing along said East right-of-way line, on a curve to the right, having a common tangent with the last described course with a radius of 86.00 feet, a central angle of 38°27'12" and an arc distance of 57.72 feet; thence Northerly, continuing along said East right-of-way line, on a curve to the left, having a common tangent with the last described course with a radius of 99.00 feet, a central angle of 16°43'10" and an arc distance of 28.89 feet; thence Northeasterly, continuing along said East right-of-way line, on a curve to the right, having a common tangent with the last described course with a radius of 20.00 feet, a central angle of 59°26'33" and an arc distance of 20.75 feet to the Point of Beginning. Containing 745,093 square feet or 17.10 acres, more or less.

is approved and designated by the Platte Purchase Development Plan as Redevelopment Project C ("Project C").

Section 3. That tax increment allocation financing is hereby adopted for taxable real property in the above described area selected for Project C. After the total equalized assessed valuation of the taxable real property in Project C exceeds the certified total initial equalized assessed valuation of the taxable real property in Project C, the ad valorem taxes, and payment in lieu of taxes, if any, arising from the levies upon the taxable real property in such project by taxing districts and tax rates determined in the manner provided in subsection 2 of Section 99.855 each year after the effective date of the ordinance until redevelopment project costs have been paid shall be divided as follows:

1. That portion of taxes levied upon each taxable lot, block, tract, or parcel of real property which is attributable to the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the area selected for the Project C shall be allocated to and, when collected, shall be paid by the Clay County Collector and the City Treasurer to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing;
2. Payments in lieu of taxes attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract, or parcel of real property in the area selected for Project C over and above the initial equalized assessed value of each such unit of property in the area selected for Project C shall be allocated to and, when collected, shall be paid to the City Treasurer who shall deposit such payments in lieu of taxes, which are necessary to the payment of Project C Costs within the Redevelopment Area, into a special fund called the "Special Allocation Fund" of the City for the purpose of paying Redevelopment Project Costs and obligations incurred in the payment thereof. Any payments in lieu of taxes which are not paid within sixty (60) days of the due date shall be deemed delinquent and shall be assessed a penalty of one percent (1%) per month.

Section 4. That in addition to the payments in lieu of taxes described in subsection 2 of Section 3 above, fifty percent (50%) of the total additional revenue from taxes which are imposed by the City or taxing districts, and which are generated by economic activities within the area selected for Project C over the amount of such taxes generated by economic activities within such area in the calendar year prior to the passage of this ordinance, while tax increment financing remains in effect, but excluding certain taxes, fees and special assessments specifically identified by the Act,

other than payments in lieu of taxes, shall be allocated to, and paid by the collecting officer to the City Treasurer or other designated financial officer of the City, who shall deposit such funds, which are necessary to the payment of Redevelopment Project Costs identified by the Redevelopment Plan, in a separate segregated account within the Special Allocation Fund for the purpose of paying Redevelopment Project Costs.

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Approved as to form and legality:

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Brian Rabineau  
Assistant City Attorney



**File #: 160421**

ORDINANCE NO. 160421

Approving and designating Redevelopment Project E of the Platte Purchase Development Plan as a Redevelopment Project; and adopting tax increment financing therefore.

WHEREAS, pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the "Act"), the City Council of Kansas City, Missouri created the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission"); and

WHEREAS, on November 6, 2014, the City Council passed Committee Substitute for Ordinance No. 140916, which accepted the recommendations of the Commission as to the Platte Purchase Development Plan ("Redevelopment Plan") and designated the Redevelopment Area as an economic development area; and

WHEREAS, the Redevelopment Plan and Committee Substitute for Ordinance No. 140916 contemplate the implementation of the Redevelopment Plan through a number of separate Redevelopment Projects and the adoption of tax increment financing in each of the areas selected for such Redevelopment Projects; NOW, THEREFORE,

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

Section 1. That all terms used in this ordinance shall be construed as defined in Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended.

