



Agenda

Neighborhood Planning and Development Committee

Chairperson Ryana Parks-Shaw

Vice Chair Eric Bunch

Councilmember Nathan Willett

Councilmember Melissa Patterson Hazley

Wednesday, October 4, 2023

1:30 PM

26th Floor, Council Chamber

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

PUBLIC OBSERVANCE OF MEETINGS

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

Any closed session may be held via teleconference.

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

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

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

Public testimony is limited to 2 minutes

Beginning of Consent(s)

Director of City Planning & Development and City Plan Commission

[230848](#)

Sponsor: Director of City Planning and Development Department

Approving the plat of Tiffany Meadows 1st Plat, an addition in Platte County, Missouri, on approximately 60 acres generally located at N. Green Hills Road and N.W. 108th Street, creating 58 lots and 8 tracts for the purpose of a 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 recording of this ordinance and attached documents. (CLD-FnPlat-2022-00041)

Attachments: [Docket Memo](#)

End of Consent(s)

Director of Health

[230845](#) Sponsor: Director of the Health Department

Authorizing the Director of Health to execute a contract with Kansas City Metropolitan Crime Commission, for a total contract amount not to exceed \$900,000.00, for Supporting People Re-entering the Community Following Incarceration services, from previously appropriated funds.

Attachments: [Docket memo for 230845](#)

Director of City Planning & Development

[230855](#) Sponsor: Director of City Planning and Development Department

Declaring approximately one acre generally located on the west side of Oak Street between 31st Street and Linwood Boulevard to be blighted and insanitary and in need of redevelopment and adopting the Oak Street Urban Renewal Plan for the same pursuant to the Land Clearance for Redevelopment Authority Law. (CD-CPC-2023-00060)

Attachments: [Docket Memo CD-CPC-2023-00060 V3](#)

Director of City Planning & Development

[230856](#) Sponsor: Director of City Planning and Development Department

RESOLUTION - Amending the Shoal Creek Valley Area Plan to change the recommended land use from mixed use community to commercial on about 4 acres generally located at N.E. Barry Road and N. Brighton Avenue. (CD-CPC-2023-00135).

Attachments: [Docket Memo](#)

Director of City Planning & Development

[230857](#) Sponsor: Director of City Planning and Development Department

Rezoning an area of about 0.16 acres generally located at 2936 Cherry Street from District UR to District DX-2. (CD-CPC-2023-00133).

Attachments: [Docket Memo](#)

Director of City Planning & Development and City Plan Commission

[230858](#)

Sponsor: Director of City Planning and Development Department

Approving a development plan on about 0.3 acres to allow for a mixed-use building in District DX-15 generally located at 1818 and 1822 Main Street. (CD-CPC-2023-00120)

Attachments: [Docket Memo](#)

Director of Municipal Court

[230860](#)

Sponsor: Director of the Municipal Court

Accepting a five-year grant in the amount of \$2,000,000.00 (\$400,000.00 each year for five years) from the Department of Health and Human Services, Substance Abuse and Mental Health Services Administration (SAMHSA) to continue and enhance the services and programming of the Kansas City Municipal Drug Court; estimating and appropriating \$2,000,000.00 in the General Grant Fund; designating requisitioning authority; and recognizing an accelerated effective date.

Attachments: [SAMHSA grant 2023 Docket Memo](#)

Director of City Planning & Development and City Plan Commission

[230861](#)

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 2.6 acres generally located at N.E. Barry Road and N. Brighton Avenue from District B1-1 to District B3-3 to allow the property owner to seek a special use permit to construct an automobile collision center. (CD-CPC-2023-00127)

Attachments: [Docket Memo](#)

HELD IN COMMITTEE

[220747](#)

Approving the Historic Northeast Lofts PIEA General Development Plan on about 22 acres (3 parcels), generally located at the southeast corner of Independence Avenue and Hardesty Avenue. (CD-CPC-2022-00064)

Attachments: [No Docket Memo](#)

Director of Health

230716 Sponsor: Director of the Health Department

Authorizing the Director of Health to execute a five-year sole source contract with the University of Missouri Kansas City for Violence Prevention Fund Evaluation Services from previously appropriated funds.

Attachments: [UMKC Contract FY24 - Docket Memo](#)

Director of City Planning & Development

230815 Sponsor: Director of City Planning and Development Department

Rezoning an area of about 7 acres generally located at the southwest corner of East Bannister Road and Marion Park Drive from District UR to District B2-2. (CD-CPC-2023-00049).

Attachments: [Docket Memo CD-CPC-2023-00049](#)

Director of City Planning & Development

230818 Sponsor: Director of City Planning and Development Department

RESOLUTION - Approving an amendment to the Hickman Mills Area Plan on about 7 acres generally located at the southwest corner of East Bannister Road and Marion Park Drive by changing the recommended land use from office/residential and open space/buffer to mixed use community. (CD-CPC-2023-00057)

Attachments: [Docket Memo Area Plan Amendment CD-CPC-2023-00057](#)

Director of City Planning & Development

230827 Sponsor: Director of City Planning and Development Department

Rezoning an area of about 321 acres generally located at southwest corner of East Bannister Road and Marion Park Drive from District UR to District UR for the purposes of removing seven acres from the UR Plan. (CD-CPC-2023-00058).

Attachments: [Docket Memo CD-CPC-2023-00058](#)

Bunch

230833 Sponsor: Councilmember Eric Bunch

Approving the petition to establish the Wagon Trails Community Improvement District; establishing the Wagon Trails Community Improvement District generally located at W. 43rd Street and Southwest Trafficway in Kansas City, Jackson County, Missouri; requiring the annual submission of certain records; and directing the City Clerk to report the creation of the District to the Missouri Department of Economic Development and the Missouri State Auditor.

Attachments: [230833- Wagon Trails CID Docket Memo](#)

Bunch

230834 Sponsor: Councilmember Eric Bunch

Authorizing the lease of certain City owned property at Berkley Riverfront Park to Port KC for the purpose of constructing public amenities.

Attachments: [230834 Docket Memo](#)

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. Comments received will be distributed to the committee and added to the public record by the clerk.

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

- Livestream on the city's website at www.kcmo.gov
- Livestream on the city's YouTube channel at <https://www.youtube.com/watch?v=3hOublg4fok>
- Watch Channel 2 on your cable system. The channel is available through Time Warner Cable (channel 2 or 98.2), AT&T U-verse (channel 99 then select Kansas City) and Google Fiber on Channel 142.
- To watch archived meetings, visit the City Clerk's website and look in the Video on Demand section: http://kansascity.granicus.com/ViewPublisher.php?view_id=2

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



File #: 230848

ORDINANCE NO. 230848

Sponsor: Director of City Planning and Development Department

Approving the plat of Tiffany Meadows 1st Plat, an addition in Platte County, Missouri, on approximately 60 acres generally located at N. Green Hills Road and N.W. 108th Street, creating 58 lots and 8 tracts for the purpose of a 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 recording of this ordinance and attached documents. (CLD-FnPlat-2022-00041)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Tiffany Meadows 1st Plat, a subdivision in Platte 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 and BMP facilities 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 Platte County, Missouri.

Section 7. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on September 19, 2023.

..end

Approved as to form:

Eluard Alegre
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 230848

Submitted Department/Preparer: City Planning

Revised 8/3/23

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 plat of Tiffany Meadows, an addition in Platte County, Missouri, on approximately 60 acres generally located at N. Green Hills Road and NW 108th Street, creating 58 lots 8 tracts for the purpose of 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-2022-00041)

Discussion

The ordinance is required to allow for the construction for the first phase of a residential development. The overall development "Tiffany Meadows" is anticipated to have a total of 251 detached homes.

CWBP Response Explanation:

Staff chose housing and healthy communities, and specifically the three objectives selected because the plan proposes 251 detached houses (aka single family) on relatively narrow lots. Land value is a major factor in the cost of housing. The narrower the lot width and smaller the lot area on a per dwelling unit basis, the more likely the homes will be delivered at a more affordable price point and the more likely the city will receive a return on its investment in infrastructure serving the development.

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 the subdivision of the subject property to allow for the construction of a residential development.
3. How does the legislation affect the current fiscal year?
Not applicable as this is a zoning ordinance authorizing the subdivision of the subject property to allow for the construction of a residential development.

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

The ordinance dedicates ROW and/or authorizes public improvements:

The proposed ordinance dedicates public right-of-way and authorizes construction of public infrastructure. Once completed, the infrastructure will be accepted by the city and become the City's responsibility to maintain. In addition to the new, internal residential streets, the developer will be dedicating an additional 20 feet of right-of-way for NW 108th Street which is necessary for that thoroughfare to be improved in the future as required by the Major Street Plan.

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. This is detached house (aka single-family) development has relatively narrow lot widths. The return on investment (in this case, property tax revenue generated by the houses relative to the cost of serving the houses – trash, sewer, water, streets, etc.) is correlated to lot width and the number of density of development on each lot. Generally, lots for detached house developments in Kansas City average around 75 feet wide, but with the narrower lot widths in this development the return may be closer to even.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

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

Citywide Business Plan (CWBP) Impact

1. View the [FY23 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):
 - Maintain and increase affordable housing supply to meet the demands of a diverse population

- Broaden the capacity and innovative use of funding sources for affordable housing
- Invest in neighborhood stabilization and revitalization to reduce blight, ensure sustainable housing, and improve the wellbeing of residents while sustaining their diverse cultures
- Ensure all occupants of residences have quality, efficient, and healthy housing with minimal economic or regulatory barriers
- Address the various needs of the City's most vulnerable population
- Utilize planning approaches to improve the City's neighborhoods

Prior Legislation

CD-CPC-2022-00051 - A request to rezone from District AG-R (Agriculture dash Residential) to R-7.5 (Residential 7.5) (Ord. No. 230199).

CD-CPC-2022-00050 - A request to approve a development plan and a preliminary plat to develop 251 detached homes on about 59.47 acres generally located at NW 108th Street and N. Green Hills Road (Ord. No. 230199).

