



Agenda

Neighborhood Planning and Development Committee

Chairperson Ryana Parks-Shaw

Vice Chair Eric Bunch

Councilmember Nathan Willett

Councilmember Melissa Patterson Hazley

Councilmember Andrea Bough

Tuesday, August 4, 2026

1:30 PM

26th Floor, Council Chamber

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

PUBLIC OBSERVANCE OF MEETINGS

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

Any closed session may be held via teleconference.

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

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

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

Public Testimony is Limited to 2 Minutes

FIRST READINGS

BEGINNING OF CONSENTS

[260671](#) Sponsor: Director of City Planning and Development Department

Approving the plat of Historic Northeast Lofts Condominium an addition in Jackson County, Missouri, on approximately 22 acres generally located at the southeast corner of Independence Avenue and Hardesty Avenue, creating one (1) mixed-use lot (489 units) and nine (9) tracts for the purpose of a mixed-use development; accepting various easements; authorizing the Director of City Planning and Development and the Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2026-00017)

Lucas

[260684](#) Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Alyx Schwab, Toby Hurst, Douglas Coleman and Wiley (Trey) Meyer, III as successor directors to the Northland Gateway Community Improvement District.

END OF CONSENTS

Director of City Planning & Development

[260672](#) Sponsor: Director of City Planning and Development Department

Approving a development plan on about 2.6 acres to allow for multiple commercial buildings on one lot in District B2-2 generally located at 9840 N. Cedar Avenue. (CD-CPC-2026-00067).

Patterson Hazley

[260674](#) Sponsor: Melissa Patterson Hazley

Reducing appropriations in the amount of \$166,224.00 and appropriating the same from the Unappropriated Fund Balance of the Economic Development Fund (2215) for the purpose of the City Manager's office assuming responsibility for the implementation of the ProspectUs Plan; authorizing the City Manager to take actions necessary to effectuate the intent of this ordinance; and recognizing this ordinance as having an accelerated effective date.

Director of City Planning & Development

[260677](#) Sponsor: Director of City Planning and Development Department

Rezoning an area of about 7.6 acres generally located at 12220 N.W. Skyview Avenue from District AG-R to District B4-1 and approving a development plan to allow for a variety of uses and multiple buildings on one lot. (CD-CPC-2026-00028 & CD-CPC-2026-00027)

Director of City Planning & Development

260681 Sponsor: Director of City Planning and Development Department

Approving a development plan on about 10.08 acres in District UR generally located at the intersection of State Line Road and American Way Drive, specifically located at the Hyvee Arena, to amend the uses allowed within the plan area. (CD-CPC-2026-00068)

260682 Sponsor: Director of City Planning and Development Department

Approving an amendment to the KCI Area Plan on about 7.6 acres generally located at 12220 N.W. Skyview Avenue by changing the recommended land use from Neighborhood 1 to Business Center for The Hub. (CD-CPC-2026-00029)

Director of City Planning & Development

260683 Sponsor: Director of City Planning and Development Department

Amending Chapter 88, the Zoning and Development Code, by repealing Sections 88-110-04, 88-110-06-C, 88-408-A, 88-445-06, 88-620-B, 88-810-1442, and 88-810-2140, and enacting in lieu thereof new sections of like number and subject matter for the purpose of replacing the terms attached house, semi attached house, and townhouse with the terms townhouse, two-unit townhouse, and multi-unit townhouse to align definitions and terms within the Zoning and Development Code to the Building Code. (CD-CPC-2026-00085)

HELD IN COMMITTEE

Lucas

260498 Sponsor: Mayor Quinton Lucas

Calling an election on August 4, 2026, for the purpose of submitting to the voters of Kansas City a question authorizing City to establish semiannual vacant property registration fees not to exceed \$200.00 for chronically vacant nuisance property, \$1,000.00 for vacant commercial property and \$200.00 for vacant unimproved property; directing the City Clerk to notify the responsible election authorities on or before May 26, 2026; enacting the vacant property registration fees ordinance contingent upon voter approval; and recognizing this ordinance as having an accelerated effective date because it calls an election.

ADDITIONAL BUSINESS

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

2. Closed Session

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

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

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

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

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

Adjournment



File #: 260671

ORDINANCE NO. 260671

Sponsor: Director of City Planning and Development Department

Approving the plat of Historic Northeast Lofts Condominium an addition in Jackson County, Missouri, on approximately 22 acres generally located at the southeast corner of Independence Avenue and Hardesty Avenue, creating one (1) mixed-use lot (489 units) and nine (9) tracts for the purpose of a mixed-use development; accepting various easements; authorizing the Director of City Planning and Development and the Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2026-00017)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Historic Northeast Lofts Condominium, a subdivision in Jackson 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 Director of Water Services is hereby authorized to execute a Covenant to Maintain Stormwater and BMP Agreement, to be in a form substantially as that attached hereto as Exhibit A and incorporated herein by reference.

Section 4. 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 5. 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 Jackson County, Missouri.

Section 6. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on July 15, 2026.

..end

Approved as to form:

Eluard Alegre
Associate City Attorney

CITY PLAN COMMISSION STAFF REPORT

CLD-FnPlat-2026-00017

Northeast Market District



KANSAS CITY
Planning & Dev

July 15, 2026

Docket # C3

Request

Final Plat

Applicant

Ryan Hunt
Taliaferro & Browne

Owner

Jonathan Arnold
Arnold Development Group

Site Information

Location	601 Hardesty Ave
Area	22 Acres
Zoning	UR/ICO
Council District	4 th
County	Jackson
School District	Kansas City

Surrounding Land Uses

North: Commercial Uses, zoned B3-2
South: KCTRR ROW
East: KCTRR ROW
West: Commercial Uses, zoned B3-2

Land Use Plan

The Truman Plaza Area Plan recommends Mixed Use Community land use for this location.

Major Street Plan

Independence Avenue is identified as a Thoroughfare in this location.

Approval Process



Overview

The applicant is seeking approval of a final plat in District UR creating one (1) mixed-use lot (11 nonresidential units and 489 residential units) and two (2) tracts, generally located at the southeast corner of Independence Avenue and Hardesty Avenue.

Existing Conditions

The subject site is currently developed with a multi-unit mixed use development. There is no associated regulated stream on the subject site.

Neighborhood(s)

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

Required Public Engagement

Section 88-505-12, Public Engagement does not apply to this request.

Controlling + Related Cases

CD-CPC-2024-00039 - Ordinance No. 240488 passed by City Council on June 13, 2024, rezoned about 22 acres from district UR and M1-5 to district UR/ICO and approved a development plan/ preliminary plat that allowed for a mixed-use development of 1.2 M square foot of nonresidential and 489 residential units.

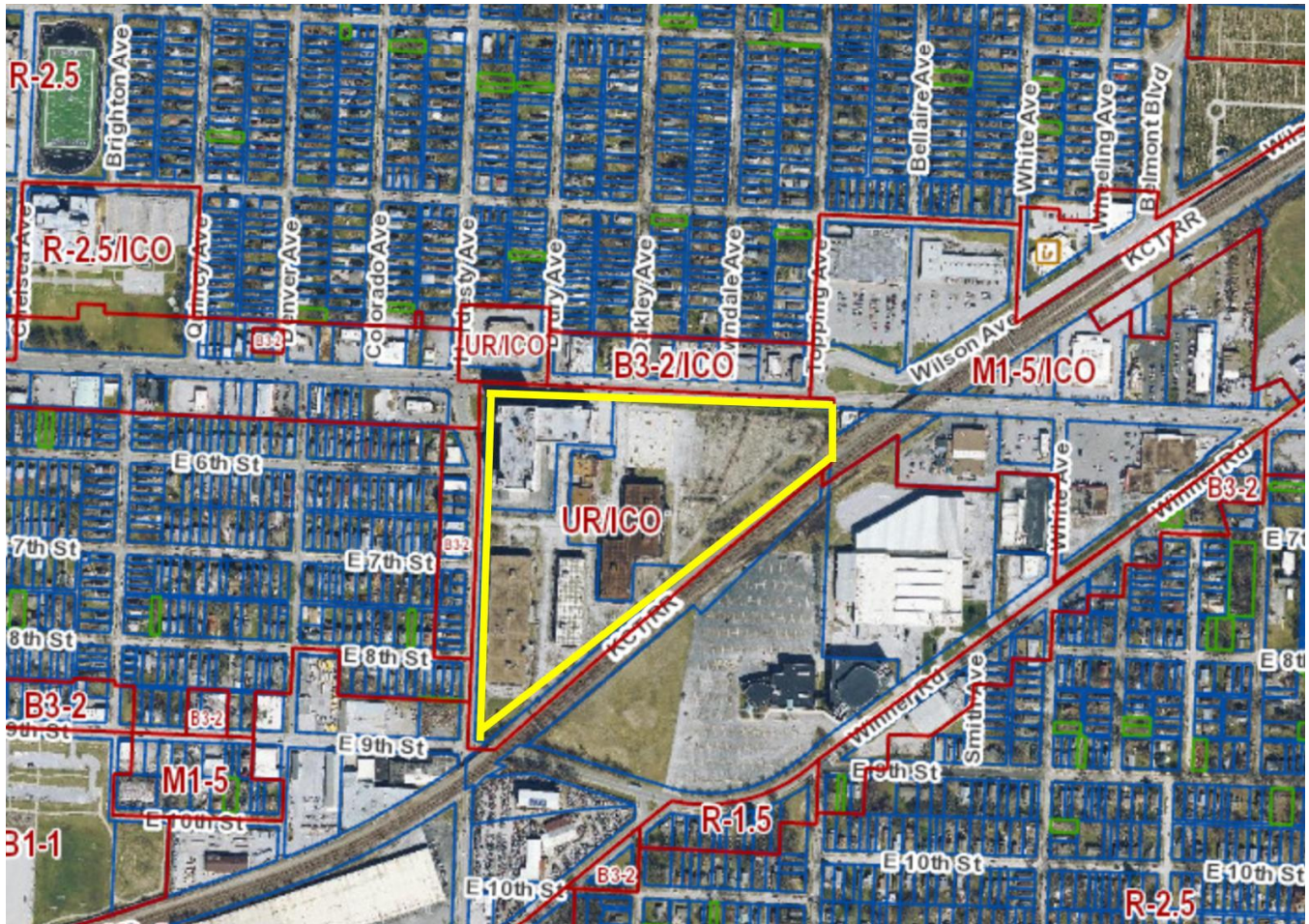
Project Timeline

The application for the subject request was filed on June 24, 2026. This plat is on an expedited timeline.

Professional Staff Recommendation

Docket #C3 Approval with Conditions

VICINITY MAP



PLAN REVIEW

The request is to consider approval of a Final Plat in District UR/ ICO to create one (1) mixed-use lot (11 nonresidential units and 489 residential units) and two (2) tracts, generally located at the southeast corner of Independence Avenue and Hardesty Avenue for an existing development. This use was approved in Case No. CD-CPC-2025-00039 which served as the Preliminary Plat. The Preliminary Plat allowed for a mixed-use development on one lot and multiple tracts. This final plat also includes a condominium plat that further subdivides the various vertical parcels into additional units based on ownership structure.

Final Plats are the legal instruments used to formally subdivide land in accordance with the layout approved in the Preliminary Plat, which is often presented in multiple phases, as this proposed plat is. The review of a Final Plat includes verification that all required public utilities have been properly extended and accepted by the City, and that stormwater detention covenants have been finalized and reviewed for compliance. This Final Plat is consistent with the previously approved Preliminary Plat and complies with all applicable lot and building standards outlined in Section 88-110 of the Zoning and Development Code.

PLAT ANALYSIS

Standards	Meets	Notes
Lot and Building Standards (88-110)	Yes	
Parkland Dedication (88-408)	Yes	

SPECIFIC REVIEW CRITERIA

Final Subdivision Plats (88-555-04)

In reviewing and making decisions on Final Plats, the City Planning and Development Director, City Plan Commission, and City Council must consider at least the following factor:

No final plat may be approved unless the decision-making body finds that the proposed subdivision conforms with the approved preliminary plat with all applicable regulations and standards of this zoning and development code.

The requested Final Plat is in conformance with the controlling plan and all standards as required by 88-555-04 of the Zoning and Development Code.

ATTACHMENTS

1. Conditions Report
2. Applicant's Submittal

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends APPROVAL SUBJECT TO CONDITIONS as stated in the conditions report.

Respectfully Submitted,



Olofu Agbaji
Lead Planner



Plan Conditions

Report Date: July 10, 2026

Case Number: CLD-FnPlat-2026-00017

Project: Historic Northeast Loft Campus

Condition(s) by City Planning and Development Department. Contact Olofu Agbaji at (816) 513-8815 / Olofu.Agbaji@kcmo.org with questions.

1. That prior to submitting documents for final approval the applicant shall upload Paid Tax Receipts for the most recent applicable year.
2. That prior to recording of the Final Plat the developer shall secure approval of a project plan from the City Plan Commission for each Private Open Space Tract.
3. That prior to submitting documents for the final approval of conditions the applicant ensure that the Title Report is current within 90 days or submit an updated Title Report.
4. That prior to submitting documents for final approval of conditions, the applicant shall update the plat using the Final Plat Signature and County Recording Block found in the Director's Minimal Submittal Requirements. The block shall include the applicable City Plan Commission date, ordinance number, Council approval date, and case number.
5. That prior to recording the Final Plat the developer shall upload and secure approval of a Street Tree Planting Plan from the City Forester.
6. That prior to issuance of the Certificate of Occupancy for each lot within the plat the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved Street Tree Planting Plan and are healthy. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
7. That the plat be revised to make the following corrections prior to Mylar approval:
 1. Reference the name of the covenant document to be recorded simultaneously with the plat for the Maintenance of Tract(s) _ per Section 88-408-E of the Zoning and Development Code. (7/10/2026)
 2. Review the Standard Plat Language Sheet, placed under attachments, to ensure all language on the plat is consistent with City requirements. (7/10/2026)
 3. Add a revision date to the revised plat being submitted. (7/10/2026)
 4. Show abutting plat information, including the following: Plat Name, Book & Page Number, and Existing Lot Lines. (7/10/2026)
 5. Submit a review comment response letter that explains how each review corrections have been addressed and either note that you agree to each comment or state why you cannot meet the requirements of the comment. (7/10/2026)
 6. Submit a review comment response letter that explains how each review corrections have been addressed and either note that you agree to each condition or state why you cannot meet the requirements of the condition. (7/10/2026)
 7. Use the City's Standard 'Maintenance of Tracts' language for tract(s) _____. (7/10/2026)

Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

8. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2)
9. All required fire department access roads shall be an all weather surface. Grass pavers are not permitted. (IFC-2012: § 503.2.3)
10. The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
11. Fire hydrant(s) shall be within 400 feet on a fire access road following an approved route established by the Authority Having Jurisdiction (AHJ) of any exterior portion of a building. The use of existing fire hydrant(s) may be used to satisfy this requirement otherwise a private fire hydrant(s) or hydrant system may be required. This distance may be increased to 600 feet for R-3 and U occupancy(s) or the building(s) is fully protected by an approved automatic fire sprinkler system(s). (IFC-2018: § 507.5.1)

Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

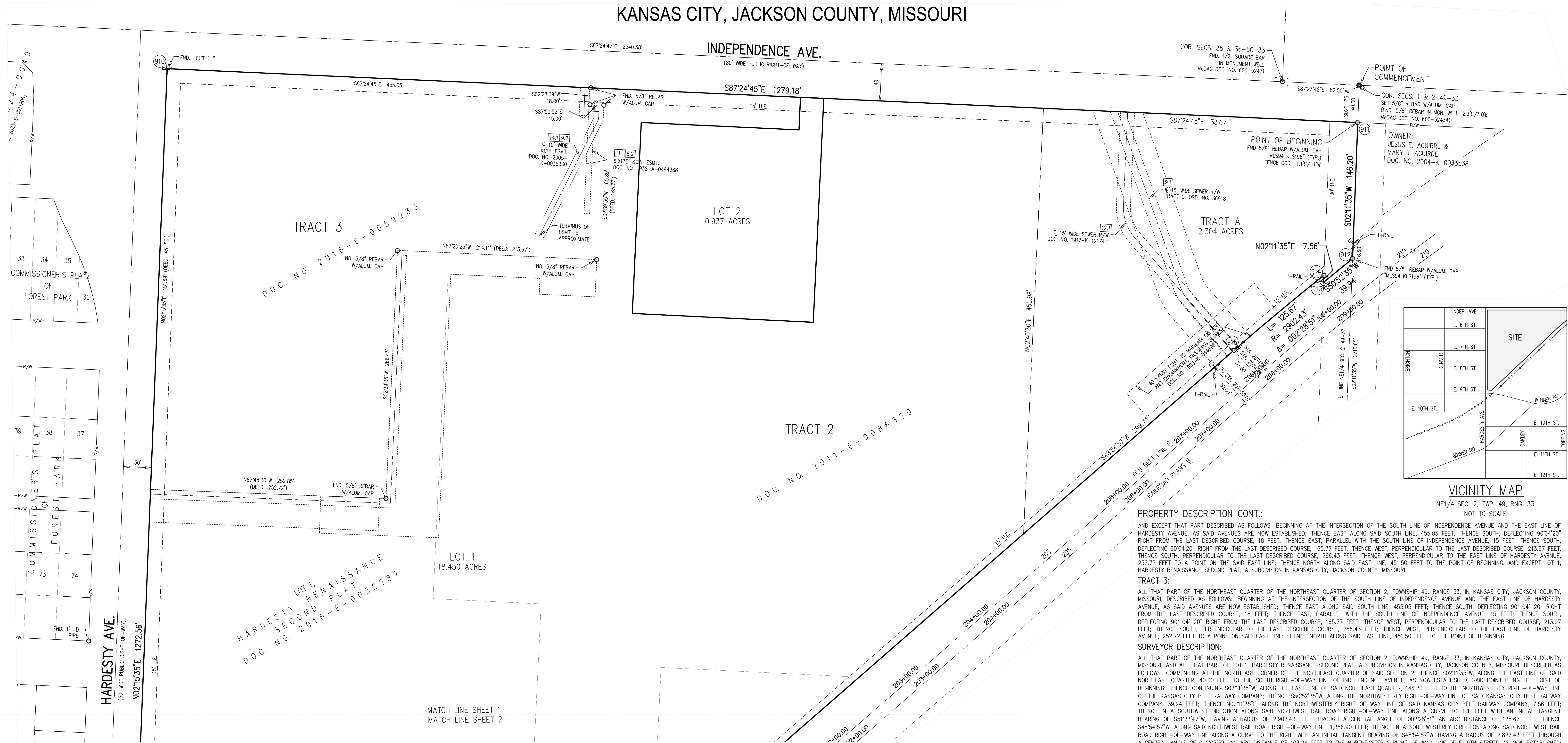
12. The developer shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC-2018 § 507.1)
13. The developer shall provide Fire Department access roads prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
14. Required fire department access roads shall designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
15. Fire hydrant distribution shall follow IFC-2018 Table C102.1

Condition(s) by Water Services Department. Contact Philip Taylor at (816) 513-0146 / philip.taylor@kcmo.org with questions.

16. The developer shall provide private (water, storm drainage, sanitary sewer) easements for any private mains prior to issuance of any building permits.
17. The developer shall provide Covenants to Maintain Private Storm Sewer Mains acceptable to KC Water for any private storm sewer mains prior to the issuance of any building permits.
18. The developer shall submit plans for grading, siltation, and erosion control to KC Water for review and acceptance, provide a copy of the Storm Water Pollution Prevention (SWPP) plan submitted to the Missouri Dept. of Natural Resources (MDNR) and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
19. The developer shall enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by the Land Development Division, prior to recording the plat.
20. The developer shall provide Covenants to Maintain Private Sanitary Sewer Mains acceptable to KC Water for any private sanitary sewer mains prior to the issuance of any building permits.
21. The developer shall secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by KC Water, prior to recording the plat or issuance of a building permit whichever occurs first.
22. The developer shall grant a [BMP and/or Surface Drainage Easement] to the City as required by KC Water, prior to recording the plat or issuance of any building permits.
23. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to KC Water 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. Manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted, and the developer shall secure permits to construct any improvements required by KC Water prior to recording the plat.
24. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by KC Water prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required.

MINOR SUBDIVISION CONDOMINIUM PLAT (TYPE 4)
HISTORIC NORTHEAST LOFTS

A REPLAT OF LOT 1, HARDESTY RENAISSANCE SECOND PLAT;
AND PART OF THE NE 1/4 SEC. 2 TWP. 49, RNG 33
KANSAS CITY, JACKSON COUNTY, MISSOURI



LAND DATA	AREA
TOTAL LAND AREA	21.690 ACRES OR 944,827 SQ.FT.
LAND AREA FOR PROPOSED AND EXISTING RIGHT OF WAY	0
NET LAND AREA	21.690 ACRES OR 944,827 SQ.FT.
PLAT DATA	COUNT
NUMBER OF LOTS	2
NUMBER OF TRACTS	1

PLAT DEDICATION: NORTHEAST MARKET DISTRICT	RESERVED FOR COUNTY RECORDING STAMP
PRIVATE OPEN SPACE DEDICATION: 1	
RECORD AS: PLAT	

DEVELOPER:
ARNOLD DEVELOPMENT GROUP
122 DELAWARE STREET
KANSAS CITY, MO 64105

TALIAFERRO & BROWNE
ENGINEERING, SURVEYING,
LANDSCAPE ARCHITECTURE
1020 E. 8TH STREET
KANSAS CITY, MO 64106
PH (816) 283-3456 WWW.TB-ENGR.COM

PROPERTY DESCRIPTION:

TRACT 1:

SURFACE RIGHTS ONLY IN AND TO: LOT 1, HARDESTY RENAISSANCE SECOND PLAT, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

TRACT 2:

SURFACE RIGHTS ONLY IN AND TO: ALL THE LAND LYING BETWEEN INDEPENDENCE AVENUE ON THE NORTH, HARDESTY AVENUE ON THE WEST, THE KANSAS CITY TERMINAL RIGHT-OF-WAY ON THE SOUTHEAST, AND THE CENTRAL LINE OF TOPPING AVENUE (AS ORIGINALLY LOCATED) ON THE EAST, BEING APPROXIMATELY 21.593 ACRES AS SHOW ON THE PLAT HERETO ATTACHED, COMMONLY KNOWN AS THE NATIONAL BELLAS HESS PROPERTY AND MORE PARTICULARLY DESCRIBED IN THE LEGAL DESCRIPTION OF SAID PROPERTY HEREIN, TO-WIT: ALL THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 49, RANGE 33, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, LYING NORTH AND WEST OF A STRIP OF GROUND 75 FT. WIDE, EXTENDING IN A NORTHEASTERLY AND SOUTHWESTERLY DIRECTION ACROSS SAID QUARTER (1/4) QUARTER (1/4) SECTION, BEING THE RIGHT OF WAY OF PROPERTY CONVEYED TO KANSAS CITY BELT RAILWAY COMPANY BY DEED DATED OCTOBER 20, 1882, AND RECORDED IN BOOK B 80 AT PAGE 266, IN THE OFFICE OF THE RECORDER OF DEEDS OF JACKSON COUNTY, MISSOURI, AT KANSAS CITY; AND ALSO LYING NORTH OF A STRIP OF GROUND 100 FT. WIDE, CUTTING AND PARTLY UPON THE SOUTHWEST CORNER OF SAID QUARTER (1/4) QUARTER (1/4) SECTION (AND NORTH AND WEST OF RIGHT OF WAY OF SAID KANSAS CITY BELT RAILWAY COMPANY ABOVE DESCRIBED), BEING THE RIGHT OF WAY OF KANSAS CITY AND INDEPENDENCE RAPID TRANSIT RAILWAY COMPANY, AFTERWARD KANSAS CITY CABLE RAILWAY COMPANY, AND BEING PROPERTY CONVEYED TO KANSAS CITY CABLE RAILWAY COMPANY BY DEED DATED OCTOBER 6, 1894, AND RECORDED IN BOOK B 571, PAGE 513, IN THE OFFICE OF THE RECORDER OF DEEDS, OF JACKSON COUNTY, MISSOURI, EXCEPT THE FOLLOWING PORTIONS THEREOF, TO-WIT: (A) A STRIP OF GROUND THIRTY (30) FEET WIDE OFF OF THE WEST SIDE THEREOF, BEING THE EAST HALF OF HARDESTY AVENUE, A STREET IN KANSAS CITY, MISSOURI; (B) A STRIP OF GROUND FORTY (40) FEET WIDE OFF OF THE NORTH SIDE THEREOF, BEING THE SOUTH HALF OF INDEPENDENCE AVENUE, A STREET IN KANSAS CITY, MISSOURI; (C) A STRIP OF GROUND THIRTY (30) FEET WIDE OFF OF THE EAST SIDE THEREOF, BEING THE WEST HALF OF TOPPING AVENUE, A STREET IN KANSAS CITY, MISSOURI AS ORIGINALLY ESTABLISHED; BEING THE SAME LAND HERETOFORE CONVEYED TO NATIONAL IMPROVEMENT COMPANY BY TRACKAGE REALTY COMPANY BY DEED DATED JUNE 24, 1919 FILED FOR RECORD, AND DULY RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF JACKSON COUNTY, MISSOURI, AT KANSAS CITY, IN BOOK SERIES B 1966, PAGE 554 ON JUNE 25, 1919, AND BY SAID NATIONAL IMPROVEMENT COMPANY TO PARTY OF THE FIRST PART BY DEED DATED DECEMBER 14, 1935 FILED FOR RECORD AND DULY RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF JACKSON COUNTY, MISSOURI AT KANSAS CITY, IN BOOK SERIES B 3228, PAGE 601 ON DECEMBER 31, 1935; LESS AND EXCEPT ALL THAT PART, IF ANY, TAKEN OR USED FOR PUBLIC ROAD PURPOSES;

PROPERTY DESCRIPTION CONT.:

AND EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF INDEPENDENCE AVENUE AND THE EAST LINE OF HARDESTY AVENUE, AS SAID AVENUES ARE NOW ESTABLISHED; THENCE EAST ALONG SAID SOUTH LINE, 455.05 FEET; THENCE SOUTH, DEFLECTING 90°04'20" RIGHT FROM THE LAST DESCRIBED COURSE, 18 FEET; THENCE EAST, PARALLEL WITH THE SOUTH LINE OF INDEPENDENCE AVENUE, 15 FEET; THENCE SOUTH, DEFLECTING 90°04'20" RIGHT FROM THE LAST DESCRIBED COURSE, 165.77 FEET; THENCE WEST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 213.97 FEET; THENCE SOUTH, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 266.43 FEET; THENCE WEST, PERPENDICULAR TO THE EAST LINE OF HARDESTY AVENUE, 252.72 FEET TO A POINT ON THE SAID EAST LINE; THENCE NORTH ALONG SAID EAST LINE, 451.50 FEET TO THE POINT OF BEGINNING. AND EXCEPT LOT 1, HARDESTY RENAISSANCE SECOND PLAT, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

TRACT 3:

ALL THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 49, RANGE 33, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF INDEPENDENCE AVENUE AND THE EAST LINE OF HARDESTY AVENUE, AS SAID AVENUES ARE NOW ESTABLISHED; THENCE EAST ALONG SAID SOUTH LINE, 455.05 FEET; THENCE SOUTH, DEFLECTING 90° 04' 20" RIGHT FROM THE LAST DESCRIBED COURSE, 18 FEET; THENCE EAST, PARALLEL WITH THE SOUTH LINE OF INDEPENDENCE AVENUE, 15 FEET; THENCE SOUTH, DEFLECTING 90° 04' 20" RIGHT FROM THE LAST DESCRIBED COURSE, 165.77 FEET; THENCE WEST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 213.97 FEET; THENCE SOUTH, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 266.43 FEET; THENCE WEST, PERPENDICULAR TO THE EAST LINE OF HARDESTY AVENUE, 252.72 FEET TO A POINT ON SAID EAST LINE; THENCE NORTH ALONG SAID EAST LINE, 451.50 FEET TO THE POINT OF BEGINNING.