Section 2. That the area selected for Redevelopment Project E legally described as follows: A tract of land in the Fractional West Half of Section 3 and the East Half of Section 4, both in Township 51 North, Range 33 West of the 5th Principal Meridian in Kansas City, Platte County, Missouri being bounded and described as follows: Commencing at the Northwest corner of Fractional Southwest Quarter of said Section 3; thence South 00°28'49" West, 252.85 feet to the Point of Beginning of the tract of land to be herein described; thence South 89°34'42" West, 809.56 feet; thence North 64°55'01" East, 326.01 feet; thence North 43°23'28" East, 608.14 feet; thence North 59°54'28" East, 189.74 feet to a point on the West right-of-way line of N Platte Purchase Drive, as now established; thence Southeasterly, along said West right-of-way line, on a curve to the left, having an initial tangent bearing of South 30°05'32" East with a radius of 800.00 feet, a central angle of 24°31'37" and an arc distance of 342.46 feet; thence South 54°37'09" East, continuing along said West right-of-way line, 152.93 feet; thence Southeasterly, continuing along said West right-of-way line, on a curve to the right, being tangent to the last described course with a radius of 700.00 feet, a central angle of 25°24'25" and an arc distance of 310.41 feet; thence South 60°47'16" West, 21.05 feet; thence South 64°09'55" West, 57.11 feet; thence Westerly, along a curve to the right, being tangent to the last described course with a

radius of 660.00 feet, a central angle of 20°19'09" and an arc distance of 234.06 feet; thence South 89°34'42" West, 333.06 feet to the Point of Beginning. Containing 473,267 square feet or 10.86 acres, more or less.

is approved and designated by the Platte Purchase Development Plan as Redevelopment Project E ("Project E").

Section 3. That tax increment allocation financing is hereby adopted for taxable real property in the above described area selected for Project E. After the total equalized assessed valuation of the taxable real property in Project E exceeds the certified total initial equalized assessed valuation of the taxable real property in Project E, the ad valorem taxes, and payment in lieu of taxes, if any, arising from the levies upon the taxable real property in such project by taxing districts and tax rates determined in the manner provided in subsection 2 of Section 99.855 each year after the effective date of the ordinance until redevelopment project costs have been paid shall be divided as follows:

1. That portion of taxes levied upon each taxable lot, block, tract, or parcel of real property which is attributable to the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the area selected for the Project E shall be allocated to and, when collected, shall be paid by the Clay County Collector and the City Treasurer to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing;

2. Payments in lieu of taxes attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract, or parcel of real property in the area selected for Project E over and above the initial equalized assessed value of each such unit of property in the area selected for Project E shall be allocated to and, when collected, shall be paid to the City Treasurer who shall deposit such payments in lieu of taxes, which are necessary to the payment of Project E Costs within the Redevelopment Area, into a special fund called the "Special Allocation Fund" of the City for the purpose of paying Redevelopment Project Costs and obligations incurred in the payment thereof. Any payments in lieu of taxes which are not paid within sixty (60) days of the due date shall be deemed delinquent and shall be assessed a penalty of one percent (1%) per month.

Section 4. That in addition to the payments in lieu of taxes described in subsection 2 of Section 3 above, fifty percent (50%) of the total additional revenue from taxes which are imposed by the City or taxing districts, and which are generated by economic activities within the area selected for Project E over the amount of such taxes generated by economic activities within such area in the calendar year prior to the passage of this ordinance, while tax increment financing remains in effect, but excluding certain taxes, fees and special assessments specifically identified by the Act, other than payments in lieu of taxes, shall be allocated to, and paid by the collecting officer to the City Treasurer or other designated financial officer of the City, who shall deposit such funds, which are necessary to the payment of Redevelopment Project Costs identified by the Redevelopment Plan, in a separate segregated account within the Special Allocation Fund for the purpose of paying Redevelopment Project Costs.

..end

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Approved as to form and legality:

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Sarah Baxter  
Assistant City Attorney

ORDINANCE NO. xxxxxx

Approving and designating Redevelopment Project E of the Platte Purchase Development Plan as a Redevelopment Project; and adopting tax increment financing therefore.

WHEREAS, pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the "Act"), the City Council of Kansas City, Missouri created the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission"); and

WHEREAS, on November 6, 2014, the City Council passed Committee Substitute for Ordinance No. 140916, which accepted the recommendations of the Commission as to the Platte Purchase Development Plan ("Redevelopment Plan") and designated the Redevelopment Area as an economic development area; and

WHEREAS, the Redevelopment Plan and Committee Substitute for Ordinance No. 140916 contemplate the implementation of the Redevelopment Plan through a number of separate Redevelopment Projects and the adoption of tax increment financing in each of the areas selected for such Redevelopment Projects; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That all terms used in this ordinance shall be construed as defined in Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended.