Service Level Impacts

No impact expected.

Other Impacts

1. What will be the potential health impacts to any affected groups?
No, this zoning ordinance authorizes a final plat which is not expected to have a health impact.
2. How have those groups been engaged and involved in the development of this ordinance?
The previous related cases (rezoning and residential developments) which were approved by Council in 2022 required public engagement.
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:
 - Enhanced quality and density of housing
 The rezoning allows for the future homes to have somewhat smaller lots which allows for a greater density of housing.
4. Department staff certifies the submission of any applicable Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), Non-

Discrimination documents, and Letters of Intent to Subcontract (LOIs) to CREO prior to 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.](#)

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

No(Press tab after selecting)

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

No(Press tab after selecting)



File #: 230845

ORDINANCE NO. 230845

Sponsor: Director of the Health Department

Authorizing the Director of Health to execute a contract with Kansas City Metropolitan Crime Commission, for a total contract amount not to exceed \$900,000.00, for Supporting People Re-entering the Community Following Incarceration services, from previously appropriated funds.

WHEREAS, Jackson County, Missouri, has a persistently high rate of individuals returning from the Missouri Department of Corrections and other bordering state corrections systems with 80% of these individuals being first incarcerated between the ages of 20-34, which are typically the primary years for academic achievement and vocational skill development¹; and

WHEREAS, due to their incarceration, those who are re-entering the community will have challenges with identifying livable wage jobs that match their skill level; and

WHEREAS, the inability to find legal means of income can make it more difficult for returning citizens to avoid illicit activities that jeopardize their freedom; and

WHEREAS, these challenges can make it more difficult for them to avoid the cycles of retaliatory violence that they left behind while they were incarcerated²; and

WHEREAS, three vendors applied for the RFP EV3161 Supporting People Re-entering the Community Following Incarceration and Kansas City Metropolitan Crime Commission was selected as the awardee; and

WHEREAS, the Kansas City Metropolitan Crime Commission is a public safety nonprofit that was established in 1949 to fight crime and corruption; and

WHEREAS, the Kansas City Metropolitan Crime Commission established the Second Chance program in 2008 as an employment first model for returning citizens that provides intensive case management with limited funds for wraparound services; and

WHEREAS, Second Chance has more than 13 years of experience in reducing barriers to community reintegration, increasing individual and family stability, and reducing the return to incarceration and working specifically with returning citizens that have violent crime convictions; and

¹ <https://doc.mo.gov/media/pdf/offender-profile-fy22>

² <https://www.ncbi.nlm.nih.gov/books/NBK555730/>

WHEREAS, with these funds, Second Chance will provide evidence-based reentry support to no fewer than 120 individuals that have been recently released to Kansas City, Missouri and have either an active violent felony or violent felonies in their prior conviction background with priority consideration will be given to those individuals most affected by violence; and

WHEREAS, at least 120 individuals will receive stipends to support them as they undergo vocational training, peer support groups, conflict resolution training, and parenting and healthy relationship training; and

WHEREAS, Second Chance will track recidivism with the goal that no more than 10% will return to incarceration for a new crime; and

WHEREAS, the Civil Rights and Equal Opportunity Department (CREO), to assure fair representation by socially and economically disadvantaged groups, approved for this project a fourteen (14) percent representation by Minority Owned Businesses and a fourteen (14) percent representation by Women Owned Business; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Director of Health is authorized to execute a contract with Kansas City Metropolitan Crime Commission, for a total contract amount not to exceed \$900,000.00 for the provision of Supporting People Re-entering the Community Following Incarceration services to be paid from funds appropriated in Account No. 24-2000-501905. A copy of the contract, in substantial form, is on file with the Director of Health.

..end

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

Tammy L. Queen
Director of Finance

Approved as to form:

Joseph A. Guarino
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 230845

Submitted Department/Preparer: Health

Revised 8/3/23

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

Authorizing the Director of Health to execute a contract for Supporting People Re-entering the Community Following Incarceration from previously appropriated funds.

RFP Results:

1. Kansas City Metropolitan Crime Commission - 89.67
2. Connections to Success - 82.25
3. Journey to New Life - 65.67

Discussion

The Kansas City Metropolitan Crime Commission is a public safety nonprofit that was established in 1949 to fight crime and corruption. The Kansas City Metropolitan Crime Commission established the Second Chance program in 2008 as an employment first model for returning citizens. This reentry program provides intensive case management with limited funds for wraparound services. Second Chance has more than 13 years of experience in reducing barriers to community reintegration, increasing individual and family stability, and reducing the return to incarceration. Furthermore, Second Chance has experience working specifically with returning citizens that have violent crime convictions. Since 2019, specialized programming has been provided to a caseload of persons with violent felonies residing in low resource neighborhoods of our city.

With these funds, Second Chance will provide evidence-based reentry support to no fewer than 120 individuals that have been recently released to Kansas City, Missouri and have either an active violent felony or violent felonies in their prior conviction background. Priority consideration will be given to those individuals most affected by violence.

At least 120 individuals will receive stipends to support them as they undergo vocational training, peer support groups, conflict resolution training, and parenting and healthy relationship training. Second

Chance will track recidivism with the goal that no more than 10% will return to incarceration for a new crime.

Fiscal Impact

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

N/A

Citywide Business Plan (CWBP) Impact

1. View the [FY23 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):

- Maintain and increase affordable housing supply to meet the demands of a diverse population
- Broaden the capacity and innovative use of funding sources for affordable housing
- Invest in neighborhood stabilization and revitalization to reduce blight, ensure sustainable housing, and improve the wellbeing of residents while sustaining their diverse cultures
- Ensure all occupants of residences have quality, efficient, and healthy housing with minimal economic or regulatory barriers
- Address the various needs of the City's most vulnerable population
- Utilize planning approaches to improve the City's neighborhoods

Prior Legislation

230160

Service Level Impacts

At least 120 returning citizens with prior history of violent felonies will be served with supportive services, training, and case management.

It is expected that no more than 10% will return to incarceration for a new crime.

Other Impacts

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

Through this scope of work, Second Chance seeks to positively impact family stability, economic growth, to decrease intergenerational poverty and intergenerational incarceration, to improve public safety, while creating recidivism reduction. Every outcome and output directly will directly benefit the City.

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

This scope of work aligns with the strategies developed from the KC Blueprint for Violence Prevention and a Safe and Healthy Community.

Key community leaders were interviewed, and 12,000 surveys were completed by both youth and adult community members in the development of the KC BluePrint.

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

This legislation strengthens sustainability by aiding to equip returning citizens with the knowledge, skills, and abilities to reintegrate peacefully and productively into Kansas City's society. This will help to build a safe and thriving community. The reduction of violence is imperative to the creation of a more sustainable Kansas City.

4. Department staff certifies the submission of any applicable Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), Non-Discrimination documents, and Letters of Intent to Subcontract (LOIs) to CREO prior to the legislation entry request in Legistar.

Yes - I have submitted documents for CREO Review (Press tab after selecting)

Please attach or copy and paste CREO's review.

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

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

No(Press tab after selecting)

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

Yes(Press tab after selecting)

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



File #: 230855

ORDINANCE NO. 230855

Sponsor: Director of City Planning and Development Department

Declaring approximately one acre generally located on the west side of Oak Street between 31st Street and Linwood Boulevard to be blighted and insanitary and in need of redevelopment and adopting the Oak Street Urban Renewal Plan for the same pursuant to the Land Clearance for Redevelopment Authority Law. (CD-CPC-2023-00060)

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

WHEREAS, it is desirable and in the public interest that the Land Clearance for Redevelopment Authority of Kansas City, Missouri submit an Urban Renewal Plan for the Oak Street Urban Redevelopment Plan, being an area generally located on the west side of Oak Street between Linwood Boulevard and 31st Street, and

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

WHEREAS, the Land Clearance for Redevelopment Authority has recommended and determined that the Oak Street LCRA General Development Plan area be eligible for tax abatement and, if necessary, the exercise of eminent domain by the Land Clearance for Redevelopment Authority; and

WHEREAS, the City Plan Commission reviewed and recommended denial of the Oak Street Urban Renewal Plan on July 18, 2023; and

WHEREAS, the Oak Street Urban Redevelopment Plan is located within a continually distressed census tract; and

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

WHEREAS, Section 9 of Ordinance No. 160383, as amended, as modified by Second Committee Substitute for Ordinance No. 200497, as amended, provides that notwithstanding the

guidelines set forth therein, the Council retains its discretion to authorize the capture and redirection, or abatement or exemption, in whole or in part, of ad valorem real property taxes to the full extent authorized by any provision of law; and

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

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the proposed Urban Renewal Area an area generally located on the west side of Oak Street between Linwood Boulevard and 31st Street, is a blighted area and in need of redevelopment and rehabilitation and is appropriate for an Urban Renewal Project, and that the undertaking by the Land Clearance for Redevelopment Authority of Kansas City, Missouri, of surveys and plans for an urban renewal project of a character contemplated by Section 99.430, Revised Statutes of Missouri, as amended, and the proposed urban renewal area is hereby approved.

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

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

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

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

Section 6. That pursuant to and in accordance with City Code § 3-622(d), the City Council recognizes that the Oak Street Urban Renewal Plan is located in a continually distressed census tract, and confirms the LCRA's authority to waive the prevailing wage for projects in Oak Street Urban Renewal Plan.

..end

Approved as to form:

Emalea Black
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 230855

Submitted Department/Preparer: City Planning

Revised 8/3/23

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

Declaring approximately one (1) acre generally located on the west side of Oak Street between 31st Street and Linwood Boulevard to be blighted and insanitary and in need of redevelopment and adopting the Oak Street Urban Renewal Plan for the same pursuant to the Land Clearance for Redevelopment Authority Law. (CD-CPC-2023-00060)

Discussion

See City Plan Commission Disposition Letter.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
Private debt financing and equity
3. How does the legislation affect the current fiscal year?
No.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
The homes to be built in this Urban Renewal Plan will be eligible for 10 years of property tax abatement.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Private financing and equity will be used to build the houses contemplated through this Urban Renewal Plan. Private financing and equity will be used to purchase these homes by the potential homeowners.