SURVEYOR DESCRIPTION:

ALL THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 49, RANGE 33, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, AND ALL THAT PART OF LOT 1, HARDESTY RENAISSANCE SECOND PLAT, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 2; THENCE S02°11'35"W, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 40.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF INDEPENDENCE AVENUE, AS NOW ESTABLISHED, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING S02°11'35"W, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 146.20 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE KANSAS CITY BELT RAILWAY COMPANY; THENCE S50°52'35"W, ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID KANSAS CITY BELT RAILWAY COMPANY, 39.94 FEET; THENCE N02°11'35"E, ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID KANSAS CITY BELT RAILWAY COMPANY, 7.56 FEET; THENCE IN A SOUTHWEST DIRECTION ALONG SAID NORTHWEST RAIL ROAD RIGHT-OF-WAY LINE ALONG A CURVE TO THE LEFT WITH AN INITIAL TANGENT BEARING OF S51°23'47"W, HAVING A RADIUS OF 2,902.43 FEET THROUGH A CENTRAL ANGLE OF 002°28'51" AN ARC DISTANCE OF 125.67 FEET; THENCE S48°54'57"W, ALONG SAID NORTHWEST RAIL ROAD RIGHT-OF-WAY LINE, 1,386.90 FEET; THENCE IN A SOUTHWESTERLY DIRECTION ALONG SAID NORTHWEST RAIL ROAD RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT WITH AN INITIAL TANGENT BEARING OF S48°54'57"W, HAVING A RADIUS OF 2,827.43 FEET THROUGH A CENTRAL ANGLE OF 002°05'32" AN ARC DISTANCE OF 103.24 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF E. 9TH STREET, AS NOW ESTABLISHED; THENCE IN A NORTHWESTERLY DIRECTION ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID E. 9TH STREET, (50 FEET FROM THE CENTERLINE THEREOF), ALONG A CURVE TO THE LEFT WITH AN INITIAL TANGENT BEARING OF N81°57'23"W, HAVING A RADIUS OF 1,475.70 FEET THROUGH A CENTRAL ANGLE OF 002°46'15" AN ARC DISTANCE OF 71.37 FEET TO THE EAST RIGHT-OF-WAY LINE OF HARDESTY AVENUE, AS NOW ESTABLISHED; THENCE N02°15'35"E, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID HARDESTY AVENUE, (30 FEET FROM THE CENTERLINE THEREOF), 1,272.56 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID INDEPENDENCE AVENUE (40 FEET FROM THE CENTERLINE THEREOF); THENCE S87°24'45"E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID INDEPENDENCE AVENUE (40 FEET FROM THE CENTERLINE THEREOF), 1,279.18 FEET TO THE POINT OF BEGINNING, CONTAINING 21.691 ACRES, MORE OR LESS

SURVEYOR'S CERTIFICATION:

PLAT OF "NORTHEAST MARKET DISTRICT" SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS, URBAN PROPERTY, AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MISSOURI DEPARTMENT OF AGRICULTURE. I FURTHER STATE THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEFS.

DATE: _____

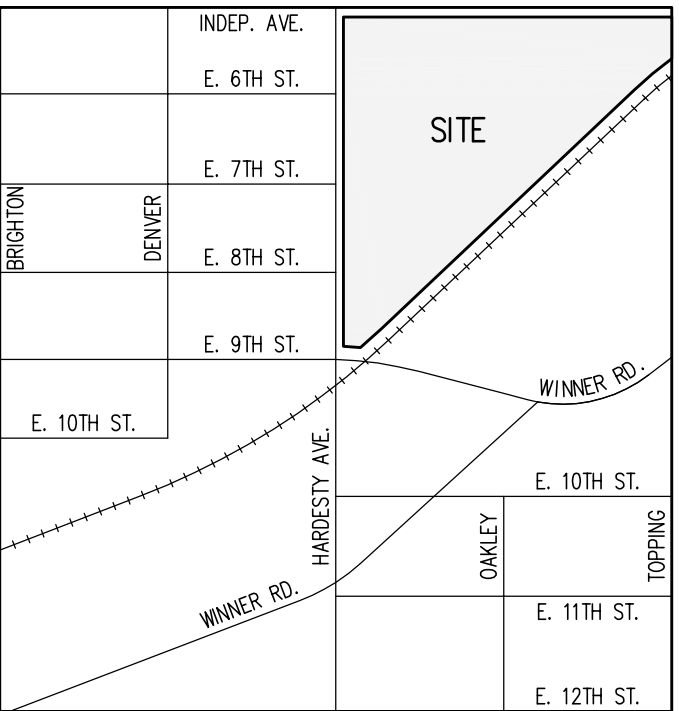
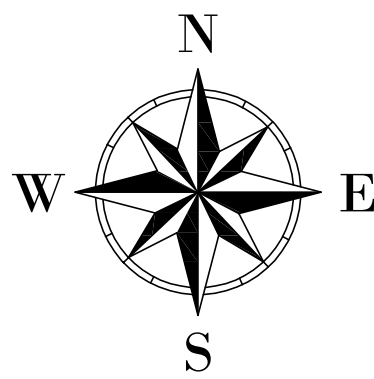
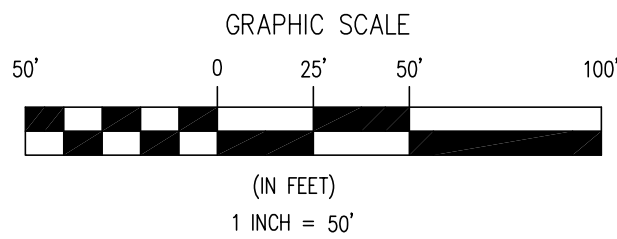
FOR REVIEW
V. ALAN HEADY, JR. MO. L.S. NO. 2312

SHEET 1 OF 17

MINOR SUBDIVISION CONDOMINIUM PLAT (TYPE 4)

HISTORIC NORTHEAST LOFTS

A REPLAT OF LOT 1, HARDESTY RENAISSANCE SECOND PLAT;
AND PART OF THE NE 1/4 SEC. 2 TWP. 49, RNG 33
KANSAS CITY, JACKSON COUNTY, MISSOURI



VICINITY MAP

NE 1/4 SEC. 2, TWP. 49, RNG. 33
NOT TO SCALE

SURVEYOR'S NOTES:

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM A COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY: COMMITMENT NO. 200269, COMMITMENT DATE: AUGUST 24, 2023 (TRACTS 1 & 2), AND COMMITMENT NO. 201474, COMMITMENT DATE: AUGUST 24, 2023 (TRACT 3).

- COMMITMENT NO. 200269 SURVEY RELATED SCHEDULE B-II ITEMS (TRACTS 1 & 2):
 - 5.1 EASEMENTS OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS: SURVEYOR IS NOT AWARE OF UNRECORDED OR CLAIMS OF EASEMENTS.
 - 8.1 BUILDING LINES, RESTRICTIONS, UTILITY, DRAINAGE, STORM SEWER, SANITARY SEWER, AND WATERLINE EASEMENTS SHOWN ON THE PLAT, HARDESTY RENAISSANCE, RECORDED MAY 21, 2015 AS DOCUMENT NO. 2015E0042801: INGRESS/EGRESS EASEMENT AS SHOWN. REPLATED BY HARDESTY RENAISSANCE SECOND PLAT, DOCUMENT NO. 2016E0032287.
 - 9.1 EASEMENTS AND APPURTENANCES TAKEN AND CONDEMNED FOR GOOSE CREEK SEWER IMPROVEMENTS THROUGH ORDINANCE NO. 36918 OF THE CITY OF KANSAS CITY AND DESCRIBED BY THE INSTRUMENT RECORDED MARCH 24, 1921 AS DOCUMENT NO. A-6707 IN BOOK B-2168 AT PAGE 302: AS SHOWN.
 - 10.1 GRANT OF RIGHT TO BUILD AND MAINTAIN A CULVERT AND ENBANKMENT RECORDED MAY 6, 1903 AS DOCUMENT NO. 446963 IN BOOK B860 AT PAGE 231: AS SHOWN.
 - 11.1 EASEMENT GRANTED TO KANSAS CITY POWER AND LIGHT COMPANY RECORDED APRIL 23, 1932 AS DOCUMENT NO. A494388 IN BOOK B3085 AT PAGE 158: AS SHOWN.
 - 12.1 SEWER RIGHT OF WAY RECORDED NOVEMBER 28, 1917 AS DOCUMENT NO. 1217411 IN BOOK B1843 AT PAGE 376: AS SHOWN.
 - 13.1 EASEMENTS IN VACATED TOPPING AVENUE RESERVED IN ORDINANCE RECORDED APRIL 15, 1925 AS DOCUMENT NO. A219396 IN BOOK B2544 AT PAGE 620: AS SHOWN.
 - 14.1 EASEMENT GRANTED TO KANSAS CITY POWER AND LIGHT COMPANY RECORDED JUNE 7, 2005 AS DOCUMENT NO. 2005K0035330: AS SHOWN.
 - 15.1 EASEMENT GRANTED TO KANSAS CITY POWER AND LIGHT COMPANY RECORDED NOVEMBER 27, 2006 AS DOCUMENT NO. 2006E0127573: AS SHOWN.
 - 16.1 TERMS, PROVISIONS, EASEMENTS, AGREEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN QUITCLAIM DEED, OPERATING AGREEMENT AND BILL OF SALE BY AND BETWEEN THE UNITED STATES OF AMERICA AND MEGASPACE, LTD. RECORDED MAY 25, 2007 AS DOCUMENT NO. 2007E0069815, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, ANCESTRY, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW: 1) NON-EXCLUSIVE EASEMENT FOR THE USE AND MAINTENANCE OF RAIL SPUR LINES. IT APPEARS THAT THE SPUR LINES HAVE BEEN REMOVED OR ARE PARTIALLY COVERED, AND NO LONGER OPERATIONAL. 2) EASEMENT FOR ELECTRIC SERVICE LINE AND GOVERNMENT-OWNED GAS LINE ARE NOT GRAPHICALLY DEFINED AND THEREFORE NOT SHOWN. 3) MUTUAL EASEMENT FOR SURFACE WATER DRAINAGE, AND FOR THE USE OF STORM AND SANITARY LINES IS BLANKET IN NATURE AND THEREFORE NOT SHOWN. 4) NON-EXCLUSIVE EASEMENT FOR EMERGENCY AND SERVICE VEHICLE ACCESS AS SHOWN. 5) PERMANENT EASEMENT FOR TWO GAS LINES, STORM DRAIN AND SANITARY SEWER LINES, AND A FIRE WATER MAIN LINE NOT GRAPHICALLY DEFINED AND THEREFORE NOT SHOWN.
 - 17.1 TERMS AND PROVISIONS OF ORDINANCE NO. 151019 OF THE CITY OF KANSAS CITY, MISSOURI RECORDED APRIL 13, 2016 AS DOCUMENT NO. 2016E0032286: AS SHOWN.
 - 18.1 TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, ANCESTRY, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE QUITCLAIM DEED, RECORDED DATE: SEPTEMBER 19, 2011; RECORDED NO. 2011E0066320: INCLUDES ALL THAT PART OF TRACTS 1 AND 2. TRACT 1 SUBSEQUENTLY PLATTED AS HARDESTY RENAISSANCE SECOND PLAT, RECORDED APRIL 13, 2016 AS DOCUMENT NO. 2016E0032287.
 - 22.1 BUILDING LINES, RESTRICTIONS, UTILITY, DRAINAGE, STORM SEWER, SANITARY SEWER, AND WATERLINE EASEMENTS SHOWN ON THE PLAT, HARDESTY RENAISSANCE SECOND PLAT, RECORDED APRIL 13, 2016 AS DOCUMENT NO. 2016E0032287 IN PLAT BOOK 1161 AT PAGE 94: BLANKET IN NATURE AFFECTING TRACT 1: 1) RIGHT OF ENTRANCE, AND EGRESS GRANTED TO KANSAS CITY, MISSOURI FOR FIRE AND POLICE PROTECTION, MAINTENANCE OF UTILITIES AND GARBAGE COLLECTION, AND TO THE UNITED STATES POSTAL SERVICES FOR THE DELIVERY OF MAIL. 2) CROSS-ACCESS EASEMENT ACROSS SHARED DRIVES AND ACROSS PARKING AREAS BETWEEN LOT ACCESS DRIVES AND PROJECT ACCESS DRIVES ENTERING TO PUBLIC STREET, INCLUDING ANY PARKING AREAS THAT WOULD REASONABLY BE USED.

- COMMITMENT NO. 201474 SURVEY RELATED SCHEDULE B-II ITEMS (TRACT 3):
 - 5.2 EASEMENTS OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS: SURVEYOR IS NOT AWARE OF UNRECORDED OR CLAIMS OF EASEMENTS.
 - 8.2 EASEMENT GRANTED TO KANSAS CITY POWER AND LIGHT COMPANY BY THE INSTRUMENT RECORDED APRIL 23, 1932, AS DOCUMENT NO. A-494388, IN BOOK B-3085 AT PAGE 158: AS SHOWN.
 - 9.2 EASEMENT GRANTED TO KANSAS CITY POWER AND LIGHT COMPANY BY THE INSTRUMENT RECORDED JUNE 7, 2005, AS DOCUMENT NO. 2005K0035330: AS SHOWN.
 - 10.2 EASEMENT GRANTED TO KANSAS CITY POWER AND LIGHT COMPANY BY THE INSTRUMENT RECORDED NOVEMBER 27, 2006, AS DOCUMENT NO. 2006E0127573: AS SHOWN.
 - 11.2 NON-EXCLUSIVE EASEMENT FOR THE USE AND MAINTENANCE OF EXISTING RAIL SPUR LINES EXTENDING SOUTH OF THE SUBJECT PROPERTY OVER ADJACENT PROPERTY OWNED BY THE UNITED STATES OF AMERICA AND EASEMENTS FOR THE USE AND MAINTENANCE OF AN ELECTRIC POWER LINE AND A GAS LINE OVER THE ADJACENT PROPERTY OWNED BY THE UNITED STATES OF AMERICA FOR THE BENEFIT OF THE SUBJECT PROPERTY AS CONTAINED IN THE QUITCLAIM DEED RECORDED MAY 25, 2007, AS DOCUMENT NO. 2007E0069815 AND ALSO REFERENCED ON THE QUITCLAIM DEED RECORDED SEPTEMBER 19, 2011, AS DOCUMENT NO. 2011E0066320: SEE COMMITMENT NO. 200269, SCHEDULE B-II, ITEMS #16 AND #18 ABOVE.
 - 12.2 A NON-EXCLUSIVE EASEMENT FOR EMERGENCY AND SERVICE VEHICLE ACCESS OVER AND ACROSS CERTAIN ADJACENT PORTIONS OF THE FEDERAL CENTER PROPERTY AS ESTABLISHED BY THE QUITCLAIM DEED AND THE OPERATING AGREEMENT DATED MAY 15, 1980, RECORDED MAY 25, 2007, AS DOCUMENT NO. 2007E0069815 AND ALSO CONTAINED IN THE OPERATING AGREEMENT DATED MAY 15, 1980, BY AND BETWEEN THE UNITED STATES OF AMERICA, ACTING BY AND THROUGH THE ADMINISTRATOR OF GENERAL SERVICES, UNDER AND PURSUANT TO THE POWERS AND AUTHORITY CONTAINED IN THE PROVISIONS OF THE FEDERAL PROPERTY AND ADMINISTRATIVE SERVICES ACT OF 1949, AS AMENDED, AND MEGASPACE, LTD., A CALIFORNIA LIMITED PARTNERSHIP, AND ALSO REFERENCED ON THE QUITCLAIM DEED RECORDED SEPTEMBER 19, 2011, AS DOCUMENT NO. 2011E0066320: AS SHOWN.
 - 13.2 RESERVATION OF EASEMENTS BY THE UNITED STATES OF AMERICA FOR ALL EXISTING UTILITY LINES WHICH SERVE THE ADJACENT FEDERAL CENTER PROPERTY AND THE RIGHT OF INGRESS AND EGRESS FOR REPAIR, REPLACEMENT OR REMOVAL, AS CONTAINED IN QUITCLAIM DEED AND THE OPERATING AGREEMENT DATED MAY 15, 1980, RECORDED MAY 25, 2007, AS DOCUMENT NO. 2007E0069815, AND ALSO REFERENCED ON THE QUITCLAIM DEED RECORDED SEPTEMBER 19, 2011, AS DOCUMENT NO. 2011E0066320: SEE COMMITMENT NO. 200269, SCHEDULE B-II, ITEM #16 ABOVE.
 - 14.2 MUTUAL EASEMENT BETWEEN THE UNITED STATES OF AMERICA AND MEGASPACE, LTD., A CALIFORNIA LIMITED PARTNERSHIP, FOR SURFACE WATER DRAINAGE, AND FOR THE USE OF SURFACE WATER (STORM) DRAINS AND SANITARY DRAIN LINES, AND RELATED FACILITIES LOCATED ON THE SUBJECT PROPERTY AND ON THE ADJACENT FEDERAL CENTER PROPERTY AS SET-OUT ON THE QUITCLAIM DEED AND THE OPERATING AGREEMENT DATED MAY 15, 1980, RECORDED MAY 25, 2007, AS DOCUMENT NO. 2007E0069815 AND ALSO REFERENCED ON THE QUITCLAIM DEED RECORDED SEPTEMBER 19, 2011, AS DOCUMENT NO. 2011E0066320: SEE COMMITMENT NO. 200269, SCHEDULE B-II, ITEM #16 ABOVE.
 - 15.2 TERMS, CONDITIONS AND PROVISIONS OF THE OPERATING AGREEMENT DATED MAY 15, 1980, BY AND BETWEEN THE UNITED STATES OF AMERICA, ACTING BY AND THROUGH THE ADMINISTRATOR OF GENERAL SERVICES, UNDER AND PURSUANT TO THE POWERS AND AUTHORITY CONTAINED IN THE PROVISIONS OF THE FEDERAL PROPERTY AND ADMINISTRATIVE SERVICES ACT OF 1949, AS AMENDED, AND MEGASPACE, LTD., A CALIFORNIA LIMITED PARTNERSHIP, ATTACHED TO AND A PART OF THE QUITCLAIM DEED RECORDED MAY 25, 2007, AS DOCUMENT NO. 2007E0069815: SEE COMMITMENT NO. 200269, SCHEDULE B-II, ITEM #16 ABOVE.
 - 16.2 TERMS, PROVISIONS AND EASEMENTS OF ASSIGNMENT OF REAL ESTATE CONTRACT IN FAVOR OF ONE HARDESTY, LLC, A MISSOURI LIMITED LIABILITY COMPANY RECORDED JULY 1, 2016 AS DOCUMENT NO. 2016E0059232: AFFECTS TRACT 3 BUT NOT A PLOTTABLE SURVEY MATTER.

2. THIS SURVEY IS BASED ON THE DESCRIPTION CONTAINED IN EXHIBIT "A" OF THE ABOVE STATED TITLE COMMITMENTS.
3. THE RECORD SOURCE OF THE SUBJECT TRACT IS RECORDED AS DOCUMENT NO. 2011-E-0086320 (TRACTS 1 & 2), AND DOCUMENT NO. 2016-E-0059233 (TRACT 3).
4. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
5. BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, AS DETERMINED BY GPS OBSERVATIONS.
6. ACCURACY STANDARD: TYPE URBAN

SURVEYOR'S CERTIFICATION:

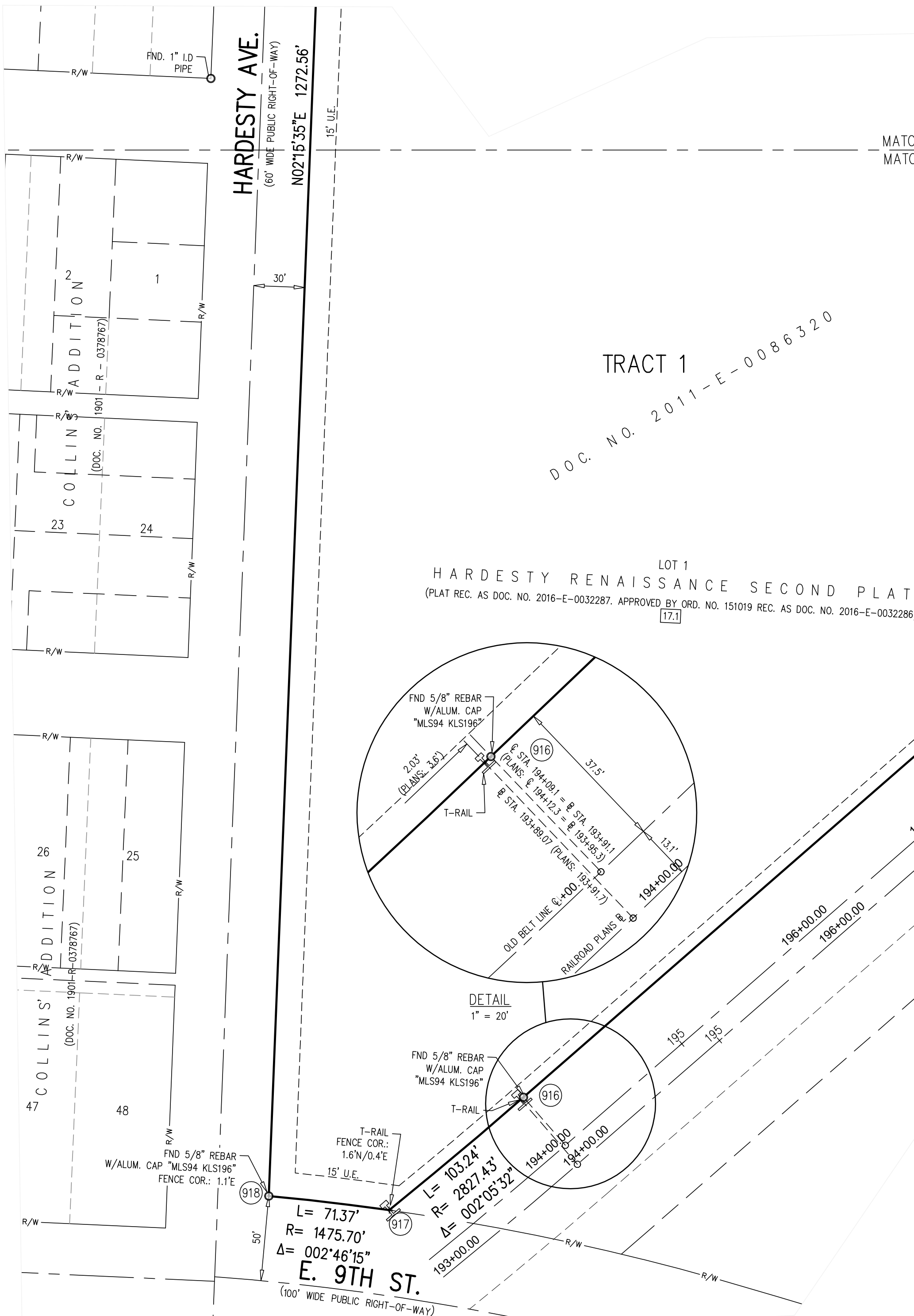
PLAT OF "NORTHEAST MARKET DISTRICT" SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS, URBAN PROPERTY, AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MISSOURI DEPARTMENT OF AGRICULTURE. I FURTHER STATE THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEFS.

DATE: _____

FOR REVIEW

V: ALAN HEADY, JR. MO. L.S. NO. 2312

SHEET 2 OF 17



CITY PLAN COMMISSION

A MISSOURI LIMITED LIABILITY COMPANY

APPROVED: _____

CASE NUMBER: _____

PUBLIC WORKS

MICHAEL J. SHAW

DIRECTOR

COUNCIL

THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS DULY SUBMITTED TO AND APPROVED BY THE COUNCIL OF KANSAS CITY, MISSOURI, BY ORDINANCE NO. XXXXXX DULY AUTHENTICATED AS PASSED THIS _____ DAY OF _____ 2026.

MAYOR

QUINTON LUCAS

CITY CLERK

MARILYN SANDERS

JACKSON COUNTY GIS DEPARTMENT

HISTORIC NORTHEAST LOFTS, LLC,

A MISSOURI LIMITED LIABILITY COMPANY

BY: _____

JONATHAN ARNOLD, MANAGER OF

HISTORIC NORTHEAST LOFTS, LLC.