Section 2. That the area selected for Redevelopment Project E legally described as follows: A tract of land in the Fractional West Half of Section 3 and the East Half of Section 4, both in Township 51 North, Range 33 West of the 5th Principal Meridian in Kansas City, Platte County, Missouri being bounded and described as follows: Commencing at the Northwest corner of Fractional Southwest Quarter of said Section 3; thence South 00°28'49" West, 252.85 feet to the Point of Beginning of the tract of land to be herein described; thence South 89°34'42" West, 809.56 feet; thence North 64°55'01" East, 326.01 feet; thence North 43°23'28" East, 608.14 feet; thence North 59°54'28" East, 189.74 feet to a point on the West right-of-way line of N Platte Purchase Drive, as now established; thence Southeasterly, along said West right-of-way line, on a curve to the left, having an initial tangent bearing of South 30°05'32" East with a radius of 800.00 feet, a central angle of 24°31'37" and an arc distance of 342.46 feet; thence South 54°37'09" East, continuing along said West right-of-way line, 152.93 feet; thence Southeasterly, continuing along said West right-of-way line, on a curve to the right, being tangent to the last described course with a radius of 700.00 feet, a central angle of 25°24'25" and an arc distance of 310.41 feet; thence South 60°47'16" West, 21.05 feet; thence South 64°09'55" West, 57.11 feet; thence Westerly, along a curve to the right, being tangent to the last described course with a radius of 660.00 feet, a central angle of 20°19'09" and an arc distance of 234.06 feet; thence South 89°34'42" West, 333.06 feet to the Point of Beginning. Containing 473,267 square feet or 10.86 acres, more or less.

is approved and designated by the Platte Purchase Development Plan as Redevelopment Project E ("Project E").

Section 3. That tax increment allocation financing is hereby adopted for taxable real property in the above described area selected for Project E. After the total equalized assessed valuation of the taxable real property in Project E exceeds the certified total initial equalized assessed valuation of the taxable real property in Project E, the ad valorem taxes, and payment in lieu of taxes, if any, arising from the levies upon the taxable real property in such project by taxing districts and tax rates determined in the manner provided in subsection 2 of Section 99.855 each year after the effective date of the ordinance until redevelopment project costs have been paid shall be divided as follows:

1. That portion of taxes levied upon each taxable lot, block, tract, or parcel of real property which is attributable to the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the area selected for the Project E shall be allocated to and, when collected, shall be paid by the Clay County Collector and the City Treasurer to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing;
2. Payments in lieu of taxes attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract, or parcel of real property in the area selected for Project E over and above the initial equalized assessed value of each such unit of property in the area selected for Project E shall be allocated to and, when collected, shall be paid to the City Treasurer who shall deposit such payments in lieu of taxes, which are necessary to the payment of Project E Costs within the Redevelopment Area, into a special fund called the "Special Allocation Fund" of the City for the purpose of paying Redevelopment Project Costs and obligations incurred in the payment thereof. Any payments in lieu of taxes which are not paid within sixty (60) days of the due date shall be deemed delinquent and shall be assessed a penalty of one percent (1%) per month.

Section 4. That in addition to the payments in lieu of taxes described in subsection 2 of Section 3 above, fifty percent (50%) of the total additional revenue from taxes which are imposed by the City or taxing districts, and which are generated by economic activities within the area selected for Project E over the amount of such taxes generated by economic activities within such area in the calendar year prior to the passage of this ordinance, while tax increment financing remains in effect, but excluding certain taxes, fees and special assessments specifically identified by the Act, other than payments in lieu of taxes, shall be allocated to, and paid by the collecting officer to the City Treasurer or other designated financial officer of the City, who shall deposit such funds, which are necessary to the payment of Redevelopment Project Costs identified by the Redevelopment Plan, in a separate segregated account within the Special Allocation Fund for the purpose of paying Redevelopment Project Costs.

Approved as to form and legality:

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Brian Rabineau  
Assistant City Attorney





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**File #: 240898**

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ORDINANCE NO. 240898

Sponsor: City Manager's Office

Approving the Amended Eighth Amendment to the Platte Purchase Development Plan.