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?
Housing and Healthy Communities (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - Maintain and increase affordable housing supply to meet the demands of a diverse population
 - Broaden the capacity and innovative use of funding sources for affordable housing
 - Invest in neighborhood stabilization and revitalization to reduce blight, ensure sustainable housing, and improve the wellbeing of residents while sustaining their diverse cultures
 - Ensure all occupants of residences have quality, efficient, and healthy housing with minimal economic or regulatory barriers
 - Address the various needs of the City's most vulnerable population
 - Utilize planning approaches to improve the City's neighborhoods

Prior Legislation

See City Plan Commission Staff Report.

Service Level Impacts

The redevelopment of the site is expected to reduce the demand for services from code enforcement, Police, and Fire Dept., while creating little, if any, increase in demand from other City Depts., such as Water Services and Public Works.

Other Impacts

1. What will be the potential health impacts to any affected groups?
The removal of blight from the site helps protect the health and well-being of nearby residents and employees and customers of adjacent businesses.
2. How have those groups been engaged and involved in the development of this ordinance?
The developer sought project input from the adjacent neighborhood associations.
3. How does this legislation contribute to a sustainable Kansas City?
The removal of blight through the redevelopment of the site into twelve single-family homes will enhance the tax base of the City and all taxing jurisdictions.
4. Department staff certifies the submission of any applicable Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), Non-Discrimination documents, and Letters of Intent to Subcontract (LOIs) to CREO prior to 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.](#)

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



File #: 230856

RESOLUTION NO. 230856

Sponsor: Director of City Planning and Development Department

RESOLUTION - Amending the Shoal Creek Valley Area Plan to change the recommended land use from mixed use community to commercial on about 4 acres generally located at N.E. Barry Road and N. Brighton Avenue. (CD-CPC-2023-00135).

WHEREAS, on December 21, 2017, the City Council by Resolution No. 170989 adopted the Shoal Creek Valley Area Plan; and

WHEREAS, after further review it has been deemed appropriate to amend the Shoal Creek Valley Area Plan as it affects the above-described property by changing the recommended land use from mixed use community to commercial; and

WHEREAS, the City Plan Commission considered this amendment to the Shoal Creek Valley Area Plan on September 19, 2023; and

WHEREAS, after all interested persons were given an opportunity to present testimony, the City Plan Commission did, on September 19, 2023, recommend approval of the proposed amendment to the Shoal Creek Valley Area Plan to the City Council; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section A. That the Shoal Creek Valley Area Plan is hereby amended so as to change the recommended land use from mixed use community to commercial on about 4 acres generally located at N.E. Barry Road and N. Brighton Avenue for that area described above.

Section B. That the amendment to the Shoal Creek Valley Area Plan is consistent and complies with the KC Spirit Playbook, adopted on April 20, 2023, by Ordinance No. 230520, and is adopted as a supplement to the KC Spirit Playbook.

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

..end



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 230856

Submitted Department/Preparer: City Planning

Revised 8/3/23

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

Sponsor: Director of City Planning & Development Director & City Plan Commission
Approving a request to amend the Shoal Creek Valley Area Plan from mixed use community to commercial on about 4 acres generally located at NE Barry Rd and N. Brighton Ave. (CD-CPC-2023-00135).

Discussion

This is a resolution request to amend the Shoal Creek Valley Area Plan related to the proposed rezoning (Case No. CD-CPC-2023-00127).

Fiscal Impact

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

Office of Management and Budget Review
(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

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

Citywide Business Plan (CWBP) Impact

1. View the [FY23 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):
 - Maintain and increase affordable housing supply to meet the demands of a diverse population
 - Broaden the capacity and innovative use of funding sources for affordable housing
 - Invest in neighborhood stabilization and revitalization to reduce blight, ensure sustainable housing, and improve the wellbeing of residents while sustaining their diverse cultures
 - Ensure all occupants of residences have quality, efficient, and healthy housing with minimal economic or regulatory barriers
 - Address the various needs of the City's most vulnerable population
 - Utilize planning approaches to improve the City's neighborhoods

Prior Legislation

None

Service Level Impacts

This request does not impact the City's workload.

Other Impacts

1. What will be the potential health impacts to any affected groups?
No, this is a resolution to update the Shoal Creek Valley Area Plan.
2. How have those groups been engaged and involved in the development of this ordinance?
Yes, public engagement was required for the rezoning case (CD-CPC-2023-00127) and this resolution request is a companion case for the rezoning request.
3. How does this legislation contribute to a sustainable Kansas City?
This legislation is a resolution not anticipated to contribute or not contribute to a sustainable Kansas City, Missouri.
4. Department staff certifies the submission of any applicable Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), Non-Discrimination documents, and Letters of Intent to Subcontract (LOIs) to CREO prior to 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.](#)

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

No(Press tab after selecting)

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

No(Press tab after selecting)



File #: 230857

ORDINANCE NO. 230857

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 0.16 acres generally located at 2936 Cherry Street from District UR to District DX-2. (CD-CPC-2023-00133).

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-1413, rezoning an area of about 0.16 acres generally located at 2936 Cherry Street from District UR (Urban Redevelopment) to District DX-2 (Downtown Mixed Use), said section to read as follows:

Section 88-20A-1413. That an area legally described as:

Urban Coeur Center Offices Lot 1, a subdivision in Kansas City, Jackson County, Missouri.

is hereby rezoned from District UR (Urban Redevelopment) to District DX-2 (Downtown Mixed Use), all as shown outlined on a map marked Section 88-20A-1413, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

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

..end

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

Joseph Rexwinkle, AICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 230857

Submitted Department/Preparer: City Planning

Revised 8/3/23

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

Rezoning an area of about 0.16 acres generally located at 2936 Cherry Street from District UR (Urban Redevelopment) to District DX-2 (Downtown Mixed Use). (CD-CPC-2023-00133).

Discussion

The subject property is currently zoned UR, a type of planned district in which the plan controls for the uses. The plan, in this case, allows only office uses on the subject property and the owner desires to convert the building to a boutique hotel. This cannot be done unless the property is removed from the plan and the zoning is changed. Staff finds that a small scale hotel in this location contributes to the vitality of the neighborhood, which is mixed between commercial and residential uses.

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 allowed uses on private property.
3. How does the legislation affect the current fiscal year?
Not applicable as this is a zoning ordinance authorizing allowed uses on private property.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Not applicable as this ordinance does not authorize dedication of right-of-way or construction of public infrastructure.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?

Not applicable as this is a zoning ordinance authorizing allowed uses on private property.

Office of Management and Budget Review
(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

This ordinance authorizes rezoning and has no direct fiscal impact.

Citywide Business Plan (CWBP) Impact

- 1. View the [FY23 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):
 - Maintain and increase affordable housing supply to meet the demands of a diverse population
 - Broaden the capacity and innovative use of funding sources for affordable housing
 - Invest in neighborhood stabilization and revitalization to reduce blight, ensure sustainable housing, and improve the wellbeing of residents while sustaining their diverse cultures
 - Ensure all occupants of residences have quality, efficient, and healthy housing with minimal economic or regulatory barriers
 - Address the various needs of the City's most vulnerable population
 - Utilize planning approaches to improve the City's neighborhoods

Prior Legislation

13031-URD – Ordinance 031195, passed in November 2003 rezoned the subject property (and adjacent properties) from C-3a2 (Intermediate business-high buildings-district) to UR (Urban Redevelopment) and approved a development plan.

CD-AA-2023-00295 – Approved by the City Planning & Development Director in August 2023 removed the subject property from the UR development plan described above at the request of the property owner.

Service Level Impacts

No impact expected

Other Impacts

1. What will be the potential health impacts to any affected groups?
This zoning ordinance authorizes rezoning a property which has not been reevaluated for its health impact.
2. How have those groups been engaged and involved in the development of this ordinance?
Public engagement per 88-505-12 was completed for this rezoning.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable
4. Department staff certifies the submission of any applicable Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), Non-Discrimination documents, and Letters of Intent to Subcontract (LOIs) to CREO prior to the legislation entry request in Legistar.

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

Please provide reasoning why not:

This is an ordinance to rezone property.

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

No(Press tab after selecting)

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

No(Press tab after selecting)



File #: 230858

ORDINANCE NO. 230858

Sponsor: Director of City Planning and Development Department

Approving a development plan on about 0.3 acres to allow for a mixed-use building in District DX-15 generally located at 1818 and 1822 Main Street. (CD-CPC-2023-00120)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District DX-15 (Downtown Mixed Use) generally located at 1818 and 1822 Main Street, and more specifically described as follows:

All of the South 1/2 of Lot 476 and all of Lots 477 and 478, except that part now in Main Street, and except that part in alley, Block 35, McGee's Addition, a subdivision in Kansas City, Jackson County, Missouri.

is hereby approved, subject to the following conditions:

1. Streetcar authority requires all tenant loading or move-in activities shall be accommodated via the alley and parking garage.
2. The developer shall coordinate with the Public Works Department and Streetcar Authority prior to applying for any building permit. Applicant shall receive approval from the Streetcar Authority regarding garbage pickup schedules to ensure there is no conflict with streetcar operations.
3. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
4. 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.
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 screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
7. The developer shall obtain approval of an alternative compliance lighting plan to allow additional spillover light into the right-of-way prior to a building permit.
8. The proposed development is located in an area where the Charles B. Wheeler Downtown Airport (MKC) height zoning restrictions apply. No structure in this area should be constructed which exceeds these restrictions. Given the potential height and proximity of this plan to MKC, the proposed development will exceed FAR Part 77, Objects Affecting Navigable Airspace, standards. The proponent/developer has filed an on-line Form 7460-1, Notice of Proposed Construction or Alteration, for permanent vertical improvements or new structures and shall receive a Determination of No Hazard to Air Navigation from the FAA. Temporary cranes used for construction activities extending higher than the proposed top elevation of the building will need to be evaluated for compliance with FAR Part 77 standards as well. The FAA's Obstruction Evaluation/Airport Airspace Analysis (OE/AAA) website can be accessed at <http://www.faa.gov/ops/obstruction/>. Aviation recommends the proponent/developer provide the FAA with a 1A survey accuracy statement assuming the highest horizontal and vertical tolerance was used for this design. This information certifies the ground elevations the developer has portrayed within the plans are to a higher level of accuracy. Per OEAAA, if this accuracy statement isn't provided, an adjustment commensurate with a 50 foot vertical buffer is applied to the development. This information can be referenced at: The proponent/developer is recommended to comply with Chapters 3, 4, and 5 of FAA Advisory Circular (AC) 70/7460-1, Obstruction Marking and Lighting, as amended. KCAD is actively working with the FAA to address airspace restrictions in the River Market that will allow vertical development while at the same time ensuring airspace surfaces are maintained according to FAA criteria.
9. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division 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 Land Development Division prior to issuance of any certificate of occupancy.