STATE OF MISSOURI

COUNTY OF JACKSON

SS

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2026, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR THE

COUNTY AND STATE AFORESAID, CAME JONATHAN ARNOLD, TO ME KNOWN PERSONALLY, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGER FOR THE HISTORIC NORTHEAST LOFTS, LLC., A MISSOURI LIMITED LIABILITY COMPANY AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID COMPANY, AND SAID JONATHAN ARNOLD ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID COMPANY.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN SAID JACKSON COUNTY, MISSOURI, THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

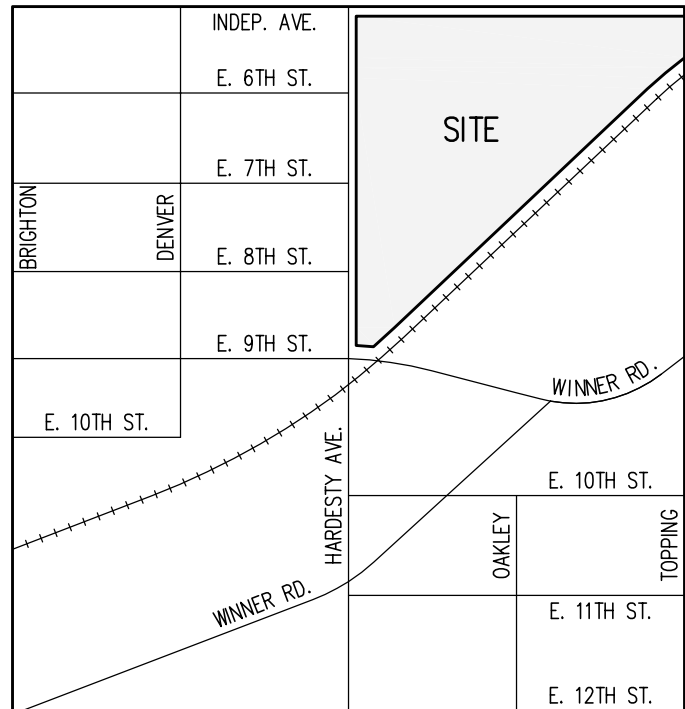
DEVELOPER:
ARNOLD DEVELOPMENT GROUP
122 DELAWARE STREET
KANSAS CITY, MO 64105

T&B

TALIAFERRO & BROWNE
ENGINEERING, SURVEYING,
LANDSCAPE ARCHITECTURE
1020 E. 8TH STREET
KANSAS CITY, MO 64106
PH (816) 283-3456 WWW.TB-ENGR.COM

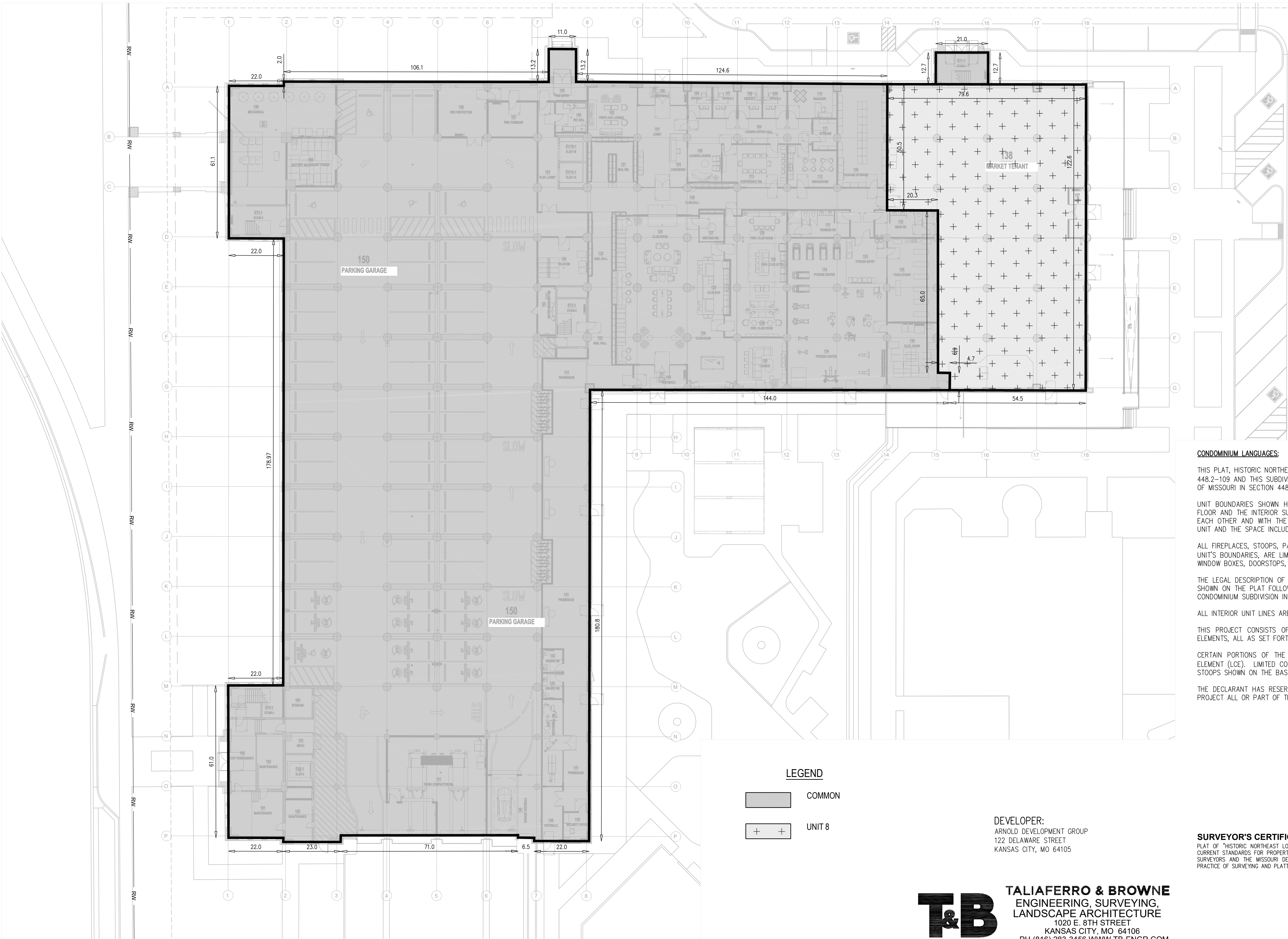
MINOR SUBDIVISION CONDOMINIUM PLAT (TYPE 4)
HISTORIC NORTHEAST LOFTS

A REPLAT OF LOT 1, HARDESTY RENAISSANCE SECOND PLAT;
AND PART OF THE NE 1/4 SEC. 2 TWP. 49, RNG 33
KANSAS CITY, JACKSON COUNTY, MISSOURI



VICINITY MAP
NE1/4 SEC. 2, TWP. 49, RNG. 33
NOT TO SCALE

BUILDING 1 - FLOOR 01



LEGEND

- COMMON
- UNIT 8

DEVELOPER:
ARNOLD DEVELOPMENT GROUP
122 DELAWARE STREET
KANSAS CITY, MO 64105

TALIAFERRO & BROWNE
ENGINEERING, SURVEYING,
LANDSCAPE ARCHITECTURE
1020 E. 8TH STREET
KANSAS CITY, MO. 64106
PH (816) 283-3456 WWW.TB-ENGR.COM

CONDOMINIUM LANGUAGES:

THIS PLAT, HISTORIC NORTHEAST LOFTS, A CONDOMINIUM SUBDIVISION IS THE PLAT AS THE TERM IS DEFINED IN CHAPTER 448, I.E. SECTION 448.2-109 AND THIS SUBDIVISION IS SUBJECT TO THE PROVISIONS OF THE UNIFORM CONDOMINIUM ACT (1986) AS ADOPTED BY THE STATUTES OF MISSOURI IN SECTION 448.1-101 ET. SEQ. AND AS PROVIDED IN THE DECLARATION ON BY-LAWS RECORDED CONCURRENTLY HEREWITH.

UNIT BOUNDARIES SHOWN HEREON ARE MEASURED TO THE UNDERSURFACE OF THE FINISHED CEILING, THE UNDECORATED SURFACE OF THE FLOOR AND THE INTERIOR SURFACE OF THE UNDECORATED FINISHED WALLS OR GLASS BOUNDING THE UNIT EXTENDED TO THE INTERSECTION OF EACH OTHER AND WITH THE UPPER AND LOWER BOUNDARIES, INCLUDING ANY AND ALL WALLS, PARTITIONS AND DIVIDERS WHOLLY WITHIN THE UNIT AND THE SPACE INCLUDES BOTH THE PORTIONS OF THE BUILDING LOCATED WITHIN THE UNIT AND THE AIR SPACE SO ENCOMPASSED.

ALL FIREPLACES, STOOPS, PATIOS, AND WOODEN DECKS SHOWN THEREOF, CONSTRUCTED TO SERVE A SINGLE UNIT, AND LOCATED OUTSIDE THE UNIT'S BOUNDARIES, ARE LIMITED COMMON ELEMENTS ALLOCATED EXCLUSIVELY TO THAT UNIT. THIS SHALL ALSO INCLUDE SHUTTERS, AWNINGS, WINDOW BOXES, DOORSTOPS, EXTERIOR DOORS, AND WINDOWS.

THE LEGAL DESCRIPTION OF EACH UNIT DESCRIBED IN SAID DECLARATION SHALL BE BY REFERENCE TO THE NUMBER IDENTIFYING THE UNIT AS SHOWN ON THE PLAT FOLLOWED BY THE BUILDING NUMBER AS SHOWN ON THE PLAT FOLLOWED BY THE WORDS NORTHEAST DISTRICT LOFTS, A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

ALL INTERIOR UNIT LINES ARE AT RIGHT ANGLES TO OR PARALLEL WITH THE EXTERIOR LINES OF THE BUILDING, UNLESS SPECIFIED OTHERWISE.

THIS PROJECT CONSISTS OF 6 BUILDINGS WITH A TOTAL OF 489 DWELLING UNITS, 906 ON-SITE PARKING SPACES AND OTHER COMMON ELEMENTS, ALL AS SET FORTH IN THE DECLARATION.

CERTAIN PORTIONS OF THE COMMON ELEMENTS ARE PURSUANT TO THE DECLARATION ASSIGNED TO INDIVIDUAL UNITS AS LIMITED COMMON ELEMENT (LCE). LIMITED COMMON ELEMENTS SHOWN HEREON INCLUDE PATIOS AND DECKS WHICH ARE ASSIGNED TO THE ADJOINING UNITS THE STOOPS SHOWN ON THE BASEMENT LEVEL ARE ASSIGNED TO THE UNIT WHICH NUMBER IS SHOWN HEREON FOLLOWING THE "LCE" DESIGNATION.

THE DECLARANT HAS RESERVED CERTAIN DEVELOPMENT RIGHTS, AS SET FORTH IN THE DECLARATION, INCLUDING THE RIGHT TO ADD TO THE PROJECT ALL OR PART OF THE FOLLOWING DESCRIBED TRACT.

SURVEYOR'S CERTIFICATION:

PLAT OF "HISTORIC NORTHEAST LOFTS" SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS, URBAN PROPERTY, AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MISSOURI DEPARTMENT AGRICULTURE. I FURTHER STATE THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEFS.

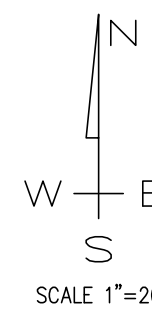
DATE: _____

FOR REVIEW
V. ALAN HEADY, JR. MO. L.S. NO. 2312

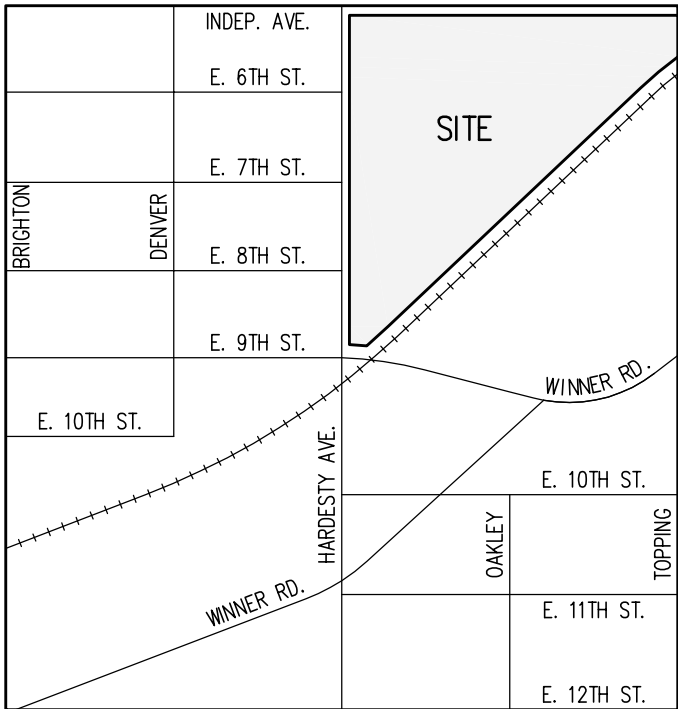
MINOR SUBDIVISION CONDOMINIUM PLAT (TYPE 4)

HISTORIC NORTHEAST LOFTS

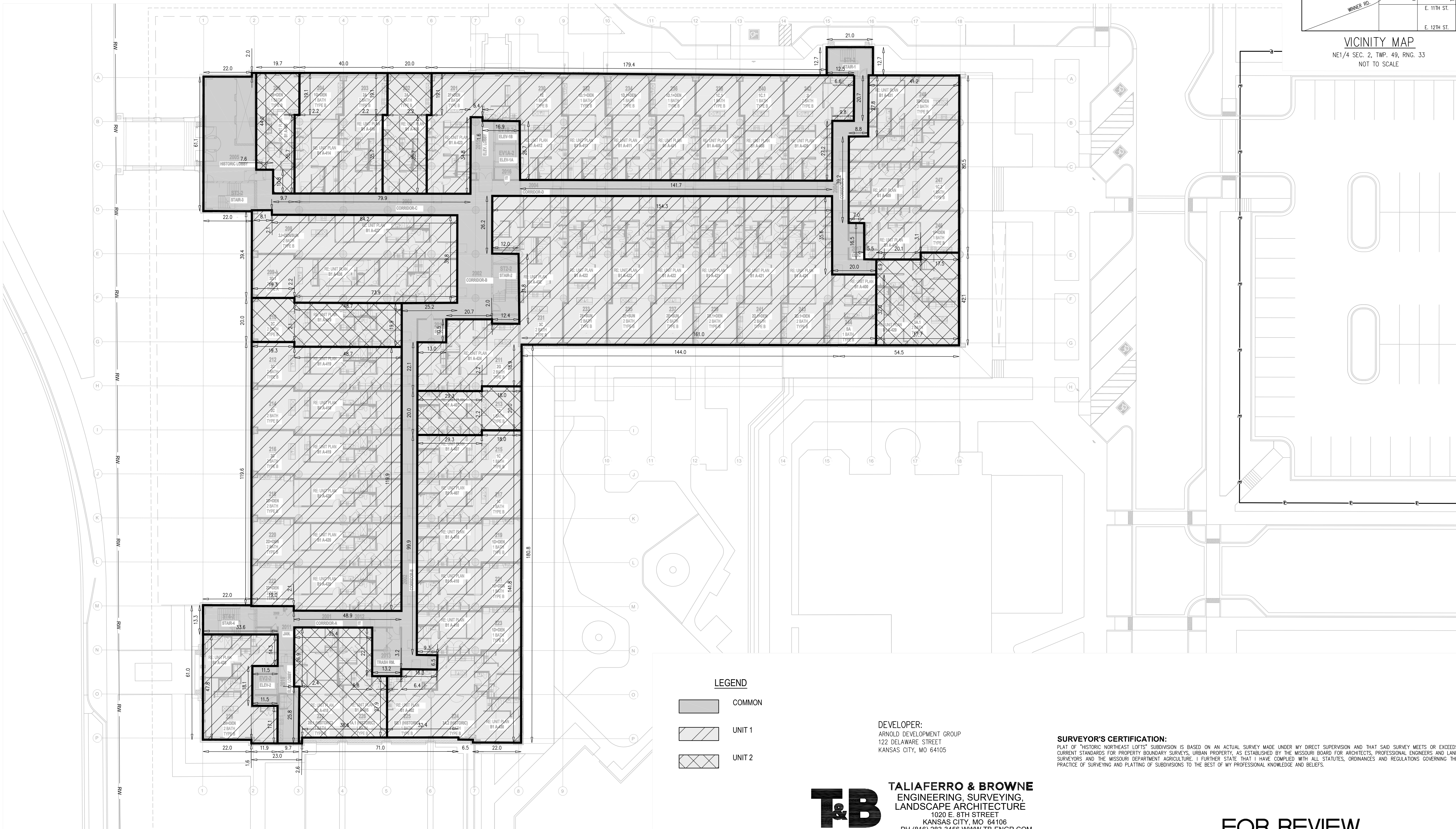
A REPLAT OF LOT 1, HARDESTY RENAISSANCE SECOND PLAT;
AND PART OF THE NE 1/4 SEC. 2 TWP. 49, RNG 33
KANSAS CITY, JACKSON COUNTY, MISSOURI



BUILDING 1 - FLOOR 02



VICINITY MAP
NE 1/4 SEC. 2, TWP. 49, RNG. 33
NOT TO SCALE



LEGEND

- COMMON
- UNIT 1
- UNIT 2

DEVELOPER:
ARNOLD DEVELOPMENT GROUP
122 DELAWARE STREET
KANSAS CITY, MO 64105

SURVEYOR'S CERTIFICATION:
PLAT OF "HISTORIC NORTHEAST LOFTS" SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS, URBAN PROPERTY, AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MISSOURI DEPARTMENT OF AGRICULTURE. I FURTHER STATE THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEFS.

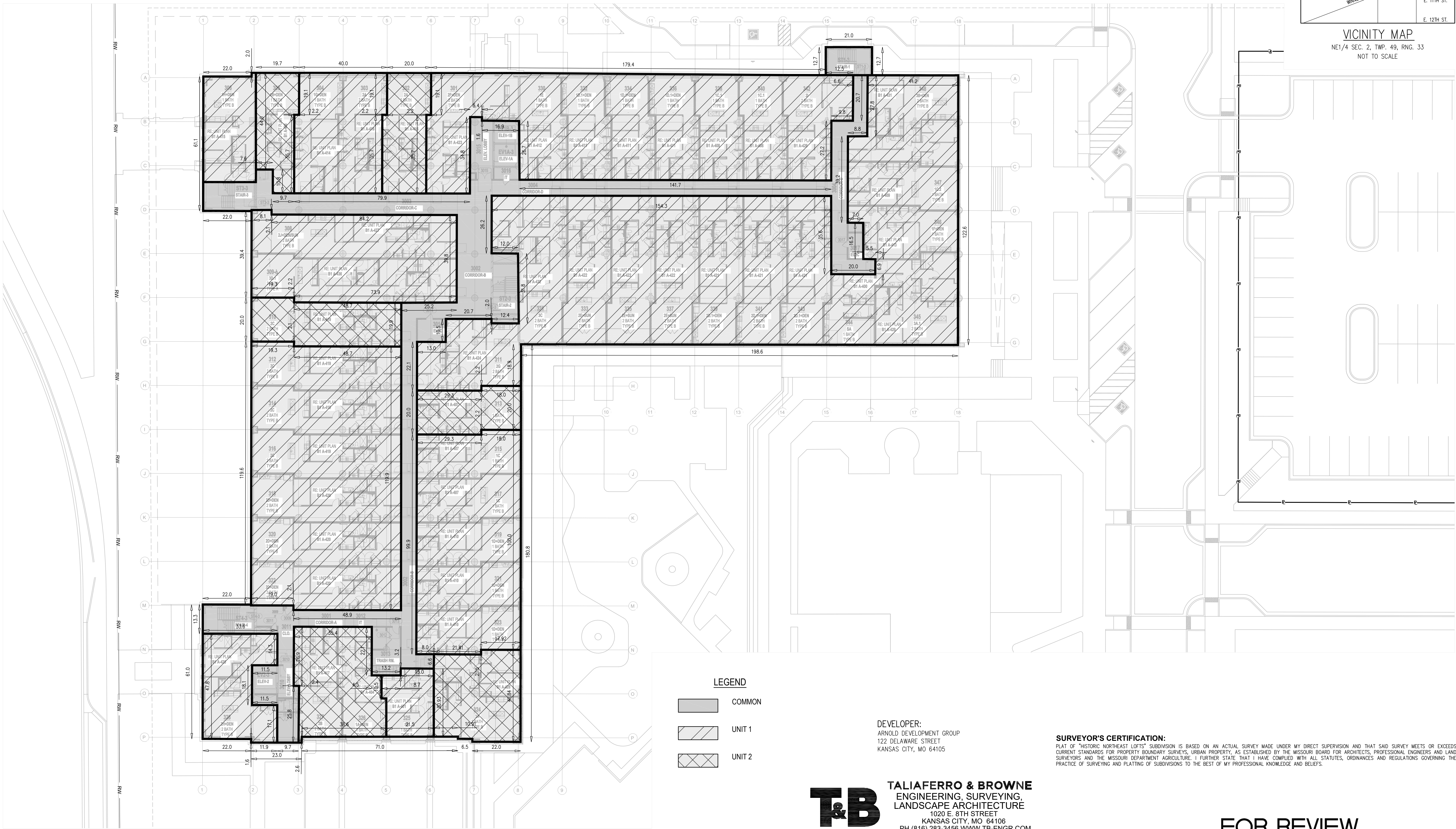
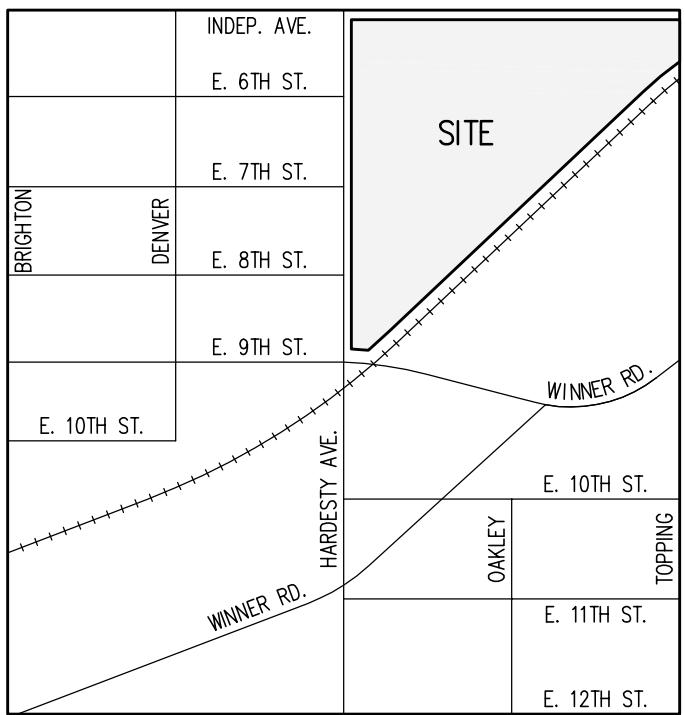
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TALIAFERRO & BROWNE
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1020 E. 8TH STREET
KANSAS CITY, MO 64106
PH (816) 283-3456 WWW.TB-ENGR.COM

FOR REVIEW
V. ALAN HEADY, JR. MO. L.S. NO. 2312

MINOR SUBDIVISION CONDOMINIUM PLAT (TYPE 4)
HISTORIC NORTHEAST LOFTS

A REPLAT OF LOT 1, HARDESTY RENAISSANCE SECOND PLAT;
AND PART OF THE NE 1/4 SEC. 2 TWP. 49, RNG 33
KANSAS CITY, JACKSON COUNTY, MISSOURI

BUILDING 1 - FLOOR 03

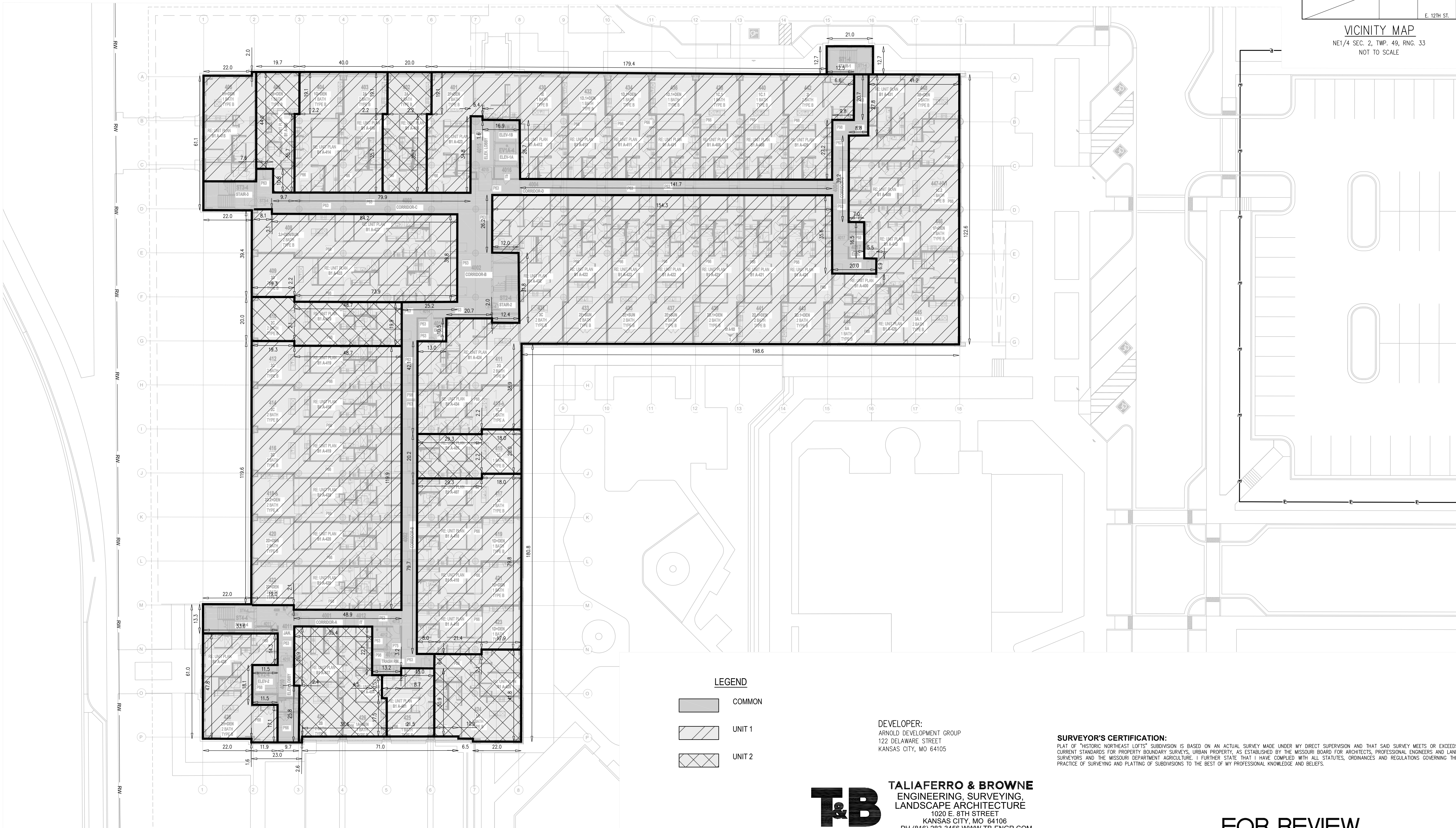
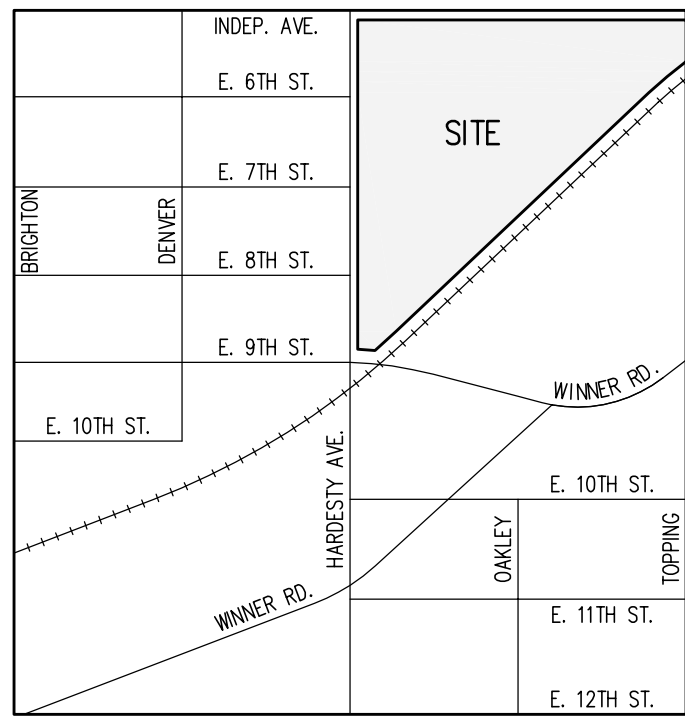