WHEREAS, pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the "Act"), the City Council of Kansas City, Missouri (the "City Council") by Ordinance No. 54556 passed on November 24, 1982, and thereafter amended in certain respects by Committee Substitute for Ordinance No. 911076, as amended, passed on August 29, 1991, Ordinance No. 100089, as amended, passed on January 28, 2010, and Ordinance No. 130986, passed on December 19, 2013, Committee Substitute for Ordinance No. 140823, as amended on, June 18, 2015 and Committee Substitute for Ordinance No. 230524, passed on June 22, 2023, created the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission"); and

WHEREAS, on July 28, 2016, the City Council passed Ordinance No. 160415, which accepted the recommendations of the Commission and approved the Platte Purchase Development Plan (the "Redevelopment Plan") and designated the Redevelopment Area described therein to be an Economic Development Area (the "Redevelopment Area"); and

WHEREAS, the City Council, by Ordinance No. 170971, accepted the recommendations of the Commission, and approved the First Amendment to the Redevelopment Plan on December 14, 2017; and

WHEREAS, the City Council, by Ordinance No. 190264, accepted the recommendations of the Commission, and approved the Second Amendment to the Redevelopment Plan on April 18, 2019; and

WHEREAS, the City Council, by Ordinance No. 200205, accepted the recommendations of the Commission, and approved the Third Amendment to the Redevelopment Plan on October 17, 2019; and

WHEREAS, the City Council, by Ordinance No. 200205, accepted the recommendations of the Commission, and approved the Fourth Amendment to the Redevelopment Plan on April 16, 2020; and

WHEREAS, the City Council, by Ordinance No. 200709, accepted the recommendations of the Commission, and approved the Fifth Amendment to the Redevelopment Plan on September 17, 2020; and

WHEREAS, the City Council, by Ordinance No. 210889, accepted the recommendations of the Commission, and approved the Sixth Amendment to the Redevelopment Plan on October 7, 2021; and

WHEREAS, the City Council, by Ordinance No. 220346, approved the Seventh Amendment to the Redevelopment Plan on May 5, 2022; and

WHEREAS, an Amended Eighth Amendment to the Redevelopment Plan (“Eighth Amendment”) was proposed (a) to the Commission constituted pursuant Section 99.820.3 of the Act (the “Clay County KC TIF Commission”) and (b) the Commission constituted pursuant to Section 99.820.2 (the “Kansas City TIF Commission”) and each of the Clay County KC TIF Commission and the Kansas City TIF Commission having been duly constituted and its members appointed, after proper notice was given, met in separate public hearings on September 11, 2024, and after receiving the comments of all interested persons and taxing districts, each closed their respective public hearing, each approved the Eighth Amendment to the Redevelopment Plan and each recommended that the City Council do the same; and

WHEREAS, the Eighth Amendment provides for (a) a modification to the description of the Project Improvements, (b) modifications to the Site Plan, (c) modifications to the Estimated Redevelopment Project Costs, (d) modifications to the Sources of Funds, (e) modifications to the Redevelopment Schedule (f), modifications to the Estimated Initial Equalized Assessed Valuation of the Redevelopment Area, and (g) the inclusion of all conforming changes within the Exhibits to the Plan that are in furtherance of the foregoing modifications; and NOW THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. The Eighth Amendment is hereby approved and adopted as valid.

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

Section 3. That the City Council hereby finds that good cause has been shown for the Eighth Amendment of the Plan and that the findings of the Council in Ordinance Nos. 160415, Ordinance No. 170971, Ordinance No. 190264, Ordinance No. 200205, Ordinance No. 200709, Ordinance No. 210889, and Ordinance No. 220346 except as expressly modified by the Eighth Amendment, are not affected by the Eighth Amendment and apply equally to the Eighth Amendment

Section 4. That the Council hereby finds that:

- a. The Redevelopment Area as a whole is an economic development area, as defined in Section 99.805 of the Act, has not been subject to growth and development through investment by private enterprise, and would not reasonably be anticipated to be developed without the adoption of the Redevelopment Plan.
- b. The Plan, as amended by the Eighth Amendment, conforms to the comprehensive plan for the development of the City as a whole.
- c. The areas selected for Redevelopment Projects include only those parcels of real property and improvements thereon which will be directly and substantially benefited by the Redevelopment Project Improvements.
- d. The estimated dates of completion of the Redevelopment Projects and retirement of obligations incurred to finance Redevelopment Project Costs have been stated in the Plan, as amended by the Eighth Amendment, and are not more than 23 years from the passage of any ordinance approving a Redevelopment Project within the Redevelopment Area.
- e. The Plan, as amended by the Eighth Amendment, includes a plan for relocation assistance for businesses and residences.
- f. A cost-benefit analysis showing the impact of the Plan on each taxing district which is at least partially within the boundaries of the Redevelopment Area has been prepared in accordance with the Act.
- g. The Plan, as amended by the Eighth Amendment, does not include the initial development or redevelopment of any gambling establishment.
- h. A study has been completed and the findings of such study satisfy the requirements provided under Section 99.810, RSMo.

Section 5. That the Commission is authorized to issue obligations in one or more series of bonds secured by Platte Purchase Development Plan Account of the Special Allocation Fund to finance Redevelopment Project Costs identified by the Plan, as amended by the Eighth Amendment, and, subject to any constitutional limitations, to acquire by purchase, donation, lease or eminent domain, own, convey, lease, mortgage, or dispose of land or other property, real or personal, or rights or interests therein, and grant or acquire licenses, easements and options with respect thereto, all in the manner and at such price the Commission determines, to enter into such contracts and take all such further actions as are reasonably necessary to achieve the objectives of the Plan, as amended by the Eighth Amendment. Any obligations issued to finance Redevelopment Project Costs shall contain a recital that they are issued pursuant to Sections 99.800 to 99.865 of the Act, which recital shall be conclusive evidence of their validity and of the regularity of their issuance.

Section 6. That pursuant to the provisions of the Redevelopment Plan, the City Council approves the pledge of all payments in lieu of taxes and economic activity taxes generated within

Redevelopment Projects that are deposited into the Special Allocation Fund(s) established in connection with each Redevelopment Project described by the Redevelopment Plan to the payment of Redevelopment Project Costs and authorizes the Commission to pledge such funds on its behalf.

..end

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Approved as to form:

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Emalea Black  
Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 240898

Submitted Department/Preparer: Please Select

Revised 11/01/23

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 Amended 8<sup>th</sup> Amendment to the Platte Purchase TIF Plan

### Discussion

This amendment adjusts project costs and adds new public improvements.

### Fiscal Impact

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

#### Office of Management and Budget Review

(OMB Staff will complete this section.)

- 1. This legislation is supported by the general fund.  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 [FY23 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

**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?  
Utilizes development incentives effectively to generate development

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

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

n/a

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 of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 240898

Submitted Department/Preparer: Please Select

Revised 11/01/23

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

Accepting the recommendations of the Tax Increment Financing Commission and approving the 8<sup>th</sup> Amendment of the Platte Purchase Development Plan.

### Discussion

This amendment adjusts project costs and adds new public improvements. Total Sources of Funds increase by \$14,896,303. Total increase from Reimbursable project Costs is \$7,578,303. Total increase from Other Sources is \$7,318,000. Trail Segment 6 and Trail segment 7 are new projects added. 7c has been moved to the Current Projects List. Current Project Areas 3, 5, 7a, and 10 increased the budget by \$518,000. Future projects were adjusted towards their actuals, and some costs added.

\*Project 7a had design cost added for a total of \$500,000

\*Project 7b had design cost added for a total of \$500,000

\*Project 10 reduced cost by \$304,697, and also decreased actual length of project by 1,091 ft.

\*Project 12 added mass grading South of Tiffany Springs, added design cost of \$106,500, Contingency removed, soft cost added +\$82,907 - Total increase of \$1,900,708

\*Project 13 Reduced cost of site work by \$2,342,168, reduced Contingency by \$415,000

\*Project 14 had costs adjusted across line items to match actuals. No increase or decrease.

\*Twin Creek Trail System had Trail Segment 6 and trail Segment 7 added. An Increase in funding of \$6,818,000 is being funded from Other Sources (KCMO & Platte County)

### Fiscal Impact

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



2. What is the funding source?  
TIF
3. How does the legislation affect the current fiscal year?  
n/a
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
n/a
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
n/a

**Office of Management and Budget Review**

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund.  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 [FY23 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

160415      170971    190264    190826    200205    200709    220346    160417

## Service Level Impacts

No service level impacts

## Other Impacts

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

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

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

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

Please provide reasoning why not:  
n/a

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)