10. The developer shall submit a letter to the Land Development Division from a licensed civil engineer, licensed architect, or licensed landscape architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64, Code of Ordinances. for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, and gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate of occupancy permits.
11. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division 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.
12. The developer shall submit plans for grading, siltation, and erosion control to the Land Development Division 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.
13. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
14. 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)
15. 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.
16. Buildings which have an occupiable floor greater than 75 feet above grade shall meet high-rise requirements (IFC 2018 Sec 914.3).
17. New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. (IFC 2018 510.1 and NFPA1221)

18. As indicated on plans, the developer shall pay money-in-lieu of parkland dedication. The fee shall be based on the 2023 parkland rate and paid prior to a certificate of occupancy with 118 proposed multi-family units, fee equating to \$90,935.77.
19. The developer shall be responsible for payment in the amount of \$1,480.00 to the tree fund in lieu of providing the required number of street trees. Twenty-four shrubs shown on the development plan shall serve as alternative compliance to the required number of general landscaping trees per 88-425-04. This requirement shall be satisfied prior to a certificate of occupancy.
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. For all work under the streetcar a track access permit must be applied for with the Public Works Department and the plumber must be track access certified. See for additional information.
22. The developer shall obtain any required encroachment permit for the private overflow grate inlet located in the right-of-way.

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

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

..end

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

Joseph Rexwinkle, AICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter

Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 230858

Submitted Department/Preparer: City Planning

Revised 8/3/23

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 a development plan on about 0.3 acres to allow for a mixed-use building in District DX-15 generally located at 1818 and 1822 Main Street. (CD-CPC-2023-00120)

Discussion

This is a proposed mixed use building containing ground-level nonresidential uses and upper level residential uses on directly on the existing streetcar route. A small parking garage is proposed, but it will be accessed entirely from the alley in-lieu of Main Street in part to avoid conflict with streetcar operations.

CWBP Response Explanation:

“Maintain and increase affordable housing supply to meet the demands of a diverse population” was chosen as the applicable CWBP objective because the applicant has indicated a small percentage of units will be “affordable.”

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 subject property.
3. How does the legislation affect the current fiscal year?
Not applicable as this is a zoning ordinance authorizing physical development of 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 physical development of 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. Generally speaking, dense residential development such as this, provides a greater return on 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)

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

Citywide Business Plan (CWBP) Impact

- 1. View the [FY23 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):
 - Maintain and increase affordable housing supply to meet the demands of a diverse population
 - Broaden the capacity and innovative use of funding sources for affordable housing
 - Invest in neighborhood stabilization and revitalization to reduce blight, ensure sustainable housing, and improve the wellbeing of residents while sustaining their diverse cultures
 - Ensure all occupants of residences have quality, efficient, and healthy housing with minimal economic or regulatory barriers
 - Address the various needs of the City’s most vulnerable population
 - Utilize planning approaches to improve the City’s neighborhoods

Prior Legislation

Case No. 14271-P – Ordinance 120145 Rezoning an area of approximately 100 acres known as the Downtown Streetcar Area South, generally located between I-670 on the north, Grand Boulevard on the east, the Kansas City Terminal Railway on the south and Wyandotte Street on the west, from Districts M 1-5 Manufacturing 1 (dash 5), B4-5 Heavy Business/Commercial (dash 5) and DC-15 (Downtown Core (dash 15) but not including the existing UR (Urban redevelopment) zones and the Adult Entertainment Overlay District CX/O zone, to District DX-15 Downtown Mixed Use (dash 15).

Service Level Impacts

No impact expected.

Other Impacts

1. What will be the potential health impacts to any affected groups?
This zoning ordinance authorizes physical development of housing which, has not been evaluated for its health impact.
2. How have those groups been engaged and involved in the development of this ordinance?
Public Engagement per 88-505-12 was completed for this project.
3. How does this legislation contribute to a sustainable Kansas City?
Project will provide additional housing and density in the downtown area.
4. Department staff certifies the submission of any applicable Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), Non-Discrimination documents, and Letters of Intent to Subcontract (LOIs) to CREO prior to the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)
Please provide reasoning why not:
This ordinance authorizes physical development on private property.
5. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

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

No(Press tab after selecting)



File #: 230860

ORDINANCE NO. 230860

Sponsor: Director of the Municipal Court

Accepting a five-year grant in the amount of \$2,000,000.00 (\$400,000.00 each year for five years) from the Department of Health and Human Services, Substance Abuse and Mental Health Services Administration (SAMHSA) to continue and enhance the services and programing of the Kansas City Municipal Drug Court; estimating and appropriating \$2,000,000.00 in the General Grant Fund; designating requisitioning authority; and recognizing an accelerated effective date.

WHEREAS, since 2002, the Kansas City Municipal Drug Court (“Drug Court”) has provided an intensive, comprehensive, court-supervised program, as well as aftercare, for defendants who exhibit signs of chronic and severe substance use problems with the focus of helping the participant improve their life and health by becoming free and clean of substance use; and

WHEREAS, Drug Court participants are treated using evidence-based practices consistent with the substance use disorders disease model and the problem-solving model, rather than with the traditional court case-processing model; and

WHEREAS, the target population of Drug Court includes adult defendants diagnosed with a substance use disorder as their primary condition and those who have co-occurring substance abuse and mental health disorders and trauma treatment needs; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Court Administrator, on behalf of the City of Kansas City, Missouri, is authorized to accept a \$2,000,000.00 grant from the Department of Health and Human Services Substance Abuse and Mental Health Services Administration to continue and enhance the services and programing of the Kansas City Municipal Drug Court.

Section 2. That the revenue in the following account of the General Grants Fund is hereby estimated in the following amount:

24-2580-270001-479660-G27SAMH23	SAMHSA KCMDC	\$2,000,000.00
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Section 3. That the sum of \$2,000,000.00 is hereby appropriated from the Unappropriated Fund Balance of the General Grants Fund to the following account of the General Grants Fund:

24-2580-275020-B-G27SAMH23 SAMHSA KCMDC \$2,000,000.00

Section 4. That the Administrator of Municipal Court is designated requisitioning authority for Account No. 24-2580-275020.

Section 5. That this ordinance, appropriating money, is recognized as an ordinance with an accelerated effective date as provided by Section 503(a)(3)(C) of the City Charter and shall take effect in accordance with Section 503, City Charter.

..end

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

Tammy L. Queen
Director of Finance

Approved as to form:

Andrew Bonkowski
Assistant City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 230860

Submitted Department/Preparer: Municipal Court

Revised 8/3/23

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 a five-year grant in the amount of \$2,000,000.00 (\$400,000.00 each year for five years) from the Department of Health and Human Services, Substance Abuse and Mental Health Services Administration (SAMHSA) to continue and enhance the services and programming of the Kansas City Municipal Drug Court; estimating and appropriating \$2,000,000.00 in the General Grant Fund; designating requisitioning authority and recognizing an accelerated effective date..

Discussion

Since 2002, the Kansas City Municipal Drug Court (Drug Court) has provided an intensive, comprehensive, court-supervised program, as well as aftercare, for defendants who exhibit signs of chronic and severe substance use problems with the focus of helping the participant improve their life and health by becoming free and clean of substance use. This grant will help continue and enhance those services.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
A five-year \$2,000,000.00 grant (\$400,000.00 each year for five years) from the Department of Health and Human Services, Substance Abuse and Mental Health Services Administration (SAMHSA)
3. How does the legislation affect the current fiscal year?
It recognizes and appropriates \$400,000 from SAMHSA into the General Grant Fund.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Yes. This is a five-year \$2,000,000.00 grant received in increments of \$400,000.00 per year. First Budget Period: 09/30/2023-09/29/2024.

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

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?
Public Safety (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
- Reduce violent crime among all age groups, placing an emphasis on young offenders
 - Evaluate and identify areas of opportunity in the emergency response delivery system to ensure the best possible patient outcome
 - Improve the diversity of employee recruitment, succession planning, and retention in the Police and Fire Departments
 - Increase effectiveness and efficiencies of operations at Municipal Court and work to achieve the best possible outcomes for those served
 -
 -

Prior Legislation

Ordinance 180702 and Ordinance 160009 accepting previous SAMHSA grants for Drug Court.

Service Level Impacts

The grant will be used to to continue and enhance the services and programing of the Kansas City Municipal Drug Court for its target population which includes adult defendants diagnosed with a substance use disorder as their primary condition and those who have co-occurring substance abuse and mental health disorders and trauma treatment needs.