MINOR SUBDIVISION CONDOMINIUM PLAT (TYPE 4)

HISTORIC NORTHEAST LOFTS

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KANSAS CITY, JACKSON COUNTY, MISSOURI

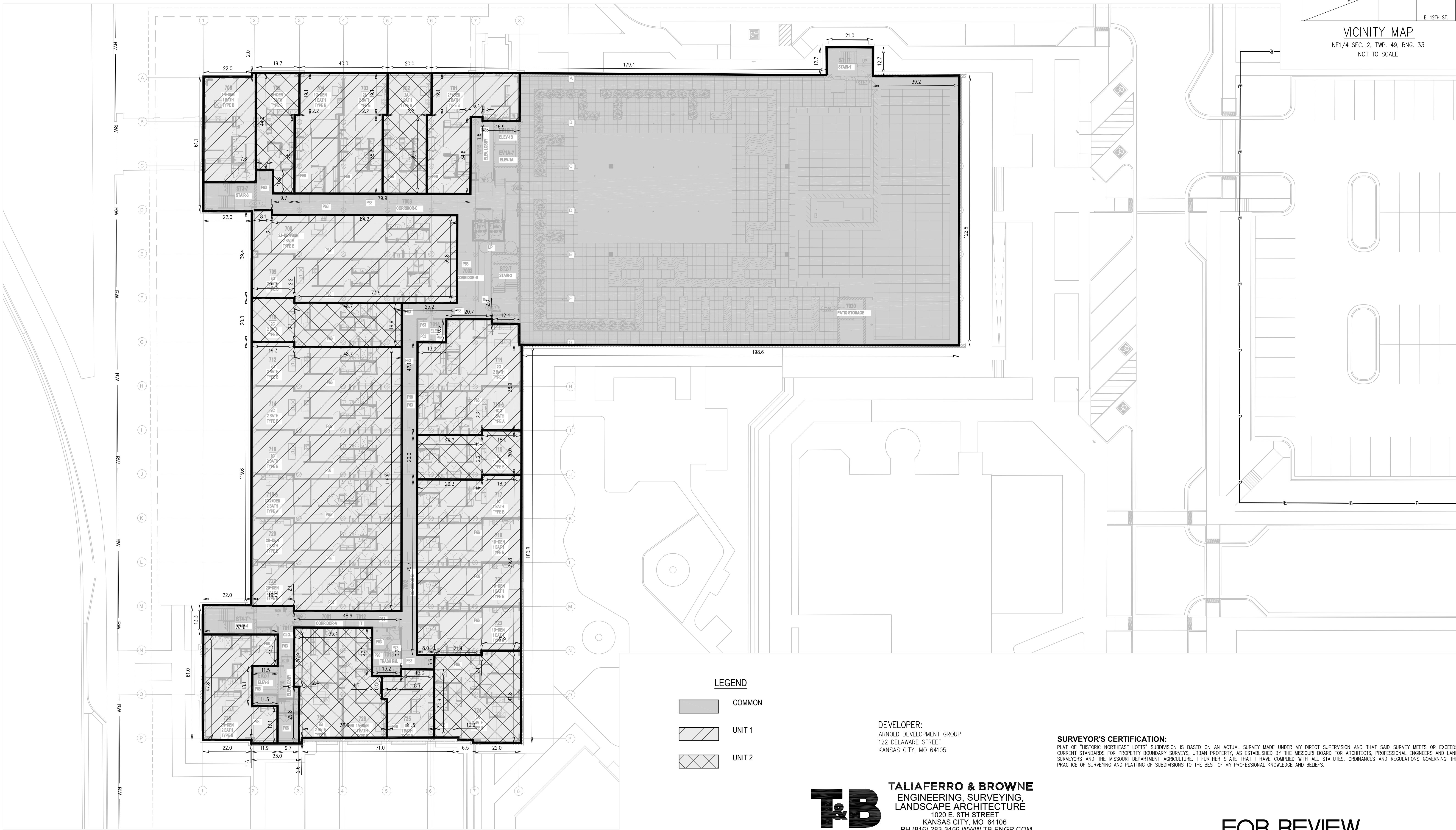
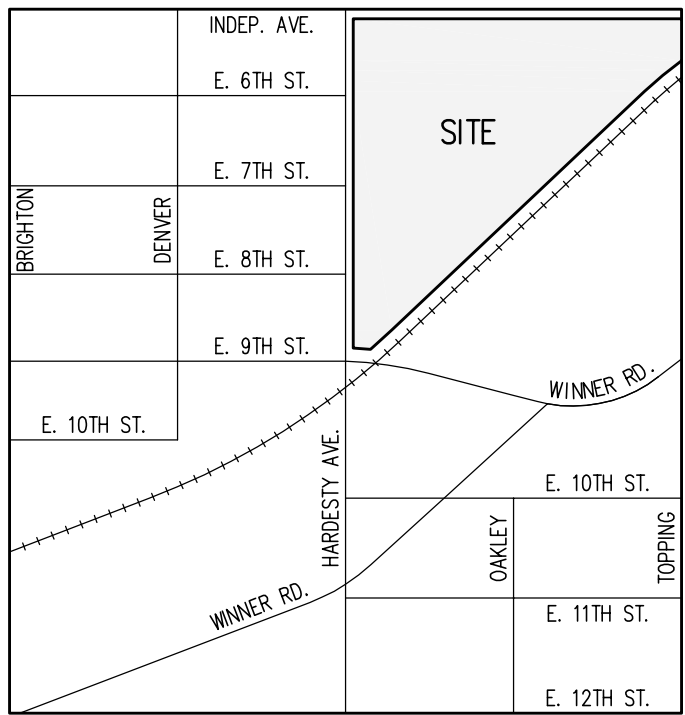
BUILDING 1 - FLOOR 04 TO 06



MINOR SUBDIVISION CONDOMINIUM PLAT (TYPE 4)
HISTORIC NORTHEAST LOFTS

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KANSAS CITY, JACKSON COUNTY, MISSOURI

BUILDING 1 - FLOOR 07



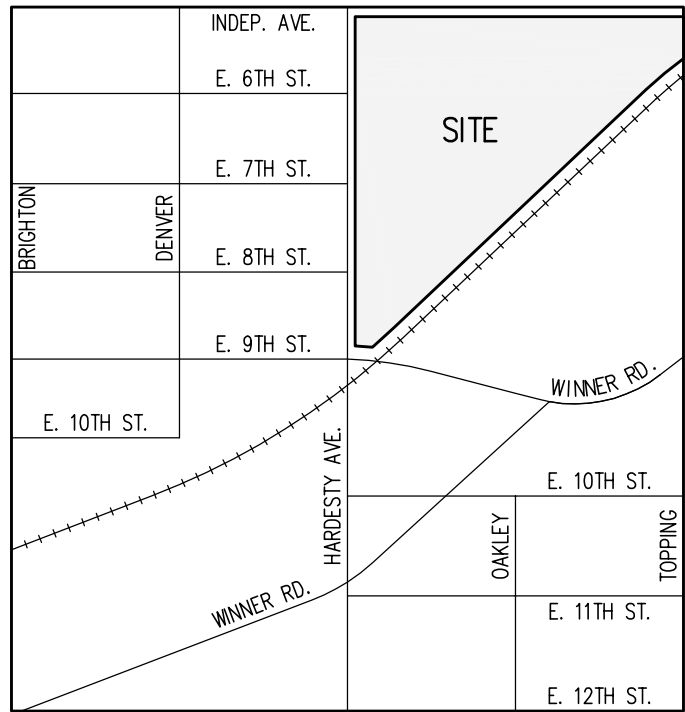
MINOR SUBDIVISION CONDOMINIUM PLAT (TYPE 4)

HISTORIC NORTHEAST LOFTS

A REPLAT OF LOT 1, HARDESTY RENAISSANCE SECOND PLAT;
AND PART OF THE NE 1/4 SEC. 2 TWP. 49, RNG 33
KANSAS CITY, JACKSON COUNTY, MISSOURI

BUILDING 1 - FLOOR 08

BUILDING 1 - FLOOR 09 TO 11



VICINITY MAP
NE 1/4 SEC. 2, TWP. 49, RNG. 33
NOT TO SCALE

LEGEND

- COMMON
- UNIT 1
- UNIT 2

DEVELOPER:
ARNOLD DEVELOPMENT GROUP
122 DELAWARE STREET
KANSAS CITY, MO 64105

T&B TALIAFERRO & BROWNE
ENGINEERING, SURVEYING,
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KANSAS CITY, MO 64106
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DATE: _____

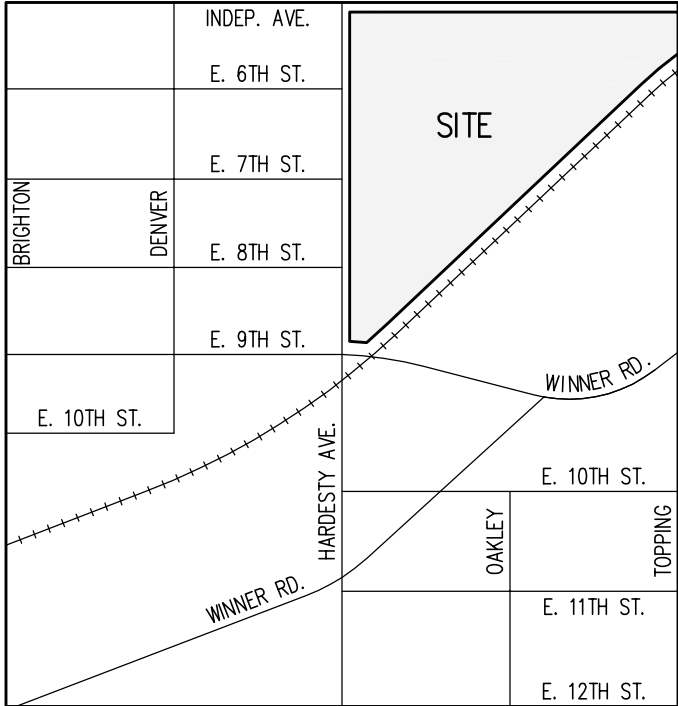
FOR REVIEW
V. ALAN HEADY, JR., MO. L.S. NO. 2312

MINOR SUBDIVISION CONDOMINIUM PLAT (TYPE 4)
HISTORIC NORTHEAST LOFTS

A REPLAT OF LOT 1, HARDESTY RENAISSANCE SECOND PLAT;
AND PART OF THE NE 1/4 SEC. 2 TWP. 49, RNG 33
KANSAS CITY, JACKSON COUNTY, MISSOURI

BUILDING 1 - FLOOR 12

BUILDING 1 - ROOF



VICINITY MAP
NE 1/4 SEC. 2, TWP. 49, RNG. 33
NOT TO SCALE

LEGEND

- COMMON
- UNIT 1
- UNIT 2

DEVELOPER:
ARNOLD DEVELOPMENT GROUP
122 DELAWARE STREET
KANSAS CITY, MO 64105

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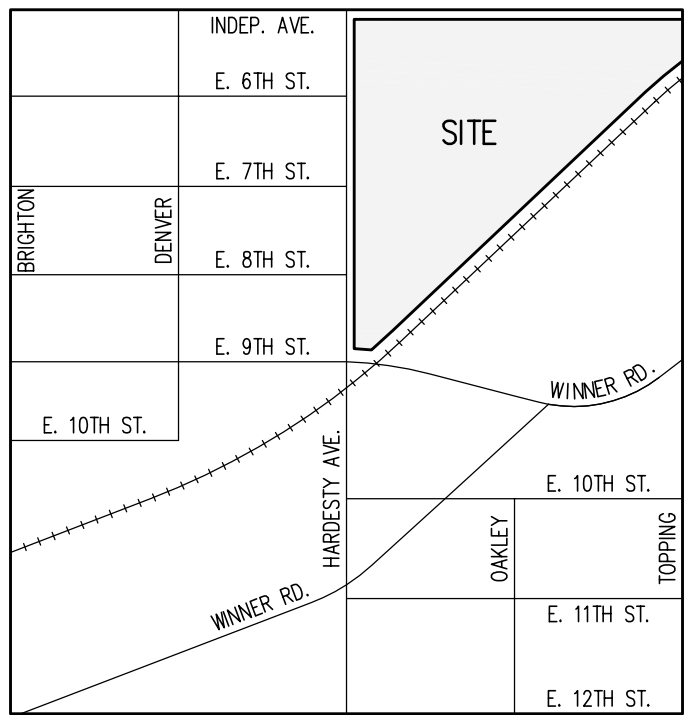
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MINOR SUBDIVISION CONDOMINIUM PLAT (TYPE 4)

HISTORIC NORTHEAST LOFTS

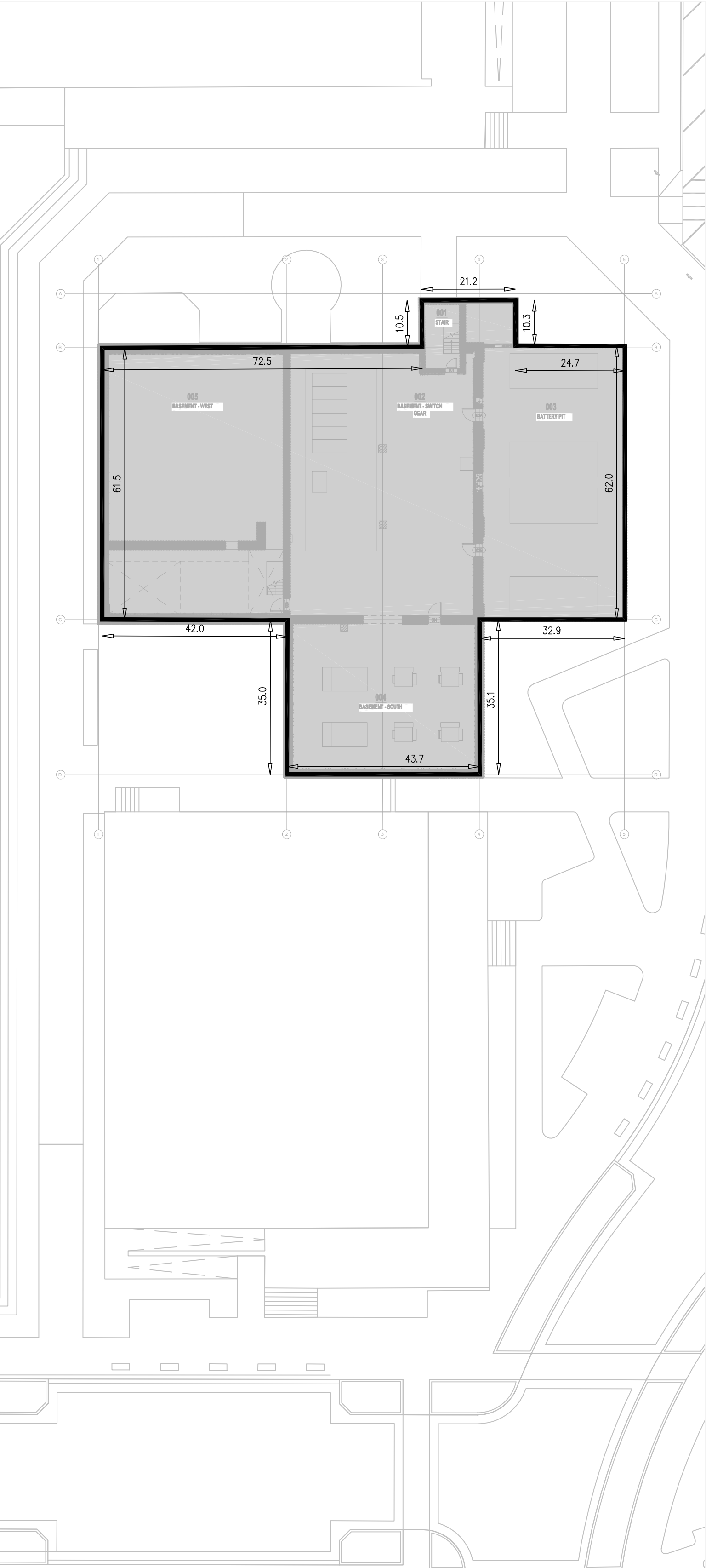
A REPLAT OF LOT 1, HARDESTY RENAISSANCE SECOND PLAT;
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KANSAS CITY, JACKSON COUNTY, MISSOURI



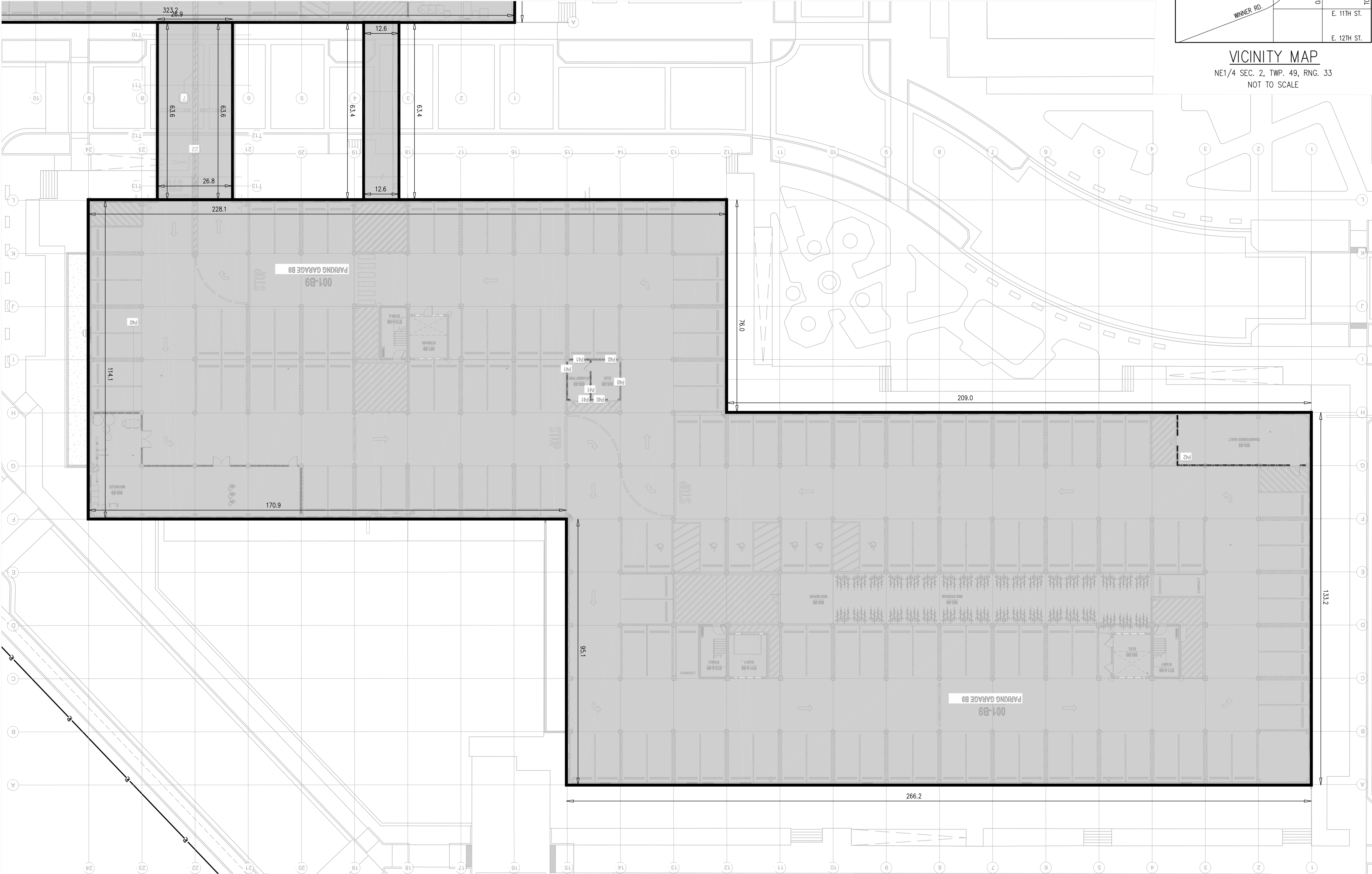
VICINITY MAP

NE1/4 SEC. 2, TWP. 49, RNG. 33
NOT TO SCALE

BUILDING 3 - BASEMENT



BUILDING 9 - BASEMENT



LEGEND

COMMON

DEVELOPER:
ARNOLD DEVELOPMENT GROUP
122 DELAWARE STREET
KANSAS CITY, MO 64105

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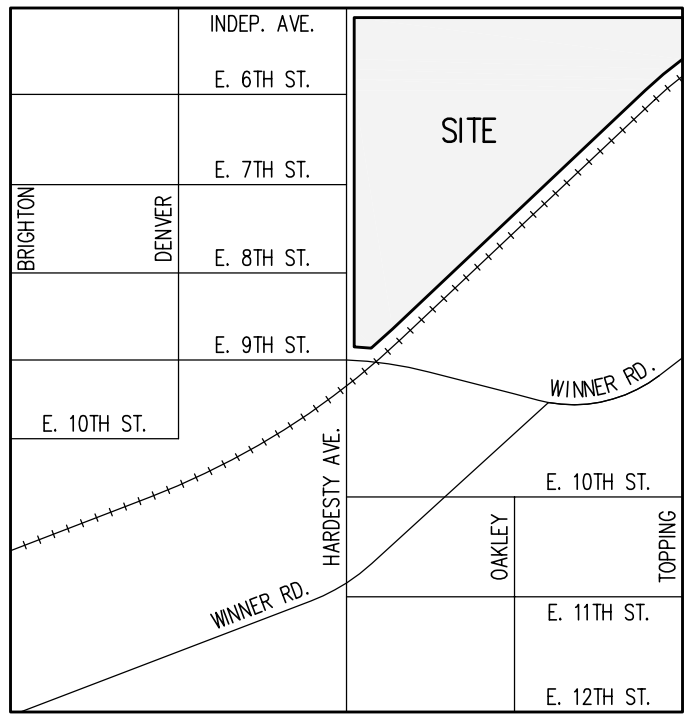
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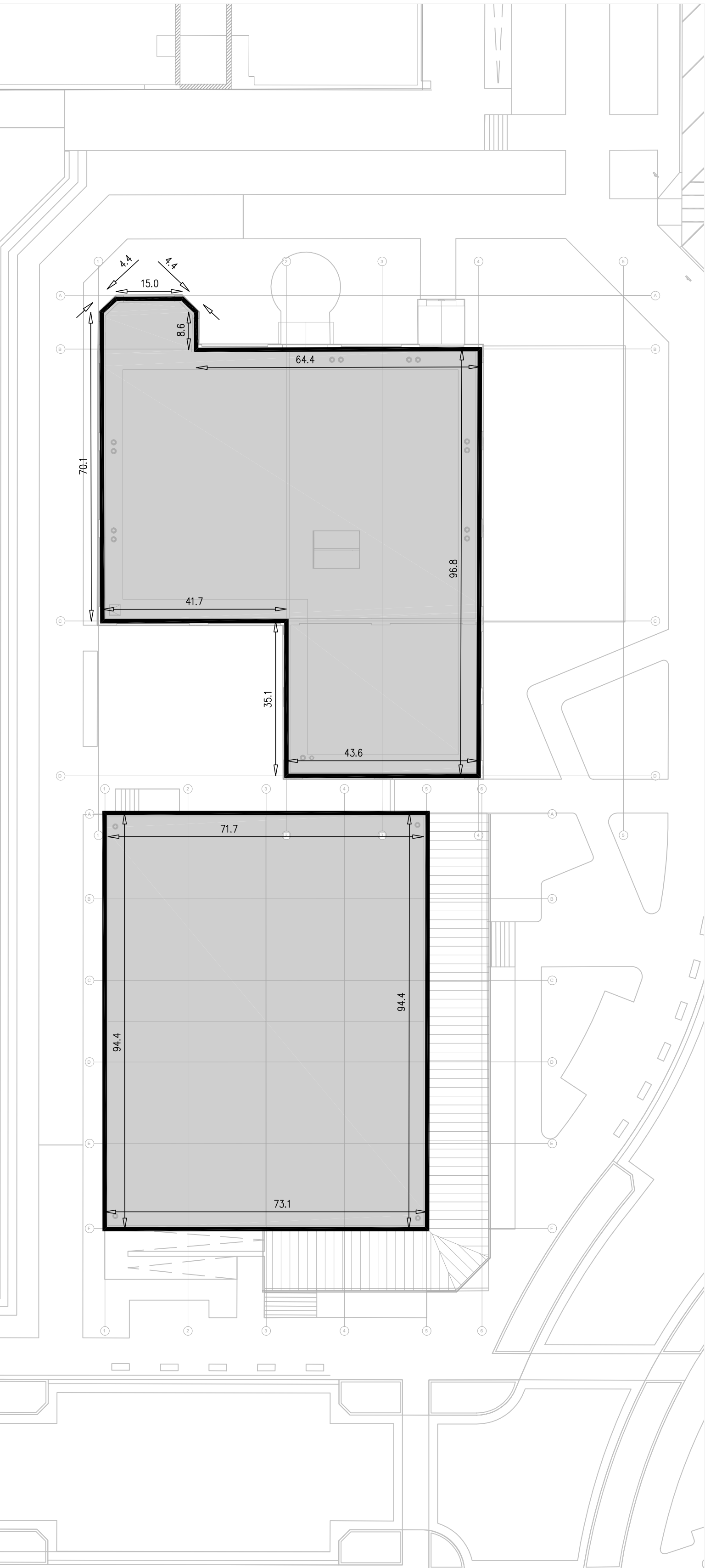
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KANSAS CITY, JACKSON COUNTY, MISSOURI