Other Impacts

1. What will be the potential health impacts to any affected groups?
The focus of Drug Court is to help participants improve their life and health by becoming free and clean of substance use.
2. How have those groups been engaged and involved in the development of this ordinance?
Drug Court service providers wrote letters of support for the grant application.
3. How does this legislation contribute to a sustainable Kansas City?
Helping court-involved individuals improve their life and health by becoming free and clean of substance use contributes to a sustainable Kansas City.
4. Department staff certifies the submission of any applicable Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), Non-Discrimination documents, and Letters of Intent to Subcontract (LOIs) to CREO prior to the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)
Please provide reasoning why not:
Accepting a grant for a federal governmental entity.
5. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

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

No(Press tab after selecting)



File #: 230861

ORDINANCE NO. 230861

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 2.6 acres generally located at N.E. Barry Road and N. Brighton Avenue from District B1-1 to District B3-3 to allow the property owner to seek a special use permit to construct an automobile collision center. (CD-CPC-2023-00127)

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-1412, rezoning an area of about 2.6 acres generally located at N.E. Barry Road and N. Brighton Avenue from District B1-1 (Neighborhood Business 1) to District B3-3 (Community Business), said section to read as follows:

Section 88-20A-1412. That an area legally described as:

A parcel of land being in the Southeast quarter of Section 8, Township 51 North, Range 32 West, located in the City of Kansas City, Clay County, Missouri, being more particularly described as follows: Commencing at the Northwest corner of the Southeast quarter of said Section 8, as monumented by a found ¾” iron bar in a monument box; thence South 89 degrees 16 minutes 48 seconds East, along the North line of the said Southeast quarter, a distance of 366.00 feet; thence South 00 degrees 30 minutes 53 seconds West, along a line parallel with the West line of the said Southeast quarter, a distance of 35.00 feet, to a point on the Southerly right-of-way of Northeast Barry Road, as currently established and being monumented by a found ½” iron bar and cap stamped “LS 2074”, said point also being on the Northerly prolongation of the West line of Clay Hill Addition, a subdivision of land in the City of Kansas City, Clay County, Missouri; thence South 00 degrees 30 minutes 53 seconds West, continuing along a line parallel with the West line of the said Southeast quarter and the West line Clay Hill Addition and its Northerly prolongation thereof, a distance of 249.29 feet to the Point of Beginning of the tract of land herein to be described; thence North 89 degrees 29 minutes 07 seconds West, a distance of 297.48 feet, to the Easterly right-of-way of North Brighton Avenue, as currently established; thence South 01 degrees 22 minutes 55 seconds East, along the said Easterly right-of-way of North Brighton Avenue, a distance of 303.41 feet, to the intersection of the said Easterly right-of-way of North Brighton Avenue and the Northerly right-of-way

of Missouri State Highway 152, as monumented by a found bent 1/2" iron bar being located 0.12 feet North and 0.41 feet West of the corner; thence South 47 degrees 50 minutes 57 seconds East, continuing along the said Northerly right-of-way of Missouri State Highway 152, a distance of 107.96 feet; thence South 89 degrees, 16 minutes, 48 seconds East, leaving the said Northerly right-of-way of Missouri State Highway 152, a distance of 49.46 feet, to the Northwest corner of Northeast 83rd Street's right-of-way, said right-of-way being vacated by Ordinance Number 071267, recorded as Instrument 2008008276 in Book 5627 at Page 2; thence South 00 degrees 29 minutes 06 seconds West, along the West line of the said vacated Northeast 83rd Street right-of-way, a distance of 12.50 feet, to the Southerly line of the North half of the said vacated Northeast 83rd Street right-of-way; thence South 89 degrees, 16 minutes, 48 seconds East, along the South line of the North half of the said vacated Northeast 83rd Street right-of-way, a distance of 157.28 feet, to the Southerly prolongation of the West line of Clay Hill Addition; thence North 00 degrees 30 minutes 53 seconds East, along the West line of the said Clay Hill Addition and its Southerly prolongation thereof, said line also being parallel with the West line of the said Southeast Quarter, a distance of 388.21 feet, to the Point of Beginning, containing 108,449.96 square feet or 2.49 acres of land, more or less.

The above described parcel of land is subject to the following restrictions and easements: Abutter's rights of direct access as set out in the Warranty Deed to the State Highway Commission of Missouri being recorded October 25, 1974 as Document Number 05756 in Book 1168 at Page 772.

The rights and easements reserved by the City of Kansas City, Missouri over the vacated Northeast 83rd Street as more fully described and set forth in Ordinance Number 071267 being recorded March 10, 2008 as Document Number 2008008276 in Book 5927 at Page 2.

The bearing and distances of the above described parcel of land is based upon the Missouri State Plane Coordinate System, NAD83, Missouri West Zone, US Foot, with the bearing of the West line of the Southeast Quarter of Section 8-T51N-R32W being measured as North 00 degrees 30 minutes 53 seconds East.

is hereby rezoned from District B1-1 (Neighborhood Business 1) to District B3-3 (Community Business), all as shown outlined on a map marked Section 88-20A-1412, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

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

..end

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

Joseph Rexwinkle, AICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 230861

Submitted Department/Preparer: City Planning

Revised 8/3/23

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

Sponsor: City Planning and Development Director & City Plan Commission

Rezoning an area of about 2.6 acres generally located at NE Barry Rd and N. Brighton Ave from District B1-1 to District B3-3. (CD-CPC-2023-00127).

Discussion

The applicant is requesting to rezone this property to allow for the construction of an auto repair facility.

Explanation of CWBP Response:

The proposed rezoning allows a greater variety of uses which makes it more likely the undeveloped property will develop, and in turn makes it more likely to generate employment and revenue for the city.

Fiscal Impact

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

2. What is the funding source?

This is not applicable as this is a zoning ordinance authorizing permitted uses on private property.

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

This is not applicable as this is a zoning ordinance authorizing permitted uses on private property.

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

This is not applicable as this is a zoning ordinance authorizing permitted uses on private property. N. Brighton Avenue is on the City's Major Street Plan and the applicant has dedicated public right-of-way to allow for future improvements that will be the responsibility of the City.

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

This ordinance authorizes permitted uses on private property which is currently undeveloped. Rezoning may facilitate development, which ultimately 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)

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

Citywide Business Plan (CWBP) Impact

1. View the [FY23 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):
- Maintain and increase affordable housing supply to meet the demands of a diverse population
 - Broaden the capacity and innovative use of funding sources for affordable housing
 - Invest in neighborhood stabilization and revitalization to reduce blight, ensure sustainable housing, and improve the wellbeing of residents while sustaining their diverse cultures
 - Ensure all occupants of residences have quality, efficient, and healthy housing with minimal economic or regulatory barriers
 - Address the various needs of the City's most vulnerable population
 - Utilize planning approaches to improve the City's neighborhoods

Prior Legislation

None

Service Level Impacts

No impact expected.

Other Impacts

1. What will be the potential health impacts to any affected groups?
This zoning ordinance authorizes permitted uses which has not been evaluated for its health impact.
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 the City Plan Commission (CPC). The developer held a public engagement meeting on 9-12-2023.
3. How does this legislation contribute to a sustainable Kansas City?
City Planning and Development Staff evaluated this against the following sustainability goals and objectives in The KC Spirit Playbook:

Affordable Community: We will create and nurture an affordable community and strive for abundant opportunity and employment at a livable wage for our residents.

4. Department staff certifies the submission of any applicable Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), Non-Discrimination documents, and Letters of Intent to Subcontract (LOIs) to CREO prior to 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.](#)

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

No(Press tab after selecting)

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

No(Press tab after selecting)



File #: 220747

ORDINANCE NO. 220747

Approving the Historic Northeast Lofts PIEA General Development Plan on about 22 acres (3 parcels), generally located at the southeast corner of Independence Avenue and Hardesty Avenue. (CD-CPC-2022-00064)

WHEREAS, the Planned Industrial Expansion Authority of Kansas City, Missouri (“Authority”) did prepare or cause to be prepared the Historic Northeast Lofts PIEA General Development Plan and recommended that the Council approve the finding of blight and approve the General Development Plan for the area; and

WHEREAS, the City Plan Commission has reviewed and recommended approval of the finding of blight of the Historic Northeast Lofts PIEA General Development Plan on June 21, 2022, as evidenced by its disposition of the case and its written recommendations submitted to the City; and

WHEREAS, Section 100.400, RSMo, authorizes the Council to make a finding that an area is a blighted area and approve a general development plan for such area if the Council finds that the plan is feasible and in conformity with the general plan for the development of the community as a whole; and

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

WHEREAS, Section 9 of Ordinance No. 160383, as amended, provides that notwithstanding the guidelines set forth therein, the Council retains its discretion to authorize the capture and redirection, or abatement or exemption, in whole or in part, of ad valorem real property taxes to the full extent authorized by any provision of law; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Council declares the area of approximately 22 acres (3 parcels) generally located in at the southeast corner of Independence Avenue and Hardesty Avenue, and more specifically described by metes and bounds on Exhibit A attached hereto and incorporated herein by reference, to be a blighted area as defined in Section 100.310, RSMo, and more specifically finds that there is a predominance of defective and inadequate street layout, insanitary and unsafe conditions, deterioration of site improvements, and the existence of

conditions which endanger life and property by fire and other causes in such planning area and as a result of the predominance of those conditions the planning area in its present condition and use constitutes an economic and social liability and a serious menace to the public health, safety, morals, and welfare.

Section 2. That the Historic Northeast Lofts PIEA General Development Plan prepared by the Authority and recommended to the Council is intended to and shall affect and be applicable to only the real property specifically described in Section 1 above and is hereby approved. A copy of said General Development Plan is attached to this ordinance and is made a part hereof.

Section 3. That the Council has duly made the findings necessary for compliance with Section 100.300-100.620, RSMo.

Section 4. That the General Development Plan is hereby found to be feasible and in conformance with the general plan for the development of the community as a whole.

Section 5. That the ad valorem tax exemption benefits as authorized in Section 100.570, RSMo, are hereby extended to the plan area to the extent and in the manner as provided for in said General Development Plan, and subject to the execution of a development agreement with the Planned Industrial Expansion Authority of Kansas City, Missouri, and the developer.

Section 6. That pursuant to Section 9 of Second Committee Substitute for Ordinance No. 160383, as amended, the City Council hereby authorizes the abatement of ad valorem real property taxes to the full extent authorized by Section 100.570, RSMo with respect to any project qualifying for Jobs-Based or Site-Based “High Impact” designation as determined by the AdvanceKC Scorecard, derived from the City Council’s Economic Development and Incentive Policy, or located in a severely distressed census tract that has continuously maintained such status for not less than ten (10) years immediately prior to the effective date of the request.

..end

I hereby certify that as required by Chapter 100, RSMo, as amended, all public notices have been given and public hearings held, as required by law.

Secretary, City Plan Commission

Approved as to form and legality:

Emalea Black
Associate City Attorney

**No Docket
Memo Provided
for Ordinance
No.
220747**



File #: 230716

ORDINANCE NO. 230716

Sponsor: Director of the Health Department

Authorizing the Director of Health to execute a five-year sole source contract with the University of Missouri Kansas City for Violence Prevention Fund Evaluation Services from previously appropriated funds.

WHEREAS, UMKC is the only local university that has an accredited criminology program, facilitated by the expertise of renowned researchers and relevant degree-seekers; and

WHEREAS, UMKC’s Department of Criminal Justice and Criminology, which includes Drs. Ken Novak and Marijana Kotlaja, has an established relationship with the Kansas City Police Department and the City of Kansas City, Missouri; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Director of Health is authorized to execute a sole source contract with the University of Missouri Kansas City, for a total contract amount not to exceed \$1,311,759.00 for the provision of evaluation services for the Violence Prevention Fund to be paid from funds appropriated in Account No. 24-2000-501905. A copy of the contract, in substantial form, is on file with the Director of Health.

..end

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

Tammy L. Queen
Director of Finance

Approved as to form:

Joseph A. Guarino
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: Health

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

Executive Summary

Authorizing the Director of Health to execute a five year contract for Violence Prevention Fund Evaluation Services from previously appropriated funds.

NMA Contract

Discussion

N/A

Fiscal Impact

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

2. What is the funding source?

Violence Prevention Fund

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

No.

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

This is a five year contract however all funds are budgeted in this fiscal year and will roll forward.

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

n/a.



City of Kansas City, Missouri

Docket Memo

Office of Management and Budget Review

(OMB Staff will complete this section.)

- 1. This legislation is supported by the general fund. Yes No
- 2. This fund has a structural imbalance. Yes No

Additional Discussion (if needed)

N/A

Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Public Safety (Press tab after selecting.)

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

- Reduce violent crime among all age groups, placing an emphasis on young offenders
- Evaluate and identify areas of opportunity in the emergency response delivery system to ensure the best possible patient outcome
- Improve the diversity of employee recruitment, succession planning, and retention in the Police and Fire Departments
- Increase effectiveness and efficiencies of operations at Municipal Court and work to achieve the best possible outcomes for those served
-
-

Prior Legislation

230160

Service Level Impacts

With the adoption of ordinance 230160, the City Council made a historic 5-year investment in violence prevention. This comes with a considerable need for evaluation to determine which violence prevention efforts are impactful, and which should be discontinued.



City of Kansas City, Missouri

Docket Memo

Other Impacts

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

Residents within KCMO's neighborhoods most impacted by violence will benefit from data-driven initiatives that work together to reduce violence.

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

Council members representing each City Council district reported the need for expert evaluation of the initiatives funded by the violence prevention fund.

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

Evaluation ensures that only the most effective programs are continued, thereby ensuring stewardship of funds.

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

Yes

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

N/A



File #: 230815

ORDINANCE NO. 230815

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 7 acres generally located at the southwest corner of East Bannister Road and Marion Park Drive from District UR to District B2-2. (CD-CPC-2023-00049).

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-1405, rezoning an area of about 7 acres generally located at southwest corner of East Bannister Road and Marion Park Drive from District UR (Urban Redevelopment) to District B2-2 (Neighborhood business 2 (dash 2)), said section to read as follows:

Section 88-20A -1405. That an area legally described as:

All that part of the Southwest Quarter of Section 26, Township 48 North, Range 33 West, in the City of Kansas City, Jackson County, Missouri, being more particularly described by Scott G Chrisman, RLS-2594, on March 24, 2023, for project 210432, as follows: Commencing at the Northwest corner of the Northwest Quarter of the Southwest Quarter of said Section 26; thence South 86°45'39" East, along the North line of the Southwest Quarter of said Section 26, a distance of feet, 625.36 feet; thence South 3°14'21" West, a distance of 201.47 feet, to a point on the Southerly Right-of-Way line of State Route W, also known as Bannister Road, and the Easterly Right-of-Way line of Hickman Mills Drive, as now established, said point also being the Point of Beginning; thence along the South Right-of-way line, of said State Route W, also known as Bannister Road for the following seven (7) courses; thence North 55°59'03" East, a distance of 50.81 feet; thence South 39°16'10" East, a distance of 152.14 feet; thence North 54°16'14" East, a distance of 41.23 feet; thence North 39°40'12" West, a distance of 150.49 feet; thence North 56°54'03" East, a distance of 104.31 feet; thence South 86°39'56" East, a distance of 403.59 feet; thence South 31°17'06" East, a distance of 72.26 feet, to a point on the Westerly Right-of-Way line of Marion Park Drive, as now established; thence along said Westerly Right-of-Way line of said Marion Park Drive, for the following two (2) courses; thence South 1°30'04" West, a distance of 695.92 feet; thence Southerly on a curve to the right, said curve being tangent to the last described course and having a

radius of 64.66 feet, an arc distance of 1.95 feet; thence North 88°22'42" West, a distance of 51.26 feet; thence South 10°48'39" East, a distance of 69.57 feet, to a point on the Northerly, and Easterly Right-of-Way line of Hickman Mills Drive, as now established; thence along said Northerly and Easterly Right-of-Way line for the following six (6) courses; thence Southwesterly on a curve to the right, said curve having an initial tangent bearing of South 38°47'59" West, a radius of 560.00 feet, and an arc distance of 2.30 feet; thence South 39°16'03" West, a distance of 128.11 feet; thence North 10°48'39" West, a distance of 182.92 feet; thence South 79°19'28" West, a distance of 89.40 feet; thence Northwesterly on a curve to the left, said curve having an initial tangent bearing of North 10°40'32" West, a radius of 1176.28 feet, and an arc distance of 477.71 feet; thence North 33°56'39" West, a distance of 290.71 feet, to a point on the South Right-of-Way line of said State Route W, also known as Bannister Road, and the Point of Beginning, containing 319,755 square feet or 7.3406 acres, more or less.

is hereby rezoned from District UR (Urban Redevelopment) to District B2-2 (Neighborhood business 2 (dash 2)), all as shown outlined on a map marked Section 88-20A-1405 which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

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

..end

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

Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 230815

Submitted Department/Preparer: City Planning

Revised 8/3/23

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

Rezoning an area of about 7 acres generally located at southwest corner of East Bannister Road and Marion Park Drive from District UR to District B2-2. (CD-CPC-2023-00049).

Discussion

See Attached City Plan Commission Staff Report.

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?
Not applicable as this is a zoning ordinance.

Office of Management and Budget Review (OMB Staff will complete this section.)

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

2. This fund has a structural imbalance. Yes No
3. Account string has been verified/confirmed. Yes No

Additional Discussion (if needed)

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

Citywide Business Plan (CWBP) Impact

1. View the [FY23 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):
 - Maintain and increase affordable housing supply to meet the demands of a diverse population
 - Broaden the capacity and innovative use of funding sources for affordable housing
 - Invest in neighborhood stabilization and revitalization to reduce blight, ensure sustainable housing, and improve the wellbeing of residents while sustaining their diverse cultures
 - Ensure all occupants of residences have quality, efficient, and healthy housing with minimal economic or regulatory barriers
 - Address the various needs of the City’s most vulnerable population
 - Utilize planning approaches to improve the City’s neighborhoods

Prior Legislation

See attached City Plan Commission Staff Report.

Service Level Impacts

Not applicable as this is a zoning ordinance

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this is a zoning ordinance

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

Not applicable as this is a zoning ordinance

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

Not applicable as this is a zoning ordinance

4. Department staff certifies the submission of any applicable Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), Non-Discrimination documents, and Letters of Intent to Subcontract (LOIs) to CREO prior to the legislation entry request in Legistar.

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

Please provide reasoning why not:

Not applicable as this is a zoning ordinance

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

No(Press tab after selecting)

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

No(Press tab after selecting)



File #: 230818

RESOLUTION NO. 230818

Sponsor: Director of City Planning and Development Department

RESOLUTION - Approving an amendment to the Hickman Mills Area Plan on about 7 acres generally located at the southwest corner of East Bannister Road and Marion Park Drive by changing the recommended land use from office/residential and open space/buffer to mixed use community. (CD-CPC-2023-00057)

WHEREAS, on June 14, 2020, the City Council by Resolution No. 200191 adopted the Hickman Mills Area Plan; and

WHEREAS, after further review it has been deemed appropriate to amend the Hickman Mills Area Plan as it affects that area of approximately 7 acres generally located at the southwest corner of East Bannister Road and Marion Park Drive by changing the recommended land use from office/residential and open space/buffer to mixed use community; and

WHEREAS, the City Plan Commission considered such amendment to the Proposed Land Use Map on August 15, 2023; and

WHEREAS, after all interested persons were given an opportunity to present testimony, the City Plan Commission did on August 15, 2023, recommend approval of the proposed amendment to the Hickman Mills Area Plan; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section A. That the Hickman Mills Area Plan is hereby amended as to the Proposed Land Use Plan and Map for that area of approximately 7 acres generally located at the southwest corner of East Bannister Road and Marion Park Drive by changing the recommended land use from office/residential and open space/buffer to mixed use community.

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

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

..end



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 230818

Submitted Department/Preparer: City Planning

Revised 8/3/23

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 an amendment to the Hickman Mills Area Plan on about 7 acres generally located at the southwest corner of East Bannister Road and Marion Park Drive by changing the recommended land use from Office/Residential and Open Space/Buffer to Mixed Use Community. (CD-CPC-2023-00057)

Discussion

Please see attached City Plan Commission Staff Report.