VICINITY MAP

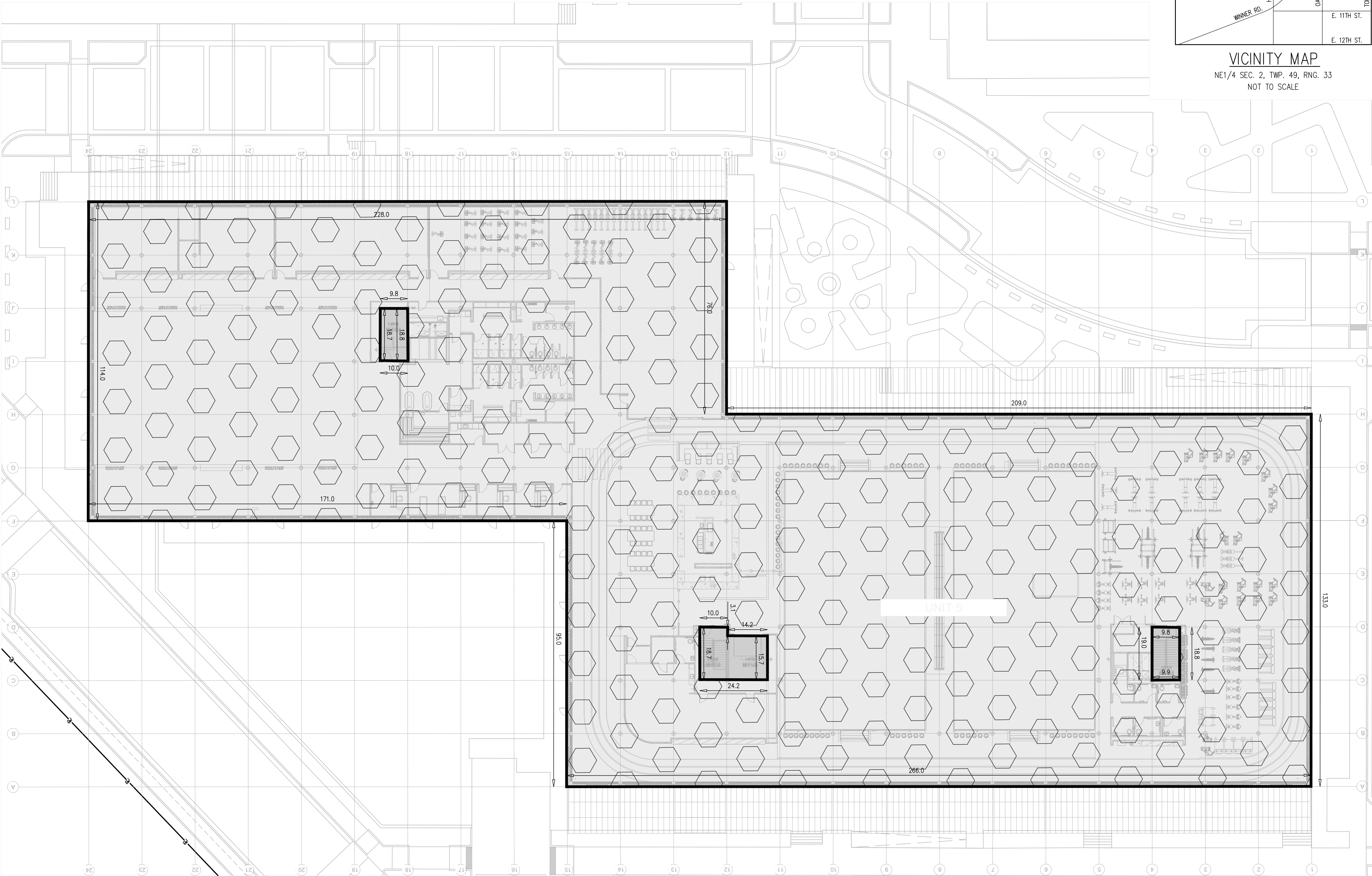
NE1/4 SEC. 2, TWP. 49, RNG. 33
NOT TO SCALE

BUILDING 3- ROOF



BUILDING 7- ROOF

BUILDING 9 - FLOOR 02



LEGEND

COMMON

DEVELOPER:
ARNOLD DEVELOPMENT GROUP
122 DELAWARE STREET
KANSAS CITY, MO 64105

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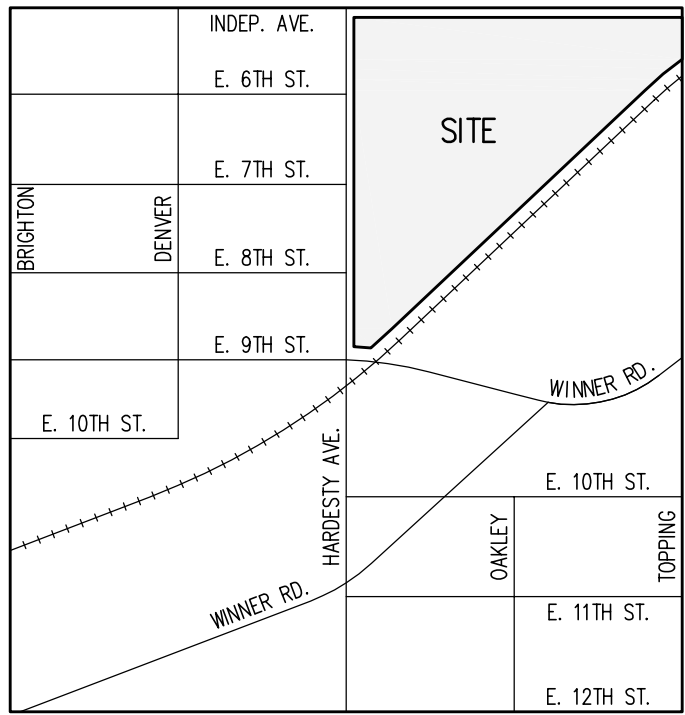
DATE: _____

FOR REVIEW
V. ALAN HEADY, JR. MO. L.S. NO. 2312

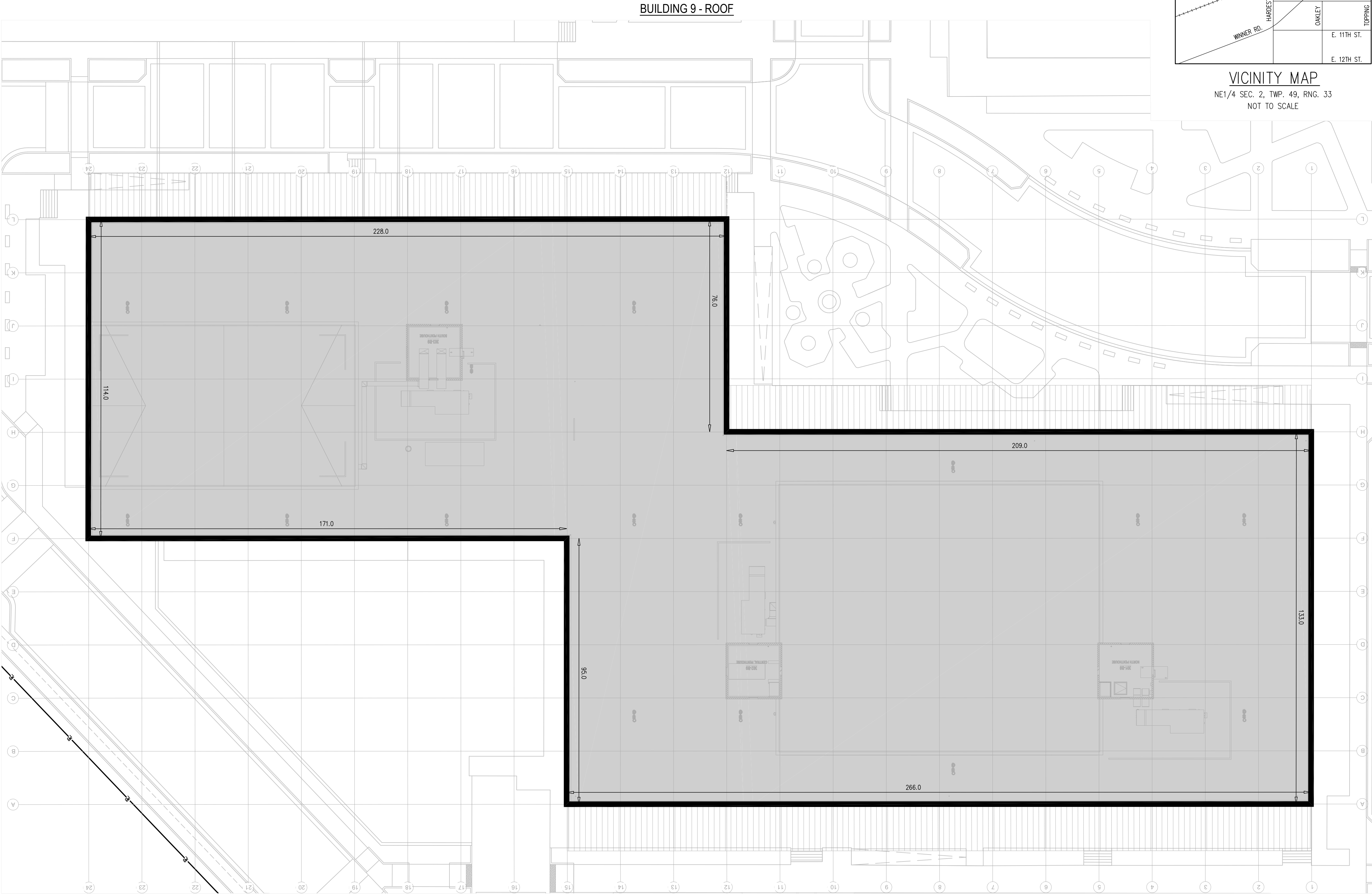
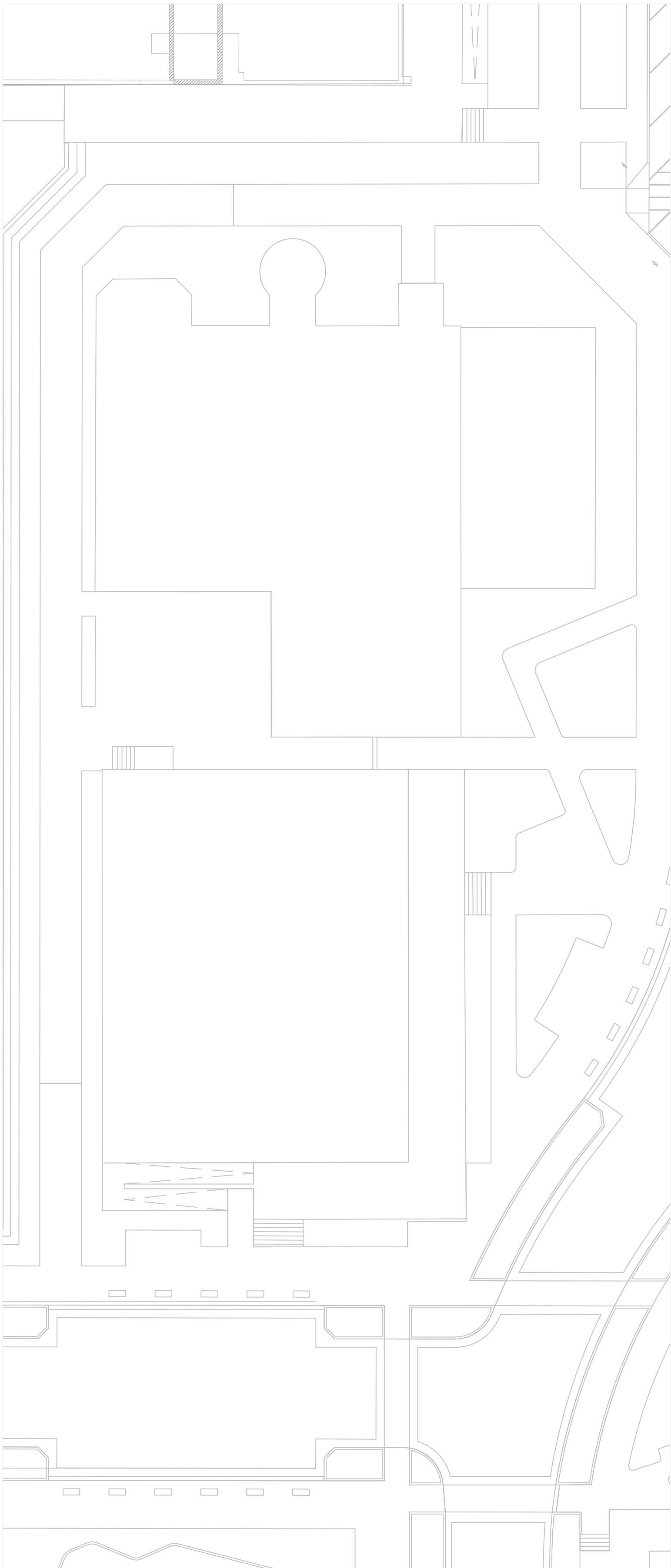
SHEET 12 OF 17

MINOR SUBDIVISION CONDOMINIUM PLAT (TYPE 4)
HISTORIC NORTHEAST LOFTS

A REPLAT OF LOT 1, HARDESTY RENAISSANCE SECOND PLAT;
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KANSAS CITY, JACKSON COUNTY, MISSOURI



VICINITY MAP
NE 1/4 SEC. 2, TWP. 49, RNG. 33
NOT TO SCALE



LEGEND

COMMON

DEVELOPER:
ARNOLD DEVELOPMENT GROUP
122 DELAWARE STREET
KANSAS CITY, MO 64105

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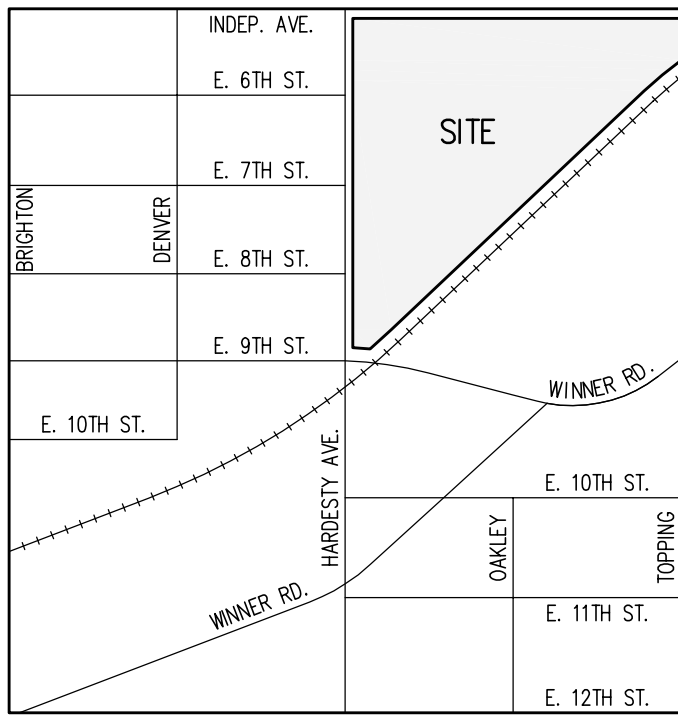
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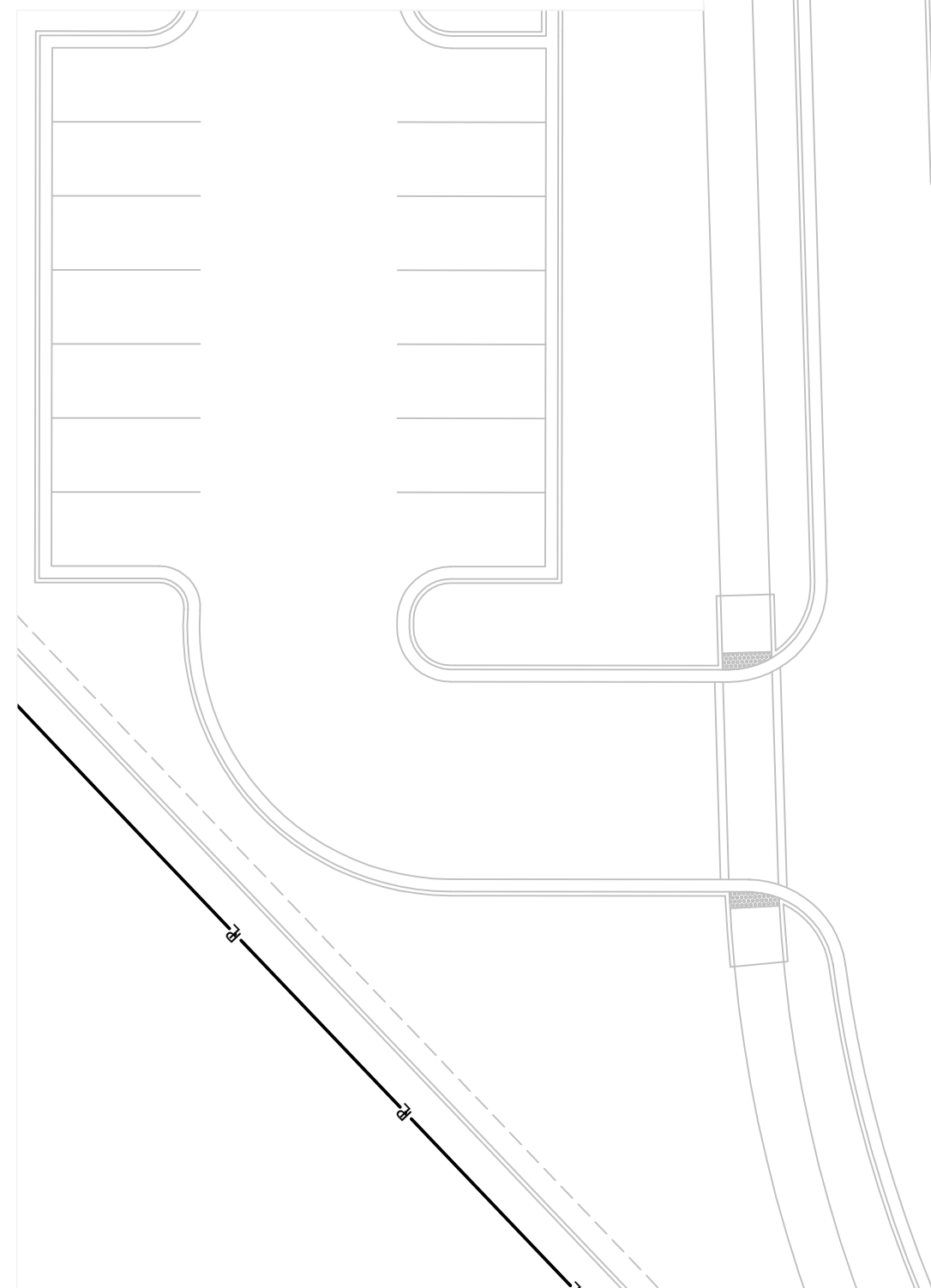
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KANSAS CITY, JACKSON COUNTY, MISSOURI



VICINITY MAP

NE 1/4 SEC. 2, TWP. 49, RNG. 33
NOT TO SCALE



DEVELOPER:
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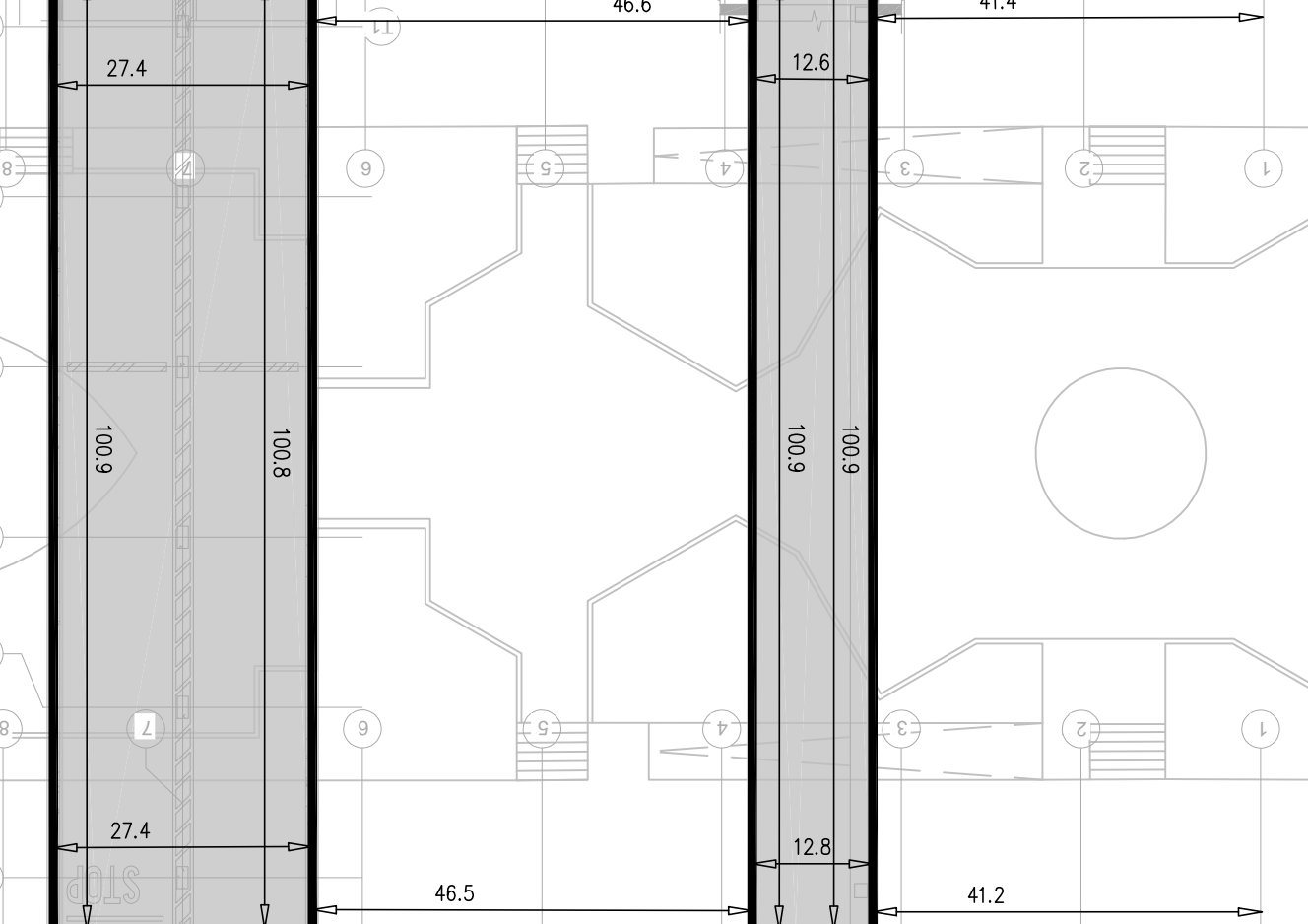
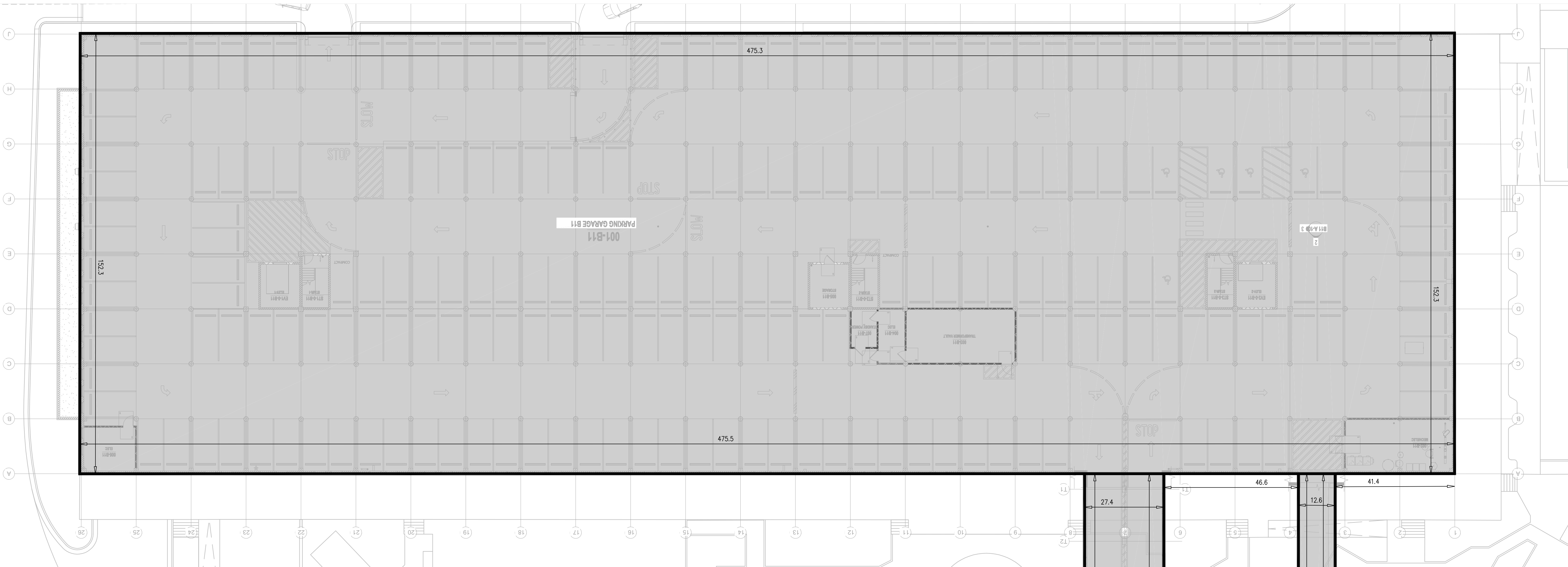
FOR REVIEW

V. ALAN HEADY, JR. MO. L.S. NO. 2312

LEGEND

 COMMON

BUILDING 11 - BASEMENT

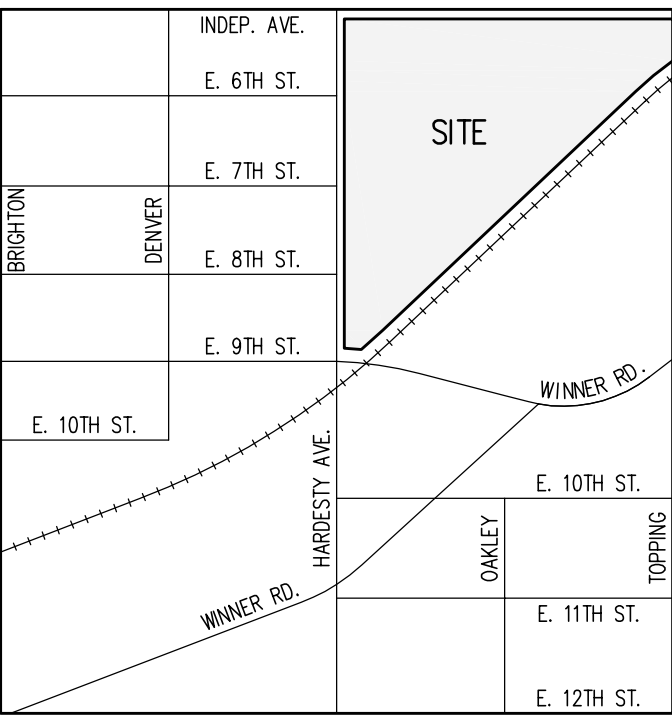


BUILDING 10 - BASEMENT

MINOR SUBDIVISION CONDOMINIUM PLAT (TYPE 4)

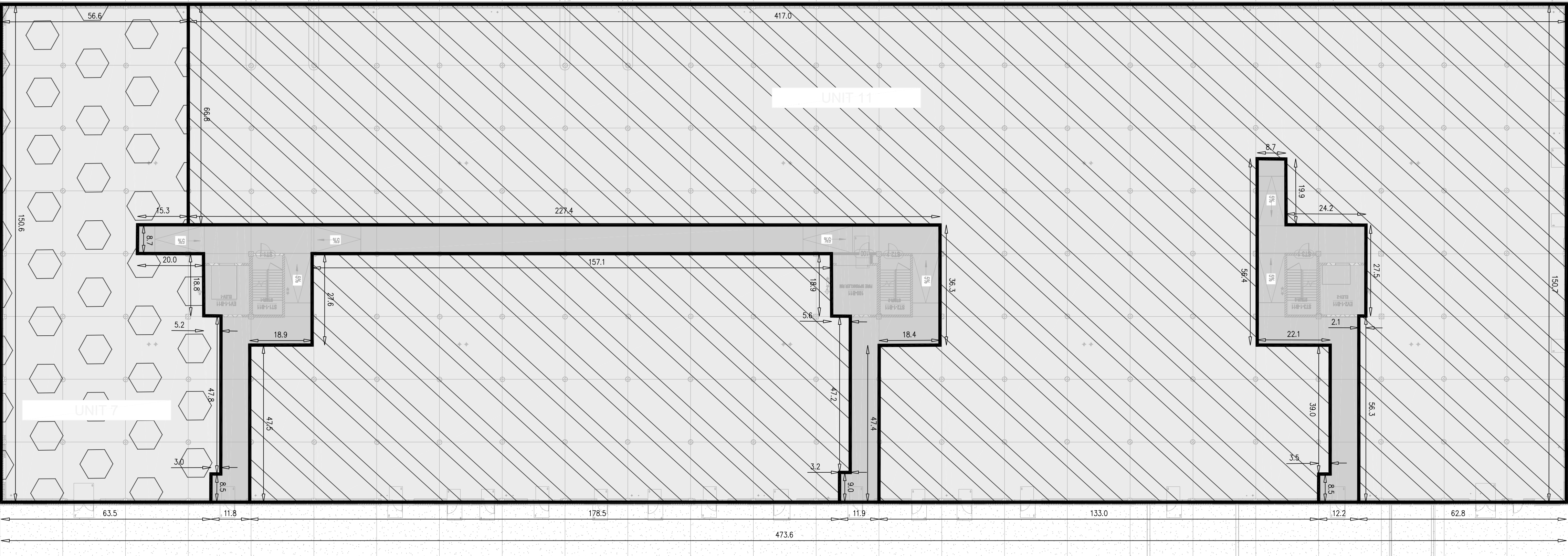
HISTORIC NORTHEAST LOFTS

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KANSAS CITY, JACKSON COUNTY, MISSOURI



VICINITY MAP
NE1/4 SEC. 2, TWP. 49, RNG. 33
NOT TO SCALE

BUILDING 11 - FLOOR 01



LEGEND

COMMON

DEVELOPER:
ARNOLD DEVELOPMENT GROUP
122 DELAWARE STREET
KANSAS CITY, MO 64105



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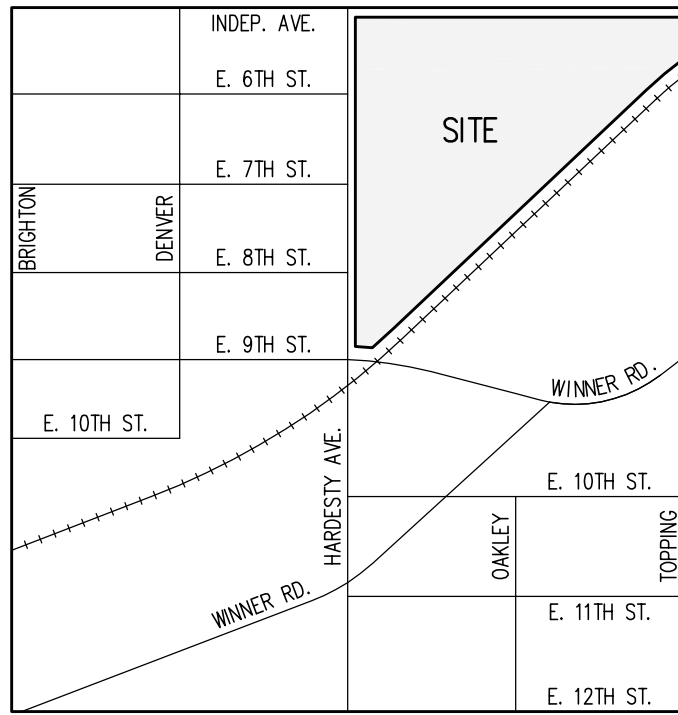
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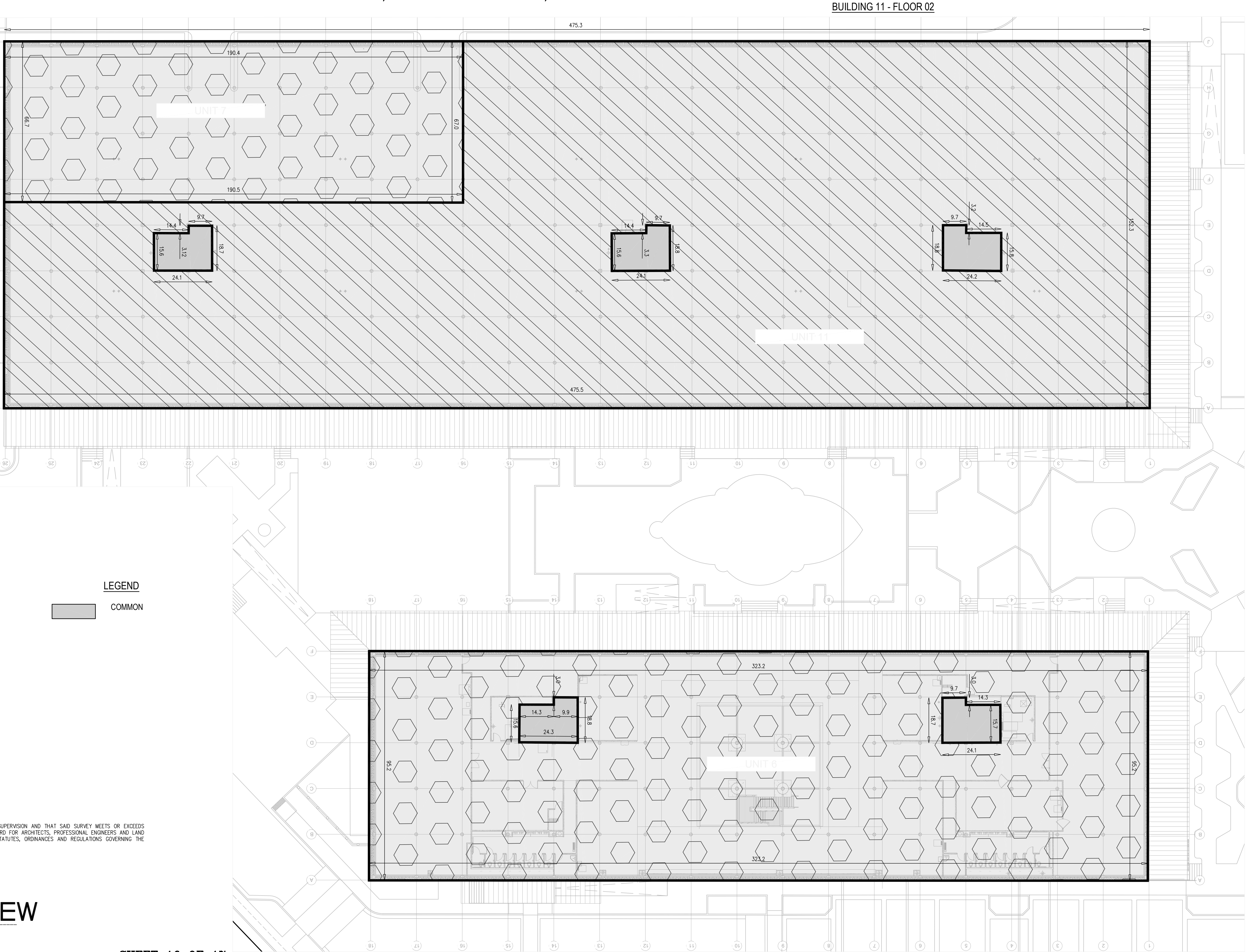
MINOR SUBDIVISION CONDOMINIUM PLAT (TYPE 4)

HISTORIC NORTHEAST LOFTS

A REPLAT OF LOT 1, HARDESTY RENAISSANCE SECOND PLAT;
AND PART OF THE NE 1/4 SEC. 2 TWP. 49, RNG 33
KANSAS CITY, JACKSON COUNTY, MISSOURI



VICINITY MAP
NE 1/4 SEC. 2, TWP. 49, RNG. 33
NOT TO SCALE



LEGEND

COMMON

DEVELOPER:
ARNOLD DEVELOPMENT GROUP
122 DELAWARE STREET
KANSAS CITY, MO 64105

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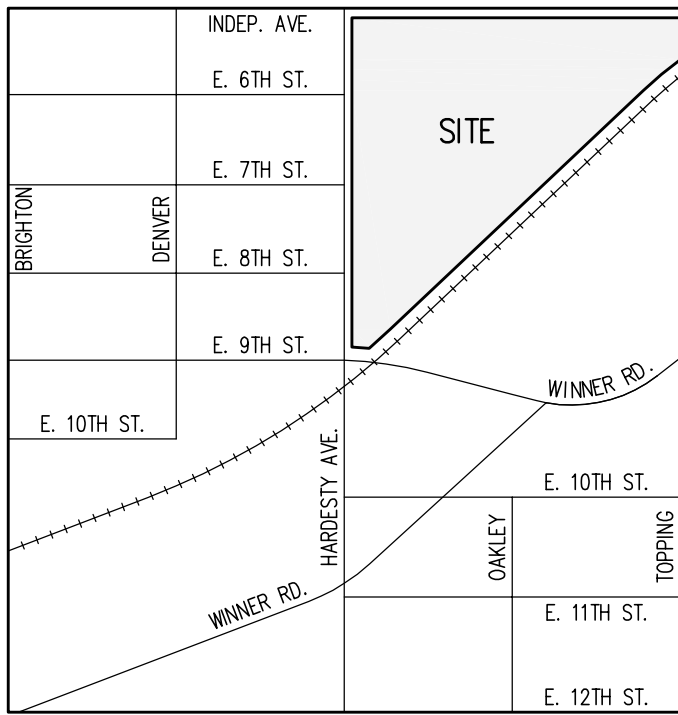
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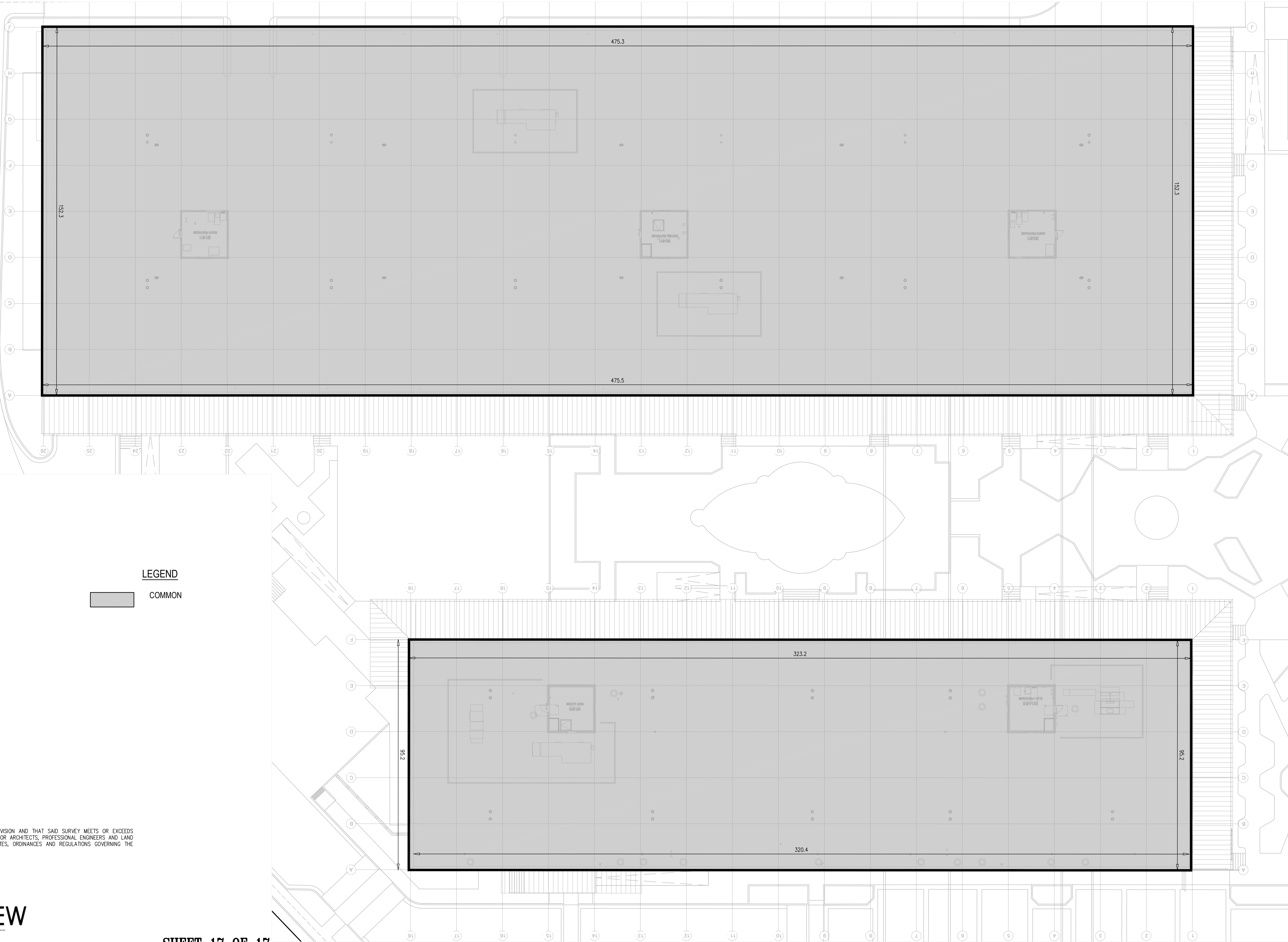
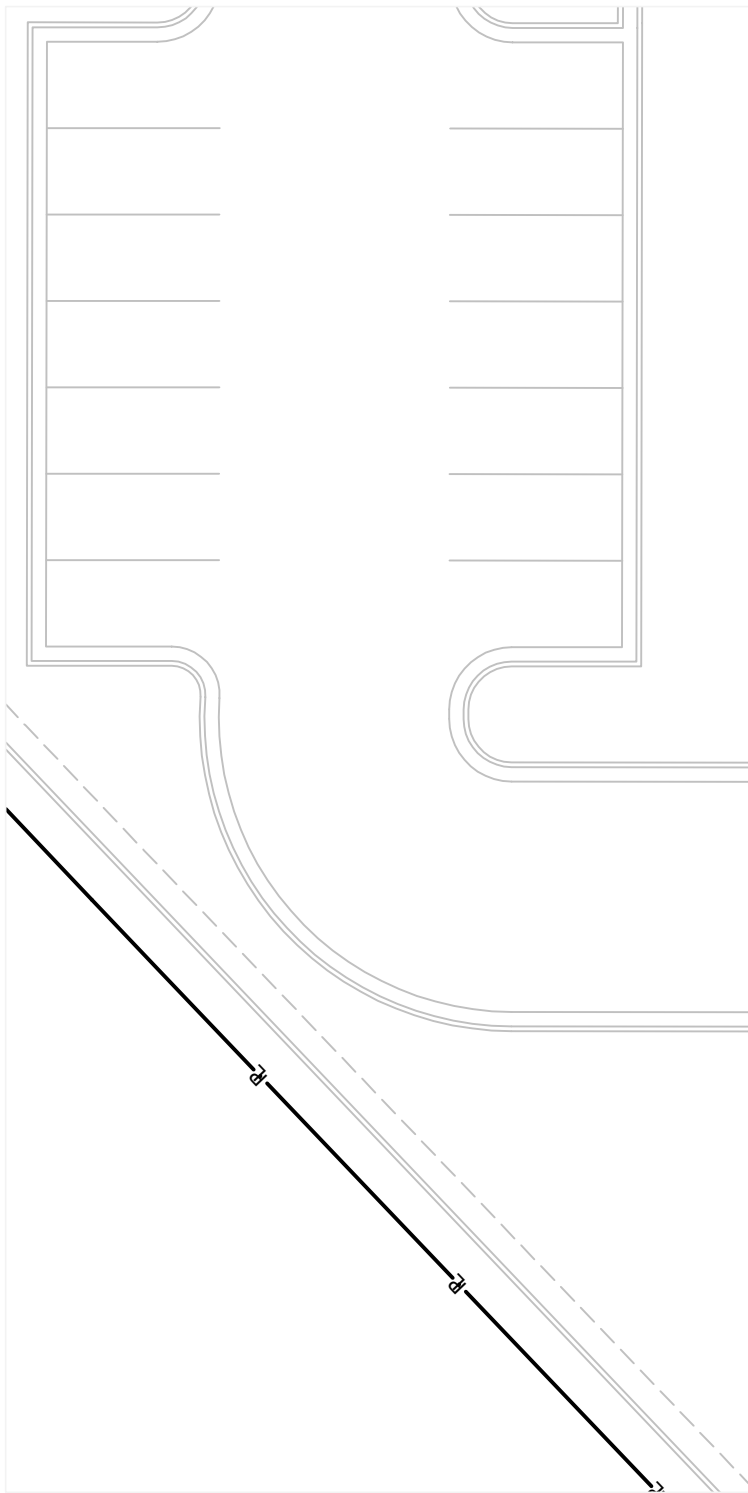
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HISTORIC NORTHEAST LOFTS

A REPLAT OF LOT 1, HARDESTY RENAISSANCE SECOND PLAT;
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KANSAS CITY, JACKSON COUNTY, MISSOURI



VICINITY MAP
NE 1/4 SEC. 2, TWP. 49, RNG. 33
NOT TO SCALE



LEGEND

COMMON

DEVELOPER:
ARNOLD DEVELOPMENT GROUP
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KANSAS CITY, MO 64105



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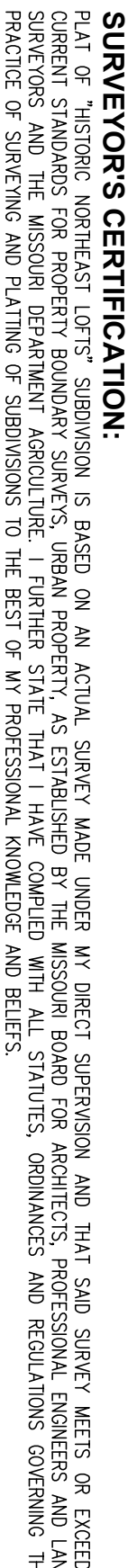
DATE: _____

FOR REVIEW

V. ALAN HEADY, JR. MO. L.S. NO. 2312

The map illustrates the proposed site's location within the city of Denver. Key streets shown include Winger Rd, Hardesty Ave, E. 10th St, E. 7th St, E. 8th St, E. 9th St, E. 11th St, and E. 12th St. The site is situated on the east side of Hardesty Ave, south of Winger Rd. The map also indicates the locations of Brighton and Oakley, and the proposed site is labeled 'SITE'.

NE1/4 SEC. 2, TWP. 49, RNG. 33
NOT TO SCALE



COMMON

UNIT 1

UNIT 2

DEVELOPER:

ARNOLD DEVELOPMENT GROUP
122 DELAWARE STREET
KANSAS CITY, MO 64105

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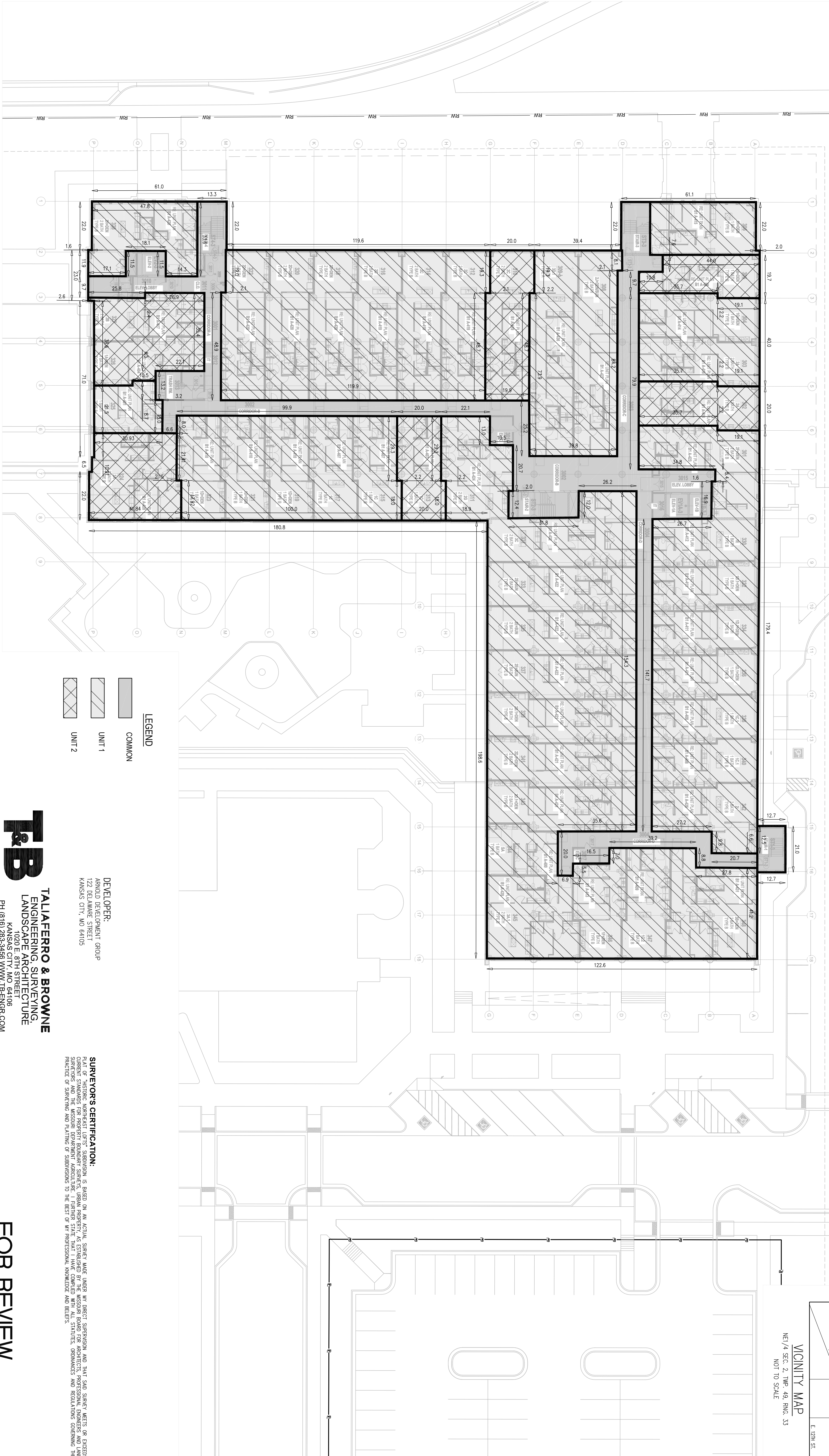
FOR REVIEW

SHEET 4 OF 17

MINOR SUBDIVISION CONDOMINIUM PLAT (TYPE 4)

HISTORIC NORTHEAST LOFTS
A REPLAT OF LOT 1, HARDESTY RENAISSANCE SECOND PLAT,
AND PART OF THE NE 1/4 SEC. 2 TWP. 49, RNG 33
KANSAS CITY, JACKSON COUNTY, MISSOURI

BUILDING 1 - FLOOR 03



LEGEND

COMMON

UNIT 1

UNIT 2

DEVELOPER:
ARNOLD DEVELOPMENT GROUP
122 DELAWARE STREET
KANSAS CITY, MO 64105

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TALIAFERRO & BROWNE
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PH (816) 283-3456 WWW.TB-ENGR.COM

SURVEYOR'S CERTIFICATION:
PLAT OF "HISTORIC NORTHEAST LOFTS" SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS, URBAN PROPERTY, AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MISSOURI DEPARTMENT OF REVENUE. THE SURVEY HAS BEEN CONDUCTED WITH ALL STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND DRAWING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEFS.