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

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

Citywide Business Plan (CWBP) Impact

- 1. View the [FY23 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):
 - Maintain and increase affordable housing supply to meet the demands of a diverse population
 - Broaden the capacity and innovative use of funding sources for affordable housing
 - Invest in neighborhood stabilization and revitalization to reduce blight, ensure sustainable housing, and improve the wellbeing of residents while sustaining their diverse cultures
 - Ensure all occupants of residences have quality, efficient, and healthy housing with minimal economic or regulatory barriers
 - Address the various needs of the City’s most vulnerable population
 - Utilize planning approaches to improve the City’s neighborhoods

Prior Legislation

Please see attached City Plan Commission Staff Report.

Service Level Impacts

Not applicable as this is an area plan resolution.

Other Impacts

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

Not applicable as this is an area plan resolution.

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

Not applicable as this is an area plan resolution.

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

Not applicable as this is an area plan resolution.

4. Department staff certifies the submission of any applicable Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), Non-Discrimination documents, and Letters of Intent to Subcontract (LOIs) to CREO prior to 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 area plan resolution.

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

No(Press tab after selecting)

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

No(Press tab after selecting)



File #: 230827

ORDINANCE NO. 230827

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 321 acres generally located at southwest corner of East Bannister Road and Marion Park Drive from District UR to District UR for the purposes of removing seven acres from the UR Plan. (CD-CPC-2023-00058).

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-1406, rezoning an area of about 321 acres generally located at southwest corner of East Bannister Road and Marion Park Drive from District UR (Urban Redevelopment) to District UR (Urban Redevelopment) for the purposes of removing seven acres from the UR Plan, said section to read as follows:

Section 88-20A-1406. That an area legally described as:

All or part of the following subdivisions: “Bannister Square Business Center Replat”, "Marion Industrial Park", “Marion Industrial Park 2nd Plat”, "Kemble Acres", "Hickman Business Center", "Kramer Industrial Park", "Bannister Stor-All", "A & A Acres", "Klng's Rose Hill subdivision", "Holmes Park", "Replat of Holmes Park", "Showbiz Pizza Place", and “Resurvey of Parcels 2 and 3 Venture Center”, all subdivisions according to the recorded plats thereof, including the following streets, drives, avenues, highways, and alleys: Marion Park Drive, 103rd Street, Hickman Mills Drive, Interstate 470, U.S. Highway No. 71, Interstate 435, Woodfield Drive, Cypress Avenue, 95th Street Terrace, 96th Street, King's Highway, Elmwood Avenue, and the alleys in Blocks 1 and 3, Holmes Park, as said streets, drives, avenues, highways, and alleys are now established and the right of way of the Burlington Northern Railroad (formerly the St. Louis and San Francisco Railroad), together with other lands situated in Section 26, Township 48, Range 33, and in Section 35, Township 48, Range 33, all in Kansas City, Jackson county, Missouri, and lying generally south of Bannister Road; north of Interstate 470 and easterly of U.S. Highway No. 71.

The boundary of the redevelopment area is more specifically described as beginning at the northeast corner of Lot 1, "Bannister Square Business Center Replat"; thence south along the east line of said Lot 1 and along the east line of

Lot 3 in said "Bannister Square Business Center Replat 11", a distance of 439 feet; thence in a southerly and southwesterly direction along the east line of said Lot 3 and along a curve to the right, tangent to the last described course and having a radius of 300.00 feet, an arc distance of 176 feet to the southeast corner of said Lot 3, said corner also being on the north line of the Southwest 1/4 of the Southeast 1/4 of Section 26, Township 48, Range 33; thence east 120 feet to the northeast corner of said 1/4 1/4 Section; thence south along the east line of said 1/4 1/4 Section and along the east line of the West 1/2 of the Northeast 1/4 of Section 35, Township 48, Range 33 and along the southerly prolongation thereof, a distance of 3991 feet to a point on the south right of way line of 103rd Street, as now established; thence east along said south right of way line, a distance of 491 feet, more or less, to the northwest corner of "Sleepy Hollow", a subdivision in said city, county and state; thence the following courses along the westerly boundary lines of said "Sleepy Hollow" subdivision; south 844 feet, east 200 feet, south 390 feet, southwesterly 91 feet, west 572 feet, south 30 feet, west 141 feet to a point on the easterly right of way line of Hickman Mills Drive, as now established; thence southeasterly 461 feet to the southwest corner of said "Sleepy Hollows" subdivision; thence westerly, departing from said subdivision boundary along the northerly right of way line of Interstate Route 470, as now established: 100 feet, more or less, to a point on the westerly right of way line of said Hickman Mills Drive, said point also being opposite and 209 feet northerly of Station 47+85 of the right of way base line of the eastbound lanes of said Interstate 470, as now established; thence westerly along the last said right of way line, 440 feet, more or less, to a point on the westerly right of way line of the Burlington Northern Railroad that is opposite and 30 feet northerly of station 43+55 of said right of way base line; thence northwesterly 795 feet, more or less, to a point opposite and so feet northeasterly of station 35+51.26 of said right of way base line; thence northwesterly, parallel with said right of way base line, a distance of 818 feet; thence in a northwesterly direction along a curve to the left, tangent to the last described course having a radius of 1483 feet, an arc distance of 355 feet; thence in a northwesterly and northerly direction along a curve to the right having a radius of 1637 feet, an arc distance of 1500 feet, more or less, to the intersection of the westerly right of way line of said Hickman Mills Drive and the prolongation of the easterly right of way line of Interstate 435, as now established; thence North 660 West, a distance of 245 feet; thence North 23°30' West, a distance of 660 feet; thence North 35° West, a distance of 165 feet, more or less, to a point on the southerly prolongation of the easterly right of way line of U.S. Highway No. 71, as now established; thence northerly along said prolongation and along the last said right of way line, a distance of 720 feet to a jog in said right of way line; thence west along said jog, a distance of 23 feet; thence northerly along the last said right of way line, a distance of 1420 feet to an angle point; thence northerly along said right of way line, a distance of 140 feet to an angle point; thence northerly along said right of way line, a distance of 52 feet; thence northerly along the last said right of way line, a distance of 270 feet to an angle point on the southerly right of way line of Woodfield Drive, as now established; thence westerly along a jog in said easterly right of way line, along a

curve to the left having a radius of 180.00 feet, an arc distance of 46 feet; thence northerly along said right of way line, a distance of 50 feet to an angle point in said easterly right of way line that is opposite and 143 feet east of Station 404+09 of the right of way base line of said U.S. Highway No. 71; thence north along said right of way line, a distance of 695 feet to an angle point therein that is opposite and 293 feet east of station 410+95 of said right of way base line; thence westerly along said right of way line, a distance of 49 feet to an angle point therein that is opposite and 248 feet east of Station 411+16 of said right of way base line; thence northerly along said right of way line, a distance of 80 feet to a point on the southerly right of way line of Bannister Road; thence northeasterly along last said right of way line, a distance of 135 feet; thence southeasterly along said southerly right of way line, a distance of 140 feet; thence northeasterly along said right of way line and along the prolongation thereof, a distance of 180 feet to the point of intersection of the south right of way line of Bannister Road and the northeasterly right of way line of the Burlington Northern Railroad; thence easterly along said south right of way line, a distance of 80 feet; thence northeasterly along said south right of way line, a distance of 45 feet; thence easterly along said south right of way line, a distance of 400 feet; thence easterly, a distance of 80 feet to a point on the east right of way line of Hickman Mills Drive extension, as now established; thence south along the last said right of way line, a distance of 580 feet; thence southwesterly along the last said right of way line, a distance of 87 feet to a point on the west line of Lot 2, "SHOWBIZ PIZZA PLACE", a subdivision in said city, county, and state: thence south along the last said west line, a distance of 130 feet to the southwest corner of the last said Lot 2, said point also being the northwest corner of Parcel 2, "Resurvey of Parcels 2 and 3, Venture Center": thence east along the north line of said Parcel 2: a distance of 1125 feet to the northeast corner thereof: thence easterly, a distance of 545 feet to the northerly most corner of Lot 6, 11 Bannister Square Business Center Replat", a subdivision in said city, county, and state; thence southeasterly 166 feet to an angle point in the north line of Lot 4 in the last said subdivision; thence east along the north lines of Lots 4 and 2 in the last said subdivision, a distance of 440 feet to a point on the west line of Lot 1 in the last said subdivision; thence north 180 feet to the northwest corner of the last said Lot 1; thence east, a distance of 267 feet to the point of beginning, except that part thereof in public thoroughfares.