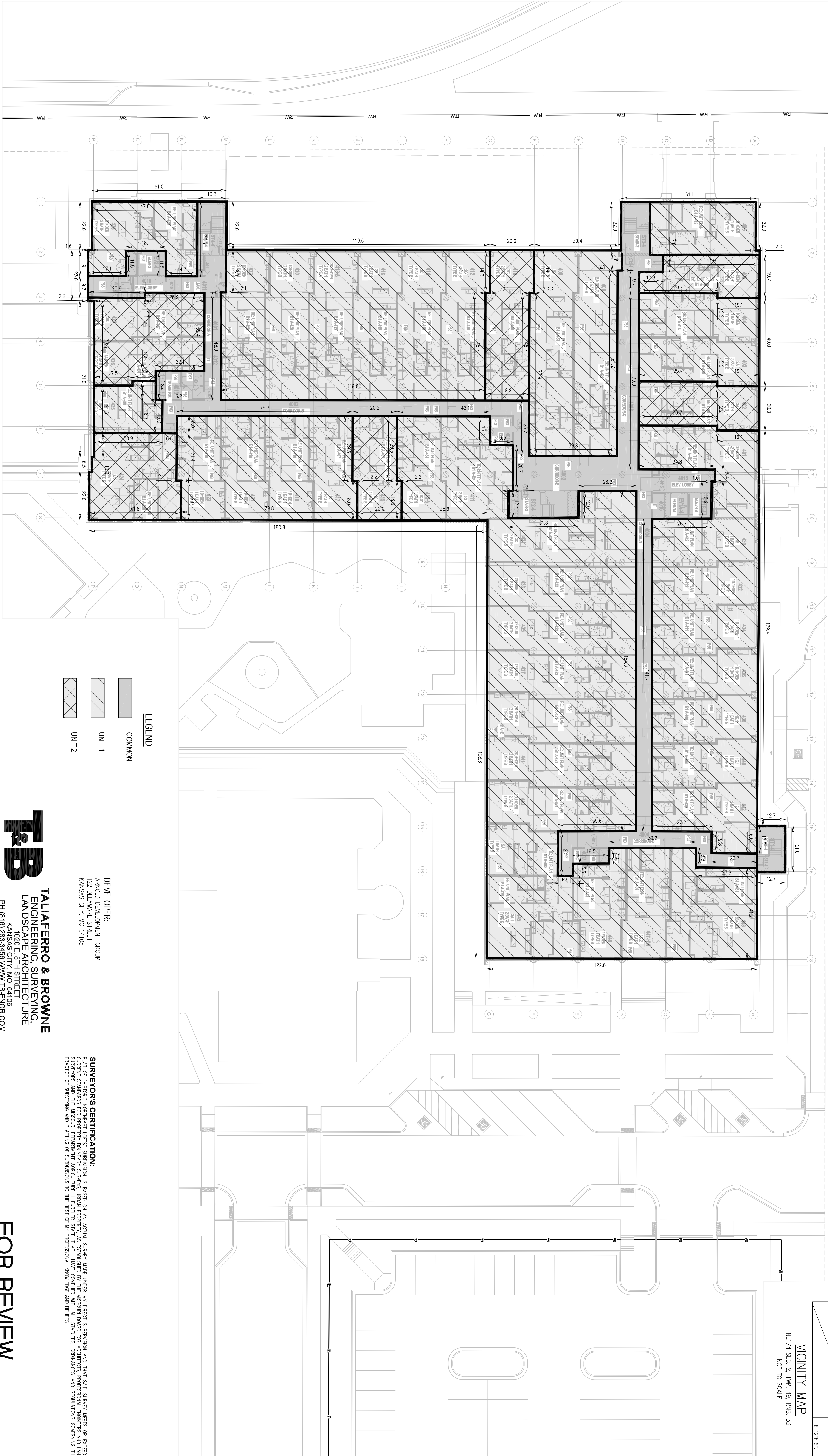
DATE: _____

FOR REVIEW

MINOR SUBDIVISION CONDOMINIUM PLAT (TYPE 4)

A REPLAT OF LOT 1, HARDESTY RENAISSANCE SECOND PLAT,
AND PART OF THE NE 1/4 SEC. 2 TWP. 49, R1NG 33
KANSAS CITY, JACKSON COUNTY, MISSOURI

BUILDING 1 - FLOOR 04 TO 06



LEGEND
COMMON
UNIT 1
UNIT 2

DEVELOPER:
ARNOLD DEVELOPMENT GROUP
122 DELAWARE STREET
KANSAS CITY, MO 64105

T&B
TALIAFERRO & BROWNE
ENGINEERING, SURVEYING,
LANDSCAPE ARCHITECTURE
1020 E. 9TH STREET
KANSAS CITY, MO 64106
PH (816) 283-3456 WWW.TB-ENG.COM

SURVEYOR'S CERTIFICATION:
PLAT OF "HISTORIC NORTHEAST LOFTS" SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS, URBAN PROPERTY, AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MISSOURI DEPARTMENT OF REVENUE. THE SURVEY HAS BEEN COMPLETED WITH ALL STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND DRAWING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEFS.

DATE: _____

FOR REVIEW

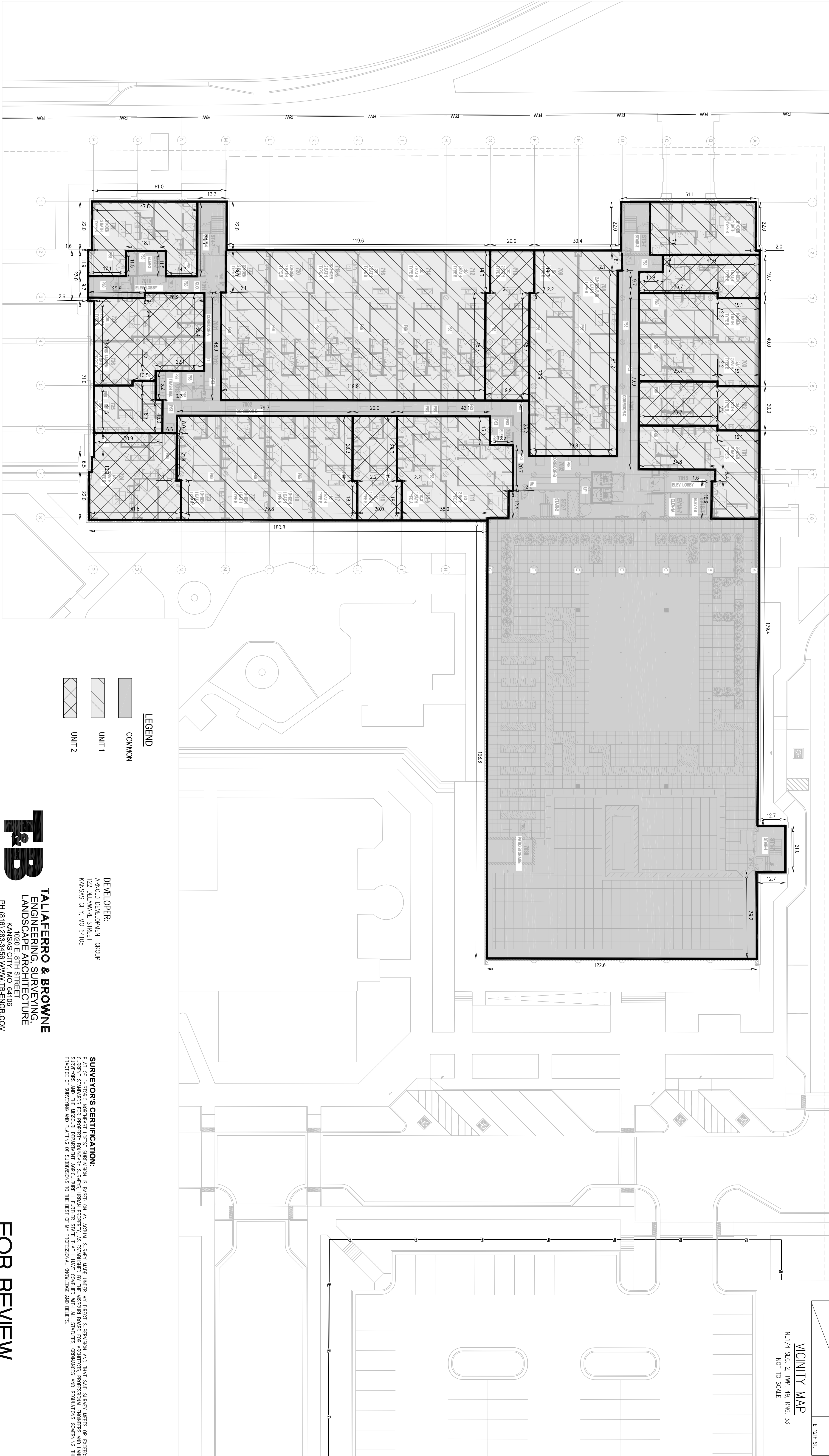
SHEET 6 OF 17

V. ADAM HEDGECOCK, JR., M.D., L.S., NO. 2012

MINOR SUBDIVISION CONDOMINIUM PLAT (TYPE 4)

A REPLAT OF LOT 1, HARDESTY RENAISSANCE SECOND PLAT,
AND PART OF THE NE 1/4 SEC. 2 TWP. 49, RNG 33
KANSAS CITY, JACKSON COUNTY, MISSOURI

BUILDING 1 - FLOOR 07



LEGEND

COMMON

UNIT 1

UNIT 2

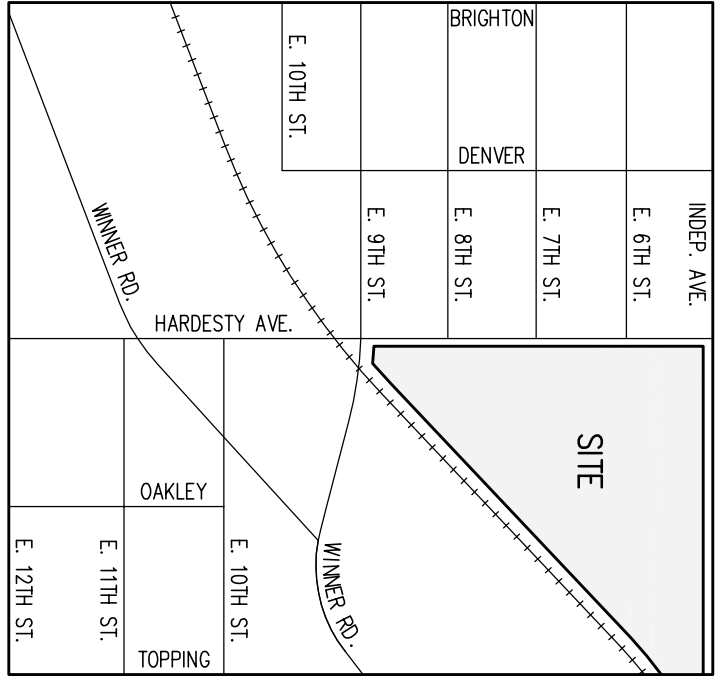
DEVELOPER:
ARNOLD DEVELOPMENT GROUP
122 DELAWARE STREET
KANSAS CITY, MO 64105

T&B
TALIAFERRO & BROWNE
ENGINEERING, SURVEYING,
LANDSCAPE ARCHITECTURE
1020 E. 9TH STREET
KANSAS CITY, MO 64106
PH (816) 283-3456 WWW.TB-ENG.COM

SURVEYOR'S CERTIFICATION:
PLAT OF "HISTORIC NORTHEAST LOFTS" SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS, URBAN PROPERTY, AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE JACKSON HERRINGTON AMENDMENT TO THE MISSOURI PROFESSIONAL LAND SURVEYING ACT, AND THAT SAID SURVEY MEETS OR EXCEEDS THE STANDARDS OF SURVEYING AND PLANNING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEFS.

DATE: _____

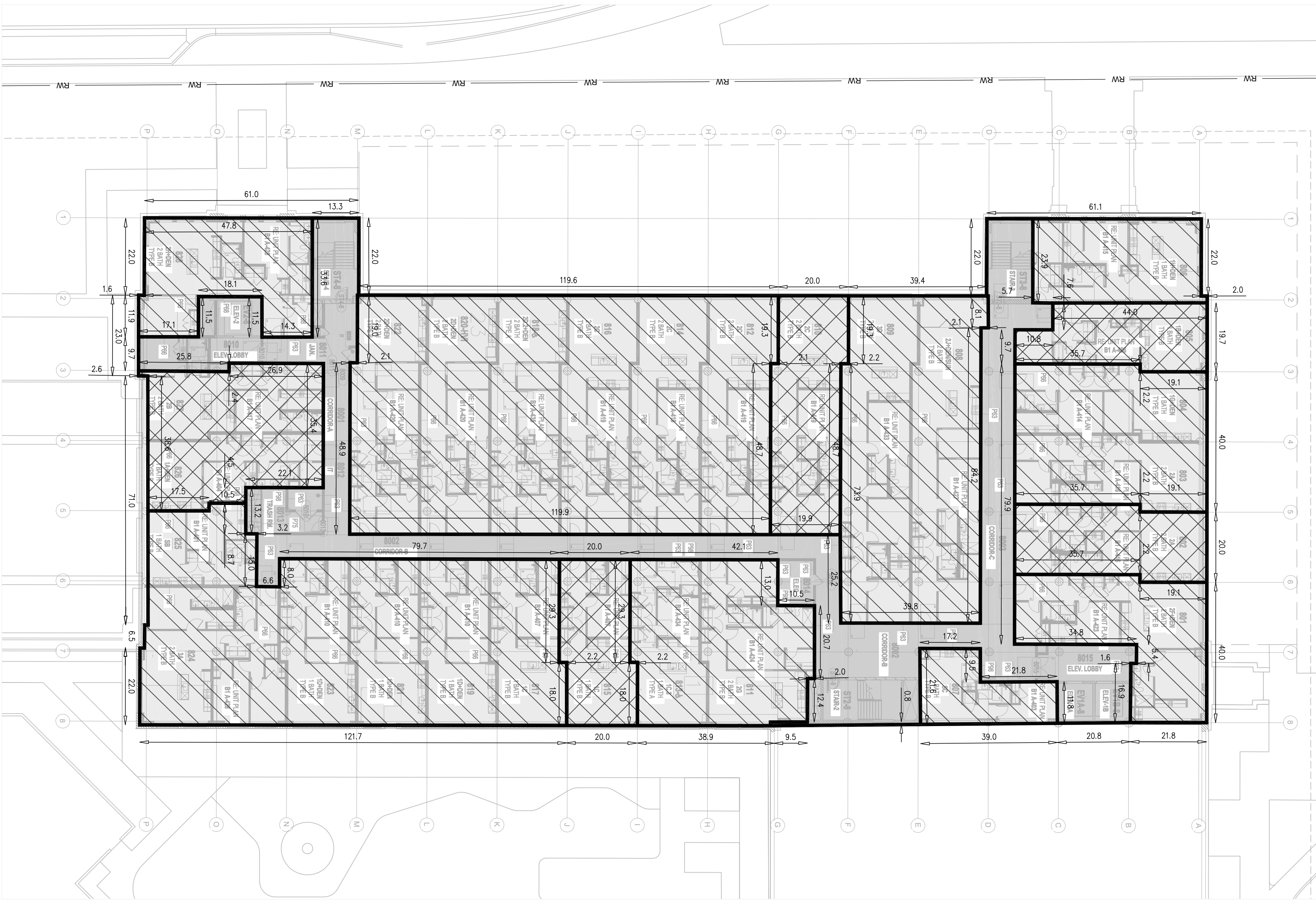
VICINITY MAP
NE 1/4 SEC. 2, TWP. 49, RNG. 33
NOT TO SCALE



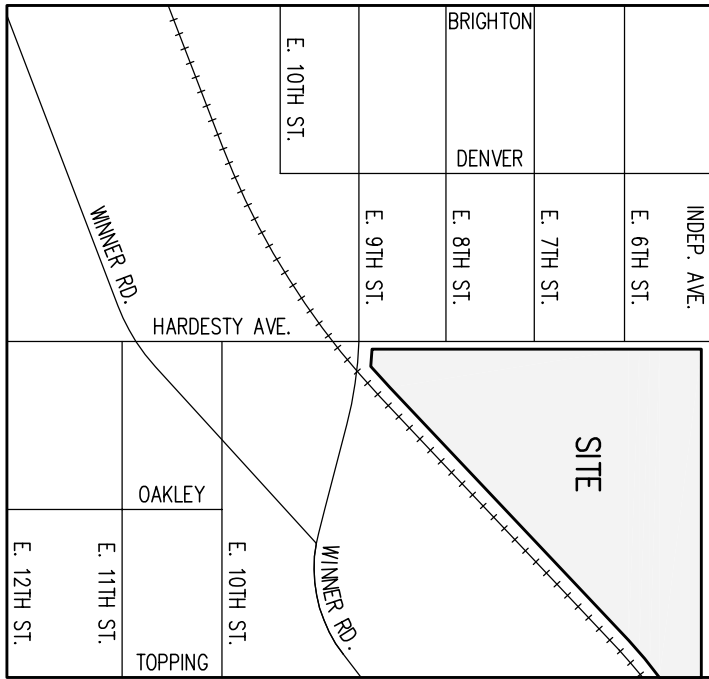
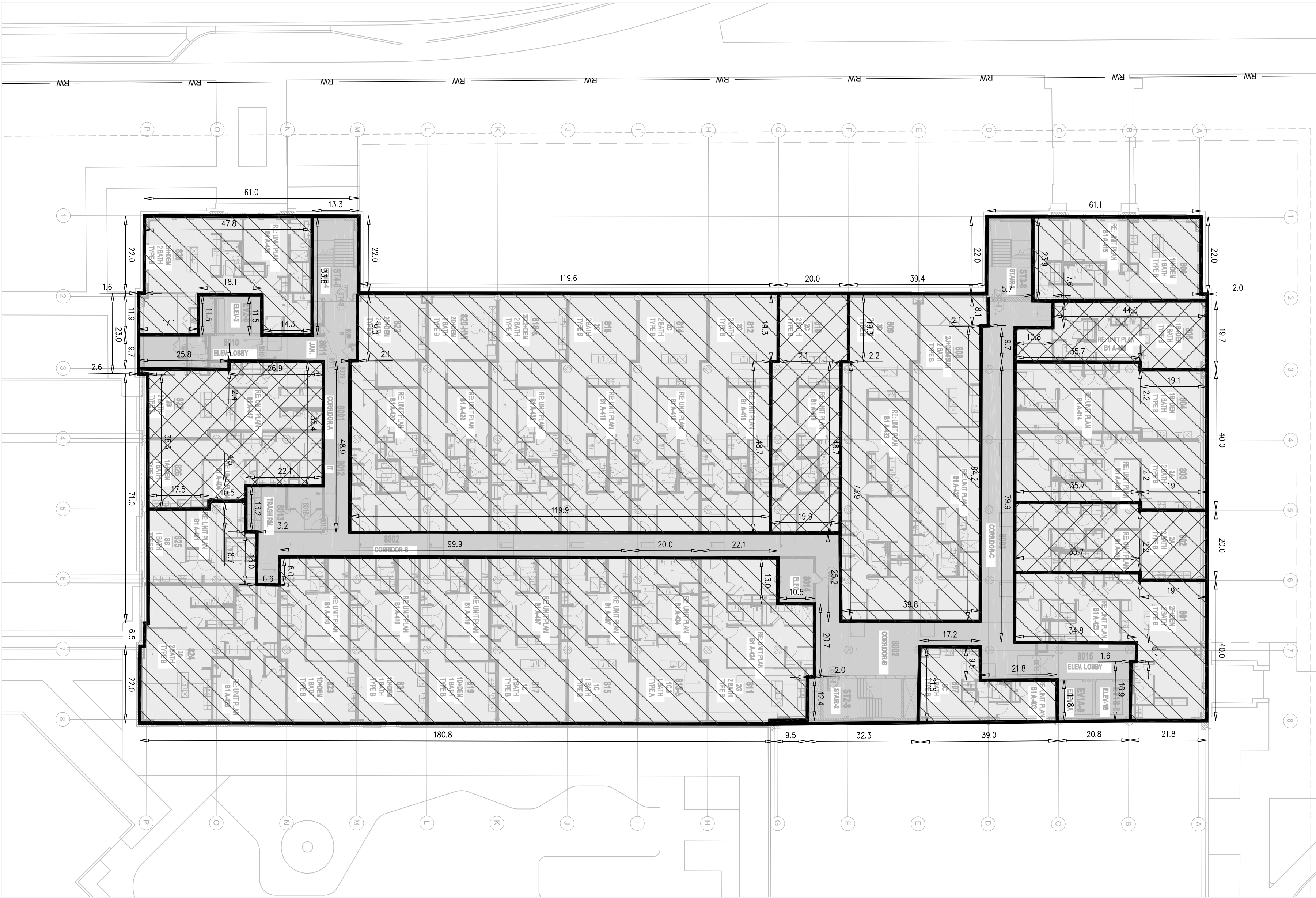
MINOR SUBDIVISION CONDOMINIUM PLAT (TYPE 4)

A REPLAT OF LOT 1, HARDESTY RENAISSANCE SECOND PLAT;
AND PART OF THE NE 1/4 SEC. 2 TWP. 49, RNG 33
KANSAS CITY, JACKSON COUNTY, MISSOURI

BUILDING 1 - FLOOR 08



BUILDING 1 - FLOOR 09 TO 11



VICINITY MAP
NE 1/4 SEC. 2, TWP. 49, RNG. 33
NOT TO SCALE

LEGEND

- COMMON
- UNIT 1
- UNIT 2

DEVELOPER:
ARNOLD DEVELOPMENT GROUP
122 DELAWARE STREET
KANSAS CITY, MO 64105

T&B
TALIAFERRO & BROWNE
ENGINEERING, SURVEYING,
LANDSCAPE ARCHITECTURE
1020 E. 8TH STREET
KANSAS CITY, MO 64106
PH (816) 283-5486 WWW.TB-ENG.COM

SURVEYOR'S CERTIFICATION:
THE SURVEYOR'S CERTIFICATION IS BASED ON AN ACTIVE SURVEY MADE UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS, URBAN PROPERTY, AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MISSOURI LAND SURVEYORS BOARD. THE SURVEYOR'S CERTIFICATION IS BASED ON THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEFS. THE PRACTICE OF SURVEYING AND PLANNING IS A PROFESSIONAL SERVICE TO BE PERFORMED BY A PROFESSIONAL SURVEYOR AND PLANNER.

DATE: _____

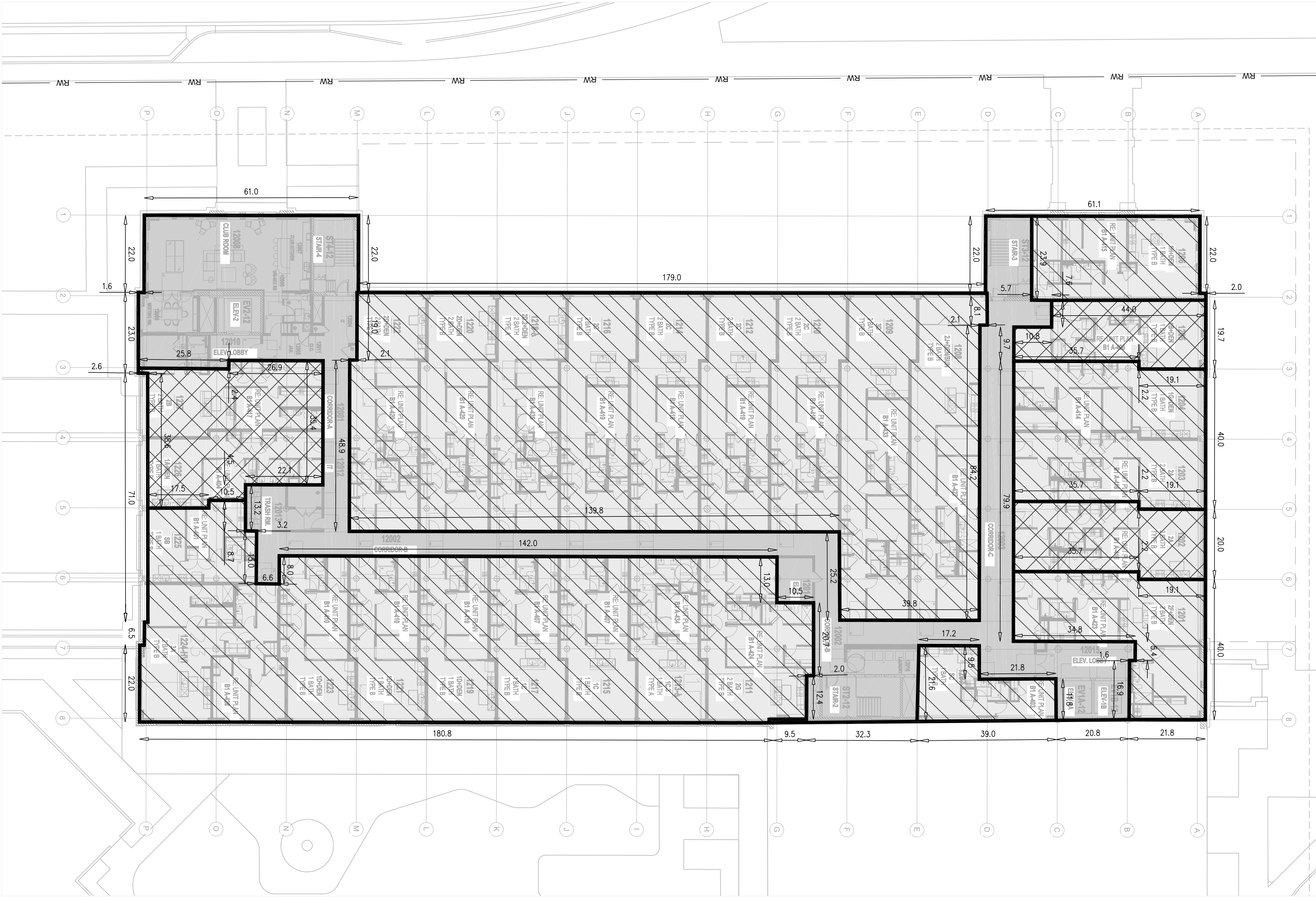
FOR REVIEW
V. ALAN HEERY, JR., M.S., L.S. NO. 2312

MINOR SUBDIVISION CONDOMINIUM PLAT (TYPE 4)

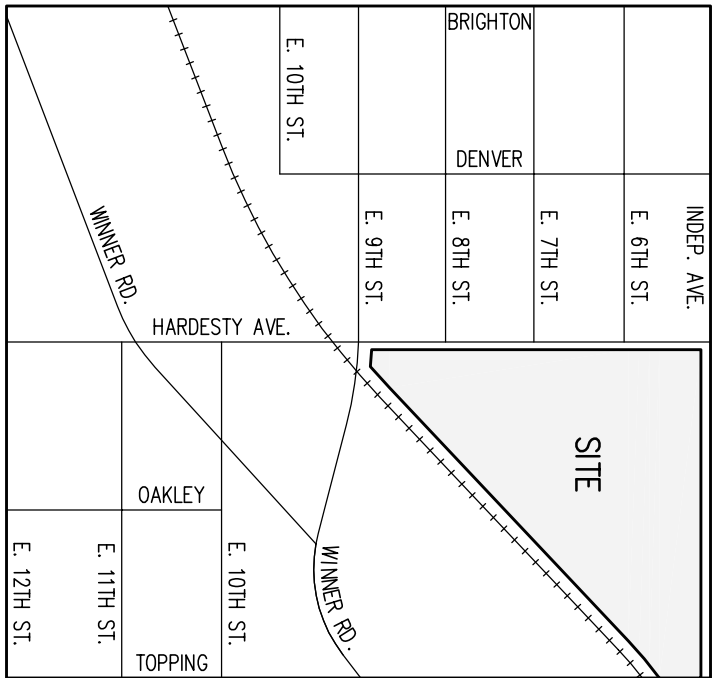
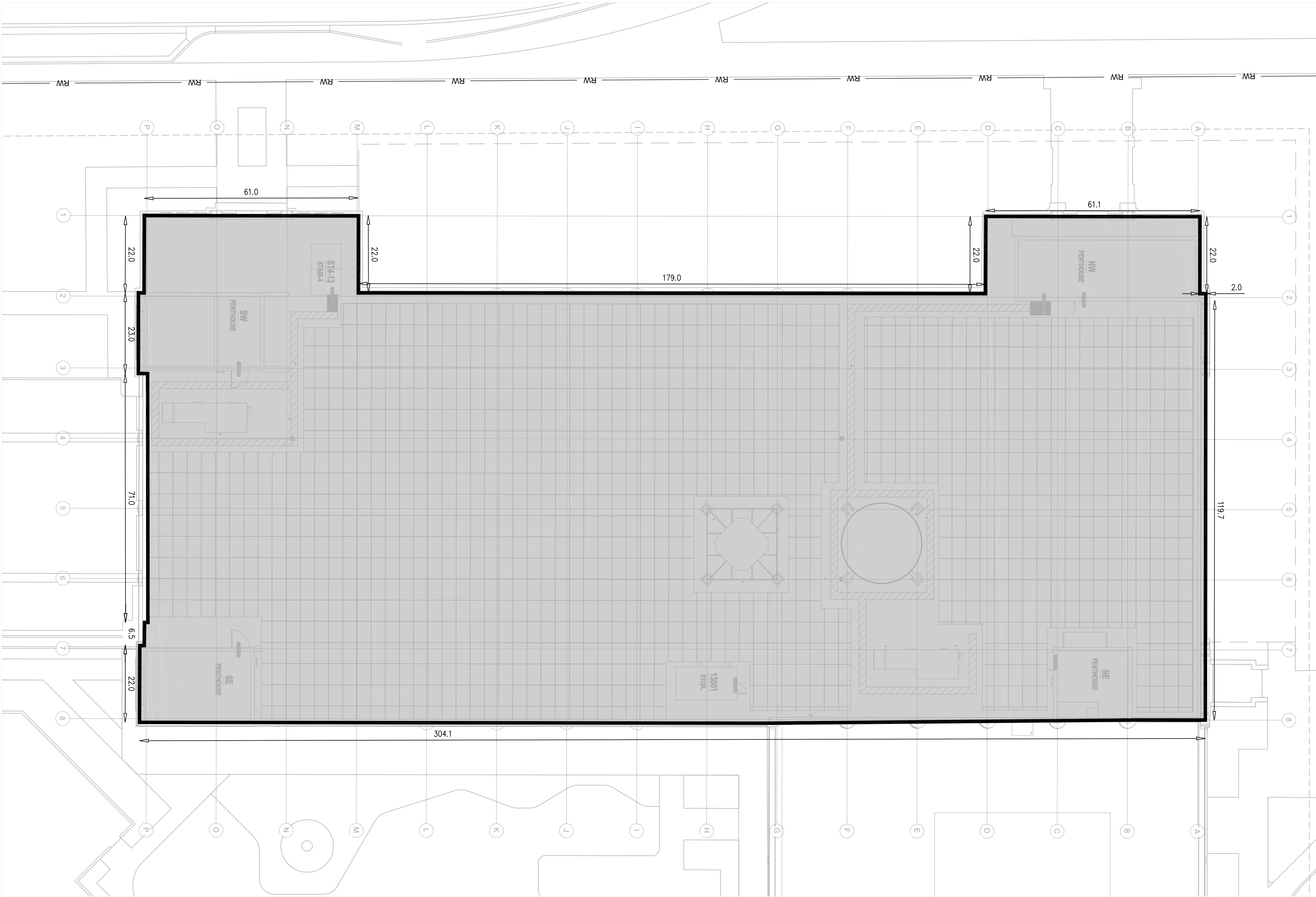
HISTORIC NORTHEAST LOFTS