EXCEPT:

All that part of the Southwest Quarter of Section 26, Township 48 North, Range 33 West, in the City of Kansas City, Jackson County, Missouri, being more particularly described by Scott G Chrisman, RLS-2594, on March 24, 2023, for project 210432, as follows: Commencing at the Northwest corner of the Northwest Quarter of the Southwest Quarter of said Section 26; thence S 86°45'39" E, along the North line of the Southwest Quarter of said Section 26, a distance of feet, 625.36 feet; thence S 3°14'21" W, a distance of 201.47 feet, to a point on the Southerly Right-of-Way line of State Route W, also known as Bannister Road, and the Easterly Right-of-Way line of Hickman Mills Drive, as

now established, said point also being the Point of Beginning; thence along the South Right-of-way line, of said State Route W, also known as Bannister Road for the following seven (7) courses; thence N 55°59'03" E, a distance of 50.81 feet; thence S 39°16'10" E, a distance of 152.14 feet; thence N 54°16'14" E, a distance of 41.23 feet; thence N 39°40'12" W, a distance of 150.49 feet; thence N 56°54'03" E, a distance of 104.31 feet; thence S 86°39'56" E, a distance of 403.59 feet; thence S 31°17'06" E, a distance of 72.26 feet, to a point on the Westerly Right-of-Way line of Marion Park Drive, as now established; thence along said Westerly Right-of-Way line of said Marion Park Drive, for the following two (2) courses; thence S 1°30'04" W, a distance of 695.92 feet; thence Southerly on a curve to the right, said curve being tangent to the last described course and having a radius of 64.66 feet, an arc distance of 1.95 feet; thence N 88°22'42" W, a distance of 51.26 feet; thence S 10°48'39" E, a distance of 69.57 feet, to a point on the Northerly, and Easterly Right-of-Way line of Hickman Mills Drive, as now established; thence along said Northerly and Easterly Right-of-Way line for the following six (6) courses; thence Southwesterly on a curve to the right, said curve having an initial tangent bearing of S 38°47'59" W, a radius of 560.00 feet, and an arc distance of 2.30 feet; thence S 39°16'03" W, a distance of 128.11 feet; thence N 10°48'39" W, a distance of 182.92 feet; thence S 79°19'28" W, a distance of 89.40 feet; thence Northwesterly on a curve to the left, said curve having an initial tangent bearing of N 10°40'32" W, a radius of 1176.28 feet, and an arc distance of 477.71 feet; thence N 33°56'39" W, a distance of 290.71 feet, to a point on the South Right-of-Way line of said State Route W, also known as Bannister Road, and the point of beginning, containing 319,755 square feet or 7.3406 acres, more or less.

is hereby rezoned from UR (Urban Redevelopment) to UR (Urban Redevelopment) all as shown outlined on a map marked Section 88-20A-1406, 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, subject to the following condition:

1. That Ordinance No. 000384, including all conditions provided therein, shall remain in full force and effect.

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

..end

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

Joseph Rexwinkle, AICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 230827

Submitted Department/Preparer: City Planning

Revised 8/3/23

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

Rezoning an area of about 7 acres generally located at southwest corner of East Bannister Road and Marion Park Drive from District UR to District UR for the purposes of removing the area from the UR Plan. (CD-CPC-2023-00058).

Discussion

See attached City Plan Commission Staff Report.

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?
Not applicable as this is a zoning ordinance

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

2. This fund has a structural imbalance. Yes No
3. Account string has been verified/confirmed. Yes No

Additional Discussion (if needed)

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

Citywide Business Plan (CWBP) Impact

1. View the [FY23 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):
 - Maintain and increase affordable housing supply to meet the demands of a diverse population
 - Broaden the capacity and innovative use of funding sources for affordable housing
 - Invest in neighborhood stabilization and revitalization to reduce blight, ensure sustainable housing, and improve the wellbeing of residents while sustaining their diverse cultures
 - Ensure all occupants of residences have quality, efficient, and healthy housing with minimal economic or regulatory barriers
 - Address the various needs of the City's most vulnerable population
 - Utilize planning approaches to improve the City's neighborhoods

Prior Legislation

Please see attached City Plan Commission Staff Report.

Service Level Impacts

Not applicable as this is a zoning ordinance

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this is a zoning ordinance

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

Not applicable as this is a zoning ordinance

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

Not applicable as this is a zoning ordinance

4. Department staff certifies the submission of any applicable Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), Non-Discrimination documents, and Letters of Intent to Subcontract (LOIs) to CREO prior to the legislation entry request in Legistar.

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

Please provide reasoning why not:

Not applicable as this is a zoning ordinance

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

No(Press tab after selecting)

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

No(Press tab after selecting)



File #: 230833

ORDINANCE NO. 230833

Sponsor: Councilmember Eric Bunch

Approving the petition to establish the Wagon Trails Community Improvement District; establishing the Wagon Trails Community Improvement District generally located at W. 43rd Street and Southwest Trafficway in Kansas City, Jackson County, Missouri; requiring the annual submission of certain records; and directing the City Clerk to report the creation of the District to the Missouri Department of Economic Development and the Missouri State Auditor.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

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

Section 2. That the District is hereby established for the purposes set forth in the petition, which the District shall have all the powers and authority authorized by the petition, the Act, and by law, and shall continue to exist for a period of fifteen (15) years, unless extended pursuant to Section 67.1481.6, RSMo, and Section 74-302 of the Kansas City Code of Ordinances.

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

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

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

..end

Approved as to form:

Eluard Alegre
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 230833

Submitted Department/Preparer: City Planning

Revised 8/3/23

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 petition to establish the Wagon Trails Community Improvement District; establishing the Wagon Trails Community Improvement District generally located at W. 43rd Street and Southwest Trafficway in Kansas City, Jackson County, Missouri; requiring the annual submission of certain records; and directing the City Clerk to report the creation of the District to the Missouri Department of Economic Development and the Missouri State Auditor.

Discussion

This ordinance would approve a petition to establish the Wagon Trails Community Improvement District for a 15-year timeframe, unless extended.

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

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
This legislation does not have a fiscal impact to the City, however, the District shall levy a special assessment on all real property within the District which shall be in the amount of one percent (1.0%) of the total assessed value of each respective tax parcel on an annual basis. The District may by resolution impose a District Sales Tax not to exceed one percent (1.0%) upon all eligible retail sales within the District.
3. How does the legislation affect the current fiscal year?

This legislation does not have direct fiscal impact.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
There are no recurring costs associated with this legislation.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
No

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

1. View the [FY23 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Finance and Governance (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - Reform the City's economic incentives to meet the policy objectives of the City Council
 - Ensure the resiliency of City government
 - Engage in workforce planning including employee recruitment, development, retention, and engagement
 - Ensure a responsive, representative, engaged, and transparent City government
 -
 -

Prior Legislation

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 will have no impact on existing service levels.

Other Impacts

1. What will be the potential health impacts to any affected groups?
No change
2. How have those groups been engaged and involved in the development of this ordinance?
N/A
3. How does this legislation contribute to a sustainable Kansas City?
No change
4. Department staff certifies the submission of any applicable Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), Non-Discrimination documents, and Letters of Intent to Subcontract (LOIs) to CREO prior to 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.
5. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

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

No(Press tab after selecting)



File #: 230834

ORDINANCE NO. 230834

Sponsor: Councilmember Eric Bunch

Authorizing the lease of certain City owned property at Berkley Riverfront Park to Port KC for the purpose of constructing public amenities.

WHEREAS, the City of Kansas City, Missouri (“City”) and the Port Authority of Kansas City, Missouri (“Port KC”) are political subdivisions of the State of Missouri and are authorized to lease real property, and to cooperate with each other to accomplish their purposes; and

WHEREAS, the City conveyed the majority of Berkley Riverfront Park to Port KC in 2011, and Port KC maintains and operates the same as a public greenspace; and

WHEREAS, the amenities at Berkley Riverfront Park currently include six sand volleyball courts, which have proven to be immensely popular and are regularly utilized for league play and by the general public; and

WHEREAS, the volleyball courts need to be relocated in order to accommodate development surrounding the KC Current projects; and

WHEREAS, Port KC and the City desire to ensure that the volleyball courts are preserved at Berkley Riverfront Park; and

WHEREAS, Port KC and the City have identified a new location in Berkley Riverfront Park that would allow the volleyball courts to be relocated; and

WHEREAS, a portion of the site where the volleyball courts are proposed to be relocated is currently owned by the City; and

WHEREAS, the portion currently owned by the City is already being used as public greenspace and its continued use for purposes of preserving valuable public amenities is in the public interest and does not impair any interest that the City would otherwise pursue; and

WHEREAS, the volleyball courts will be relocated and maintained at no cost to the City; and

WHEREAS, leases of City property that exceed one year must be approved by Ordinance pursuant to Section 3-201, Code of Ordinances; NOW THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the lease of the property generally depicted in Exhibit A, attached hereto and incorporated herein, to Port KC for a term of fifteen (15) years and in the amount of \$1.00 per annum is hereby approved. The legal metes and bounds for the area depicted in Exhibit A shall be obtained by Port KC, at no expense to the City, by a registered land surveyor.

Section 2. That the City Manager or his designee is hereby authorized to execute a lease agreement in such format as he shall determine to be appropriate for the purposes contemplated herein.

..end

Approved as to form:

Emalea Black
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 230834

Submitted Department/Preparer: Mayor/Council's Office

Revised 8/3/23

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

Authorizing the lease of certain City owned property at Berkley Riverfront Park to Port KC for the purpose of constructing public amenities.

Discussion

The City of Kansas City, MO conveyed the majority of Berkley Riverfront Park to Port KC in 2011; Port KC maintains the park and its amenities as a public green space. There are currently six sand volleyball courts that are immensely popular and heavily used, however, ongoing development related to the KC Current stadium requires that the courts be moved. Both Port KC and the City want to ensure that courts remain at Berkley to continue to serve the public.

This legislation authorizes the lease of a portion of Berkley Riverfront Park to Port KC so that the volleyball courts can be relocated. The term of the lease is 15 years in the amount of \$1 per year.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
N/A
3. How does the legislation affect the current fiscal year?
N/A
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
This legislation approves a 15-year lease agreement to Port KC for \$1 per year.

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

The agreement with Port KC is for \$1 per year over the course of the 15-year lease.

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?
Infrastructure and Accessibility (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - Enhance the accessible, sustainable and better connected multi-modal transportation system
 - Develop environmentally sound and sustainable infrastructure strategies that improve quality of life and foster economic growth
 - Increase and support local workforce development and minority, women, and locally-owned businesses
 - Engage in efforts to strategically invest in the City's infrastructure and explore emerging technologies

Prior Legislation

N/A

Service Level Impacts

This legislation ensures that well-maintained recreational amenities will continue to be available to the public.

Other Impacts

1. What will be the potential health impacts to any affected groups?
This legislation ensures the continued availability of space for people to recreate and lead a healthy lifestyle.
2. How have those groups been engaged and involved in the development of this ordinance?
N/A
3. How does this legislation contribute to a sustainable Kansas City?
N/A
4. Department staff certifies the submission of any applicable Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), Non-Discrimination documents, and Letters of Intent to Subcontract (LOIs) to CREO prior to the legislation entry request in Legistar.

N/A
5. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

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

N/A