A REPLAT OF LOT 1, HARDESTY RENAISSANCE SECOND PLAT,
AND PART OF THE NE 1/4 SEC. 2 TWP. 49, RNG 33
KANSAS CITY, JACKSON COUNTY, MISSOURI

BUILDING 1 - FLOOR 12



BUILDING 1 - ROOF



VICINITY MAP
NE 1/4 SEC. 2, TWP. 49, RNG. 33
NOT TO SCALE

LEGEND

- COMMON
- UNIT 1
- UNIT 2

DEVELOPER:
ARNOUD DEVELOPMENT GROUP
1222 DELAWARE STREET
KANSAS CITY, MO 64105

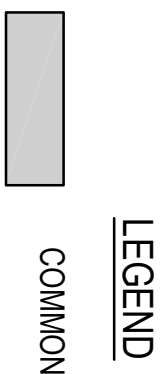
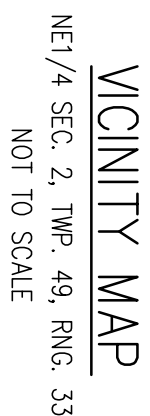
T&B
TALIAFERRO & BROWNE
ENGINEERING, SURVEYING,
LANDSCAPE ARCHITECTURE
1020 E. 8TH STREET
KANSAS CITY, MO 64106
PH (816) 283-3456 WWW.TB-ENGR.COM

SURVEYOR'S CERTIFICATION:
PLAT OF "NORTHEAST MARKET DISTRICT" SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS, URBAN PROPERTY, AS SET FORTH IN THE KANSAS SURVEYING ACT, K.S.A. 24-2101, AND THE KANSAS SURVEYING BOARD RULES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEFS.

DATE: _____

FOR REVIEW
V. ALAN HEADY, JR. MO. L.S. NO. 2312

A REPLAT OF LOT 1, HARDESTY RENAISSANCE SECOND PLAT;
AND PART OF THE NE 1/4 SEC. 2 TWP. 49, RNG 33
KANSAS CITY, JACKSON COUNTY, MISSOURI



PLAY OF "HISTORIC, NORTHEAST LOFTS" SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS, URBAN PROPERTY, AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MISSOURI DEPARTMENT AGRICULTURE, I FLATTERED STATE THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEFS.

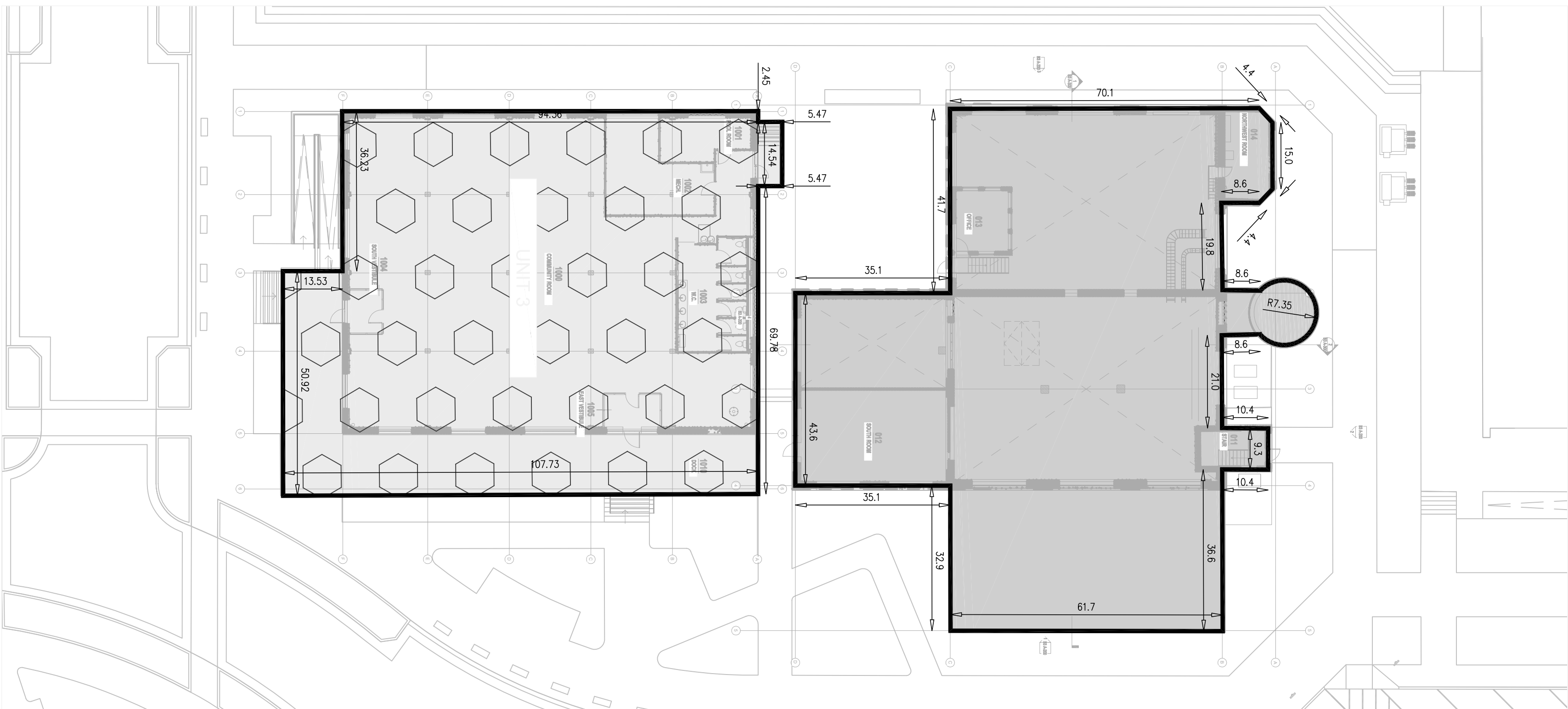
SHEET 10 OF 17

MINOR SUBDIVISION CONDOMINIUM PLAT (TYPE 4)

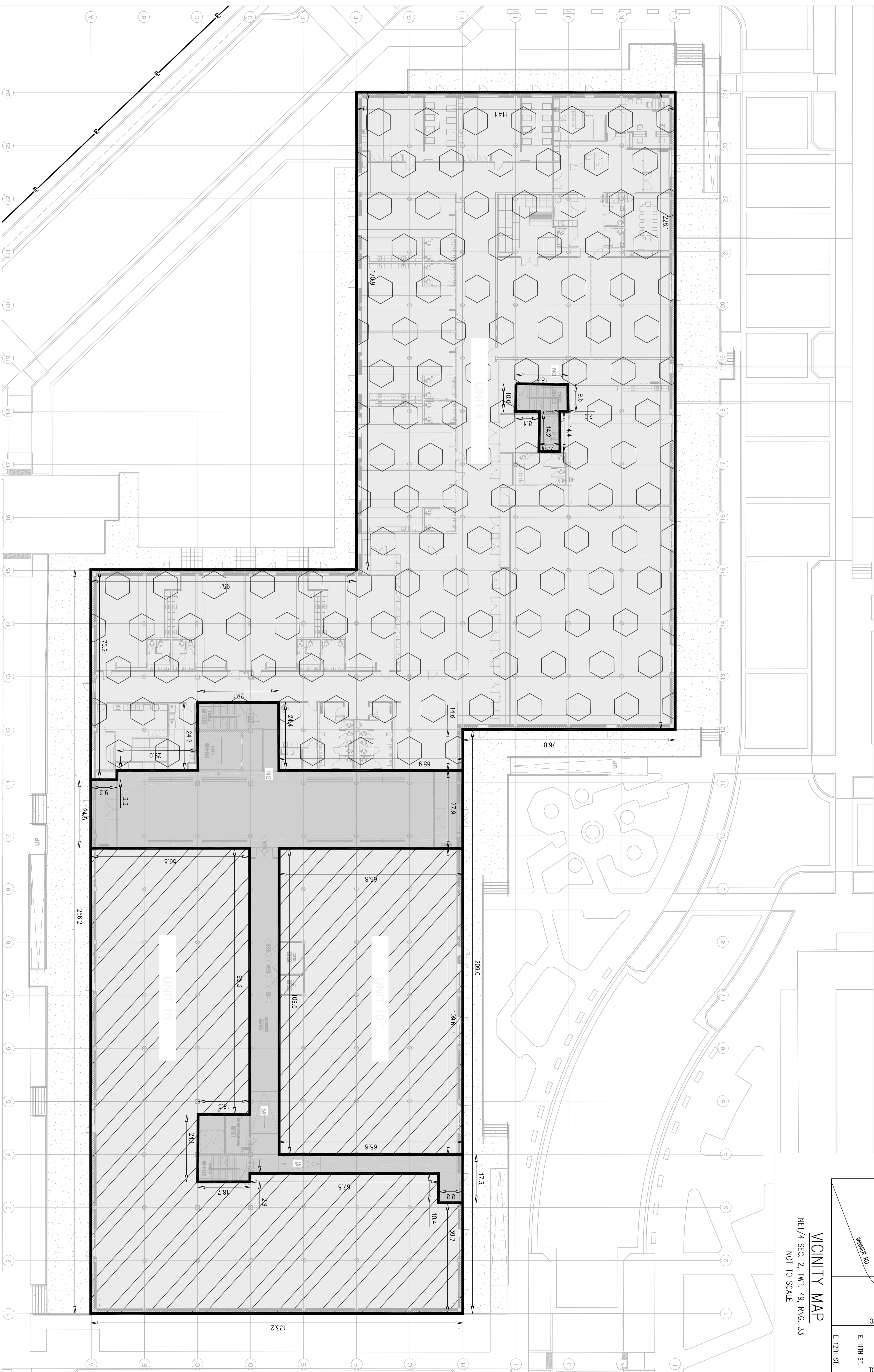
HISTORIC NORTHEAST LOFTS

A REPLAT OF LOT 1, HARDESTY RENAISSANCE SECOND PLAT;
AND PART OF THE NE 1/4 SEC. 2 TWP. 49, RNG 33
KANSAS CITY, JACKSON COUNTY, MISSOURI

BUILDING 3- FLOOR 01

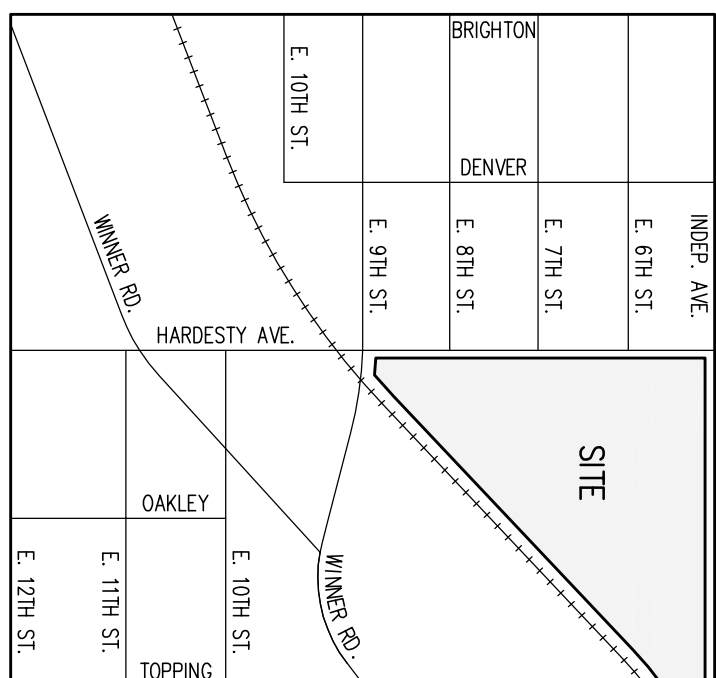


BUILDING 9 - FLOOR 01



VICINITY MAP

NE1/4 SEC. 2, TWP. 49, RNG. 33
NOT TO SCALE



LEGEND

COMMON

DEVELOPER:

ARNOLD DEVELOPMENT GROUP
122 DELAWARE STREET
KANSAS CITY, MO 64105

SURVEYOR'S CERTIFICATION:

PLAY OF "STANDARD NORTH-EAST" LOT'S SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS ANY OF THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS, URBAN PROPERTY, AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MISSOURI DEPARTMENT OF AGRICULTURE. I FURTHER STATE THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLANNING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEFS.

DATE: _____

FOR REVIEW

V. ALAN HEADY, JR. MO. L.S. NO. 2312

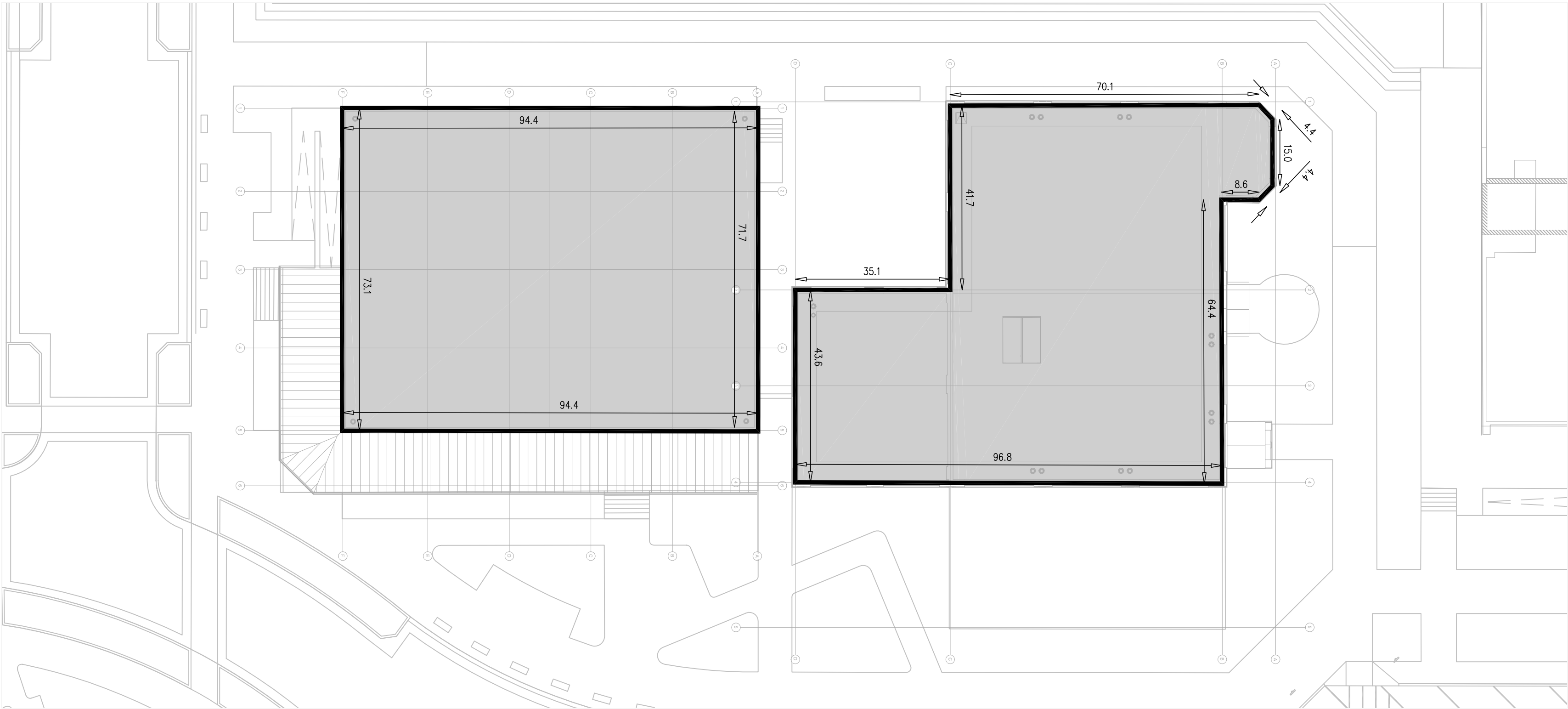
V. ALAN HEADY, JR. MO. L.S. NO. 231:

SHEET 11 OF 17

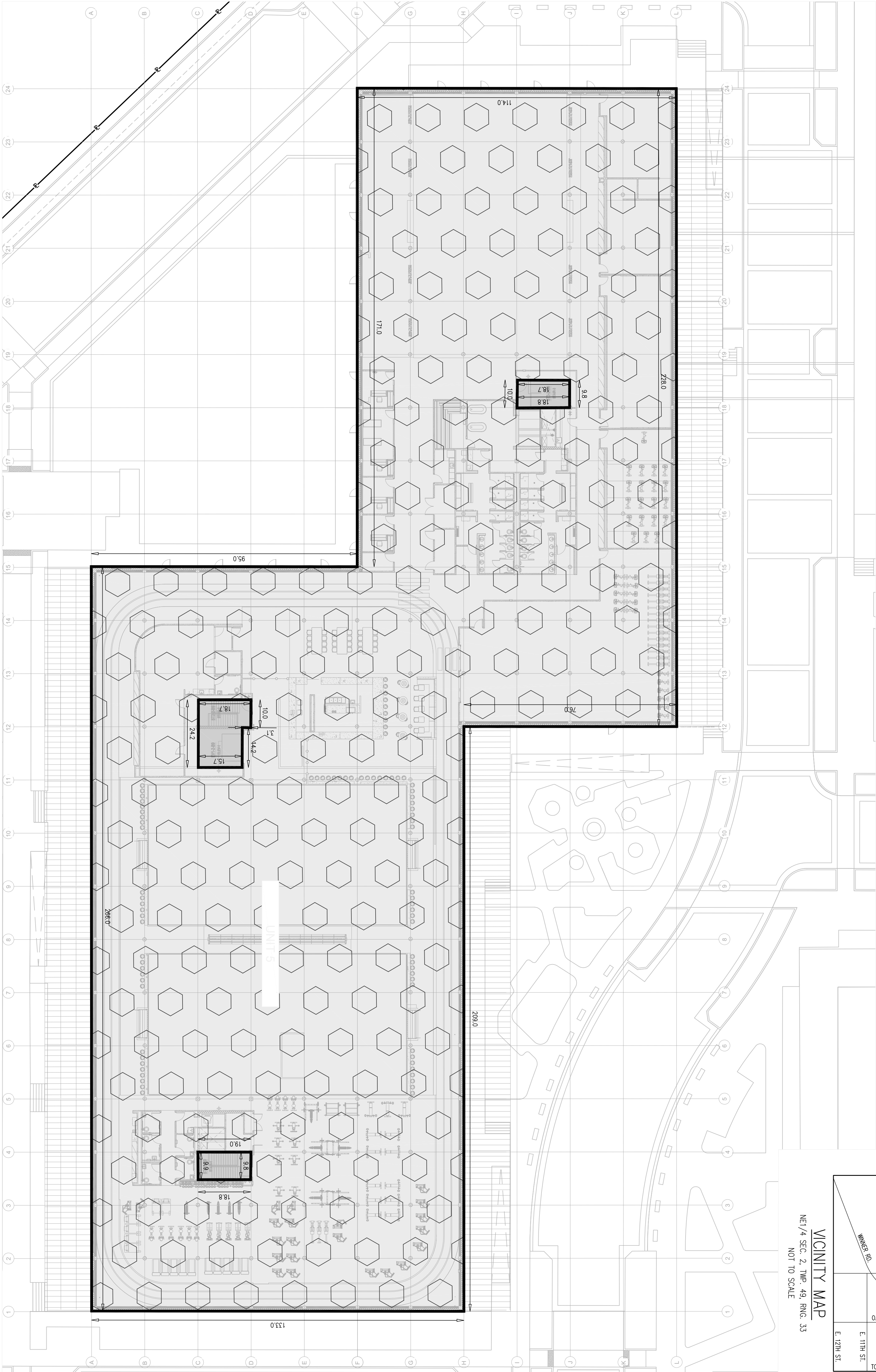
MINOR SUBDIVISION CONDOMINIUM PLAT (TYPE 4)

A REPLAT OF LOT 1, HARDESTY RENAISSANCE SECOND PLAT,
AND PART OF THE NE 1/4 SEC. 2 TWP. 49, RNG 33
KANSAS CITY, JACKSON COUNTY, MISSOURI

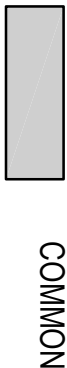
BUILDING 3 - ROOF



BUILDING 9 - FLOOR 02



LEGEND



COMMON

DEVELOPER:

ARNOLD DEVELOPMENT GROUP
122 DELAWARE STREET
KANSAS CITY, MO 64105

SURVEYOR'S CERTIFICATION:

PLAT OF "HISTORIC NORTHEAST LOFTS" SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS, URBAN PROPERTY, AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND THE MISSOURI DEPARTMENT OF REVENUE. THE SURVEY HAS BEEN CONDUCTED WITH ALL STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLANNING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

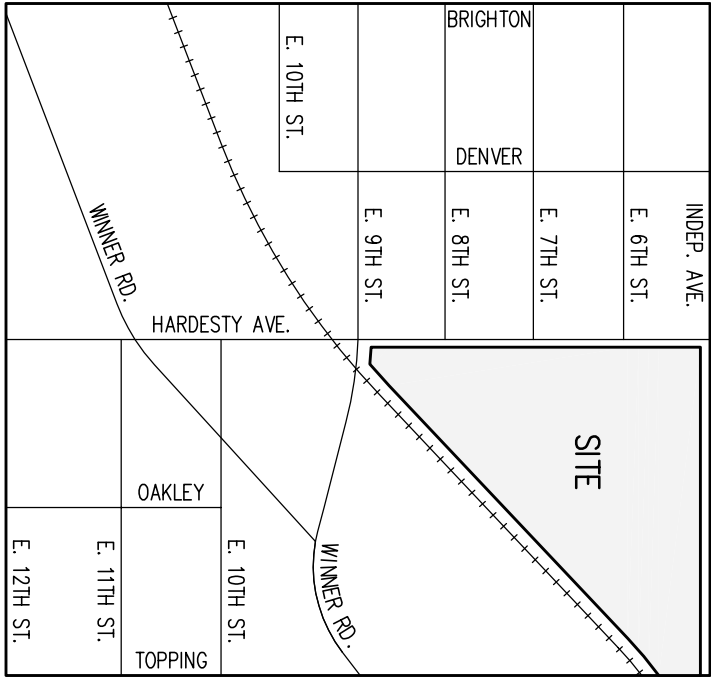
DATE: _____

FOR REVIEW

SHEET 12 OF 17

VICINITY MAP

NE 1/4 SEC. 2, TWP. 49, RNG. 33
NOT TO SCALE



BUILDING 7 - ROOF

T&B
TALIAFERRO & BROWNE
ENGINEERING, SURVEYING,
LANDSCAPE ARCHITECTURE
1020 E. 9TH STREET
KANSAS CITY, MO 64106
PH (816) 283-3456 WWW.TB-ENG.COM

FOR REVIEW

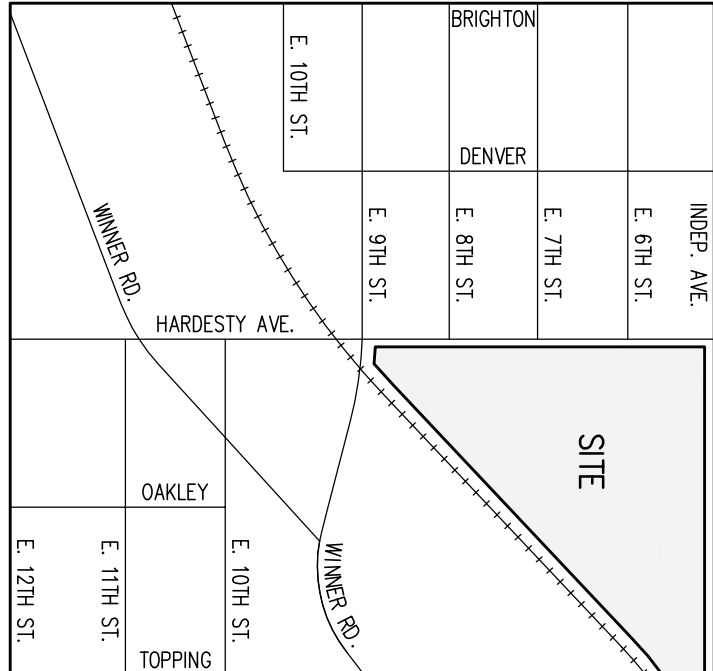
SHEET 12 OF 17

MINOR SUBDIVISION CONDOMINIUM PLAT (TYPE 4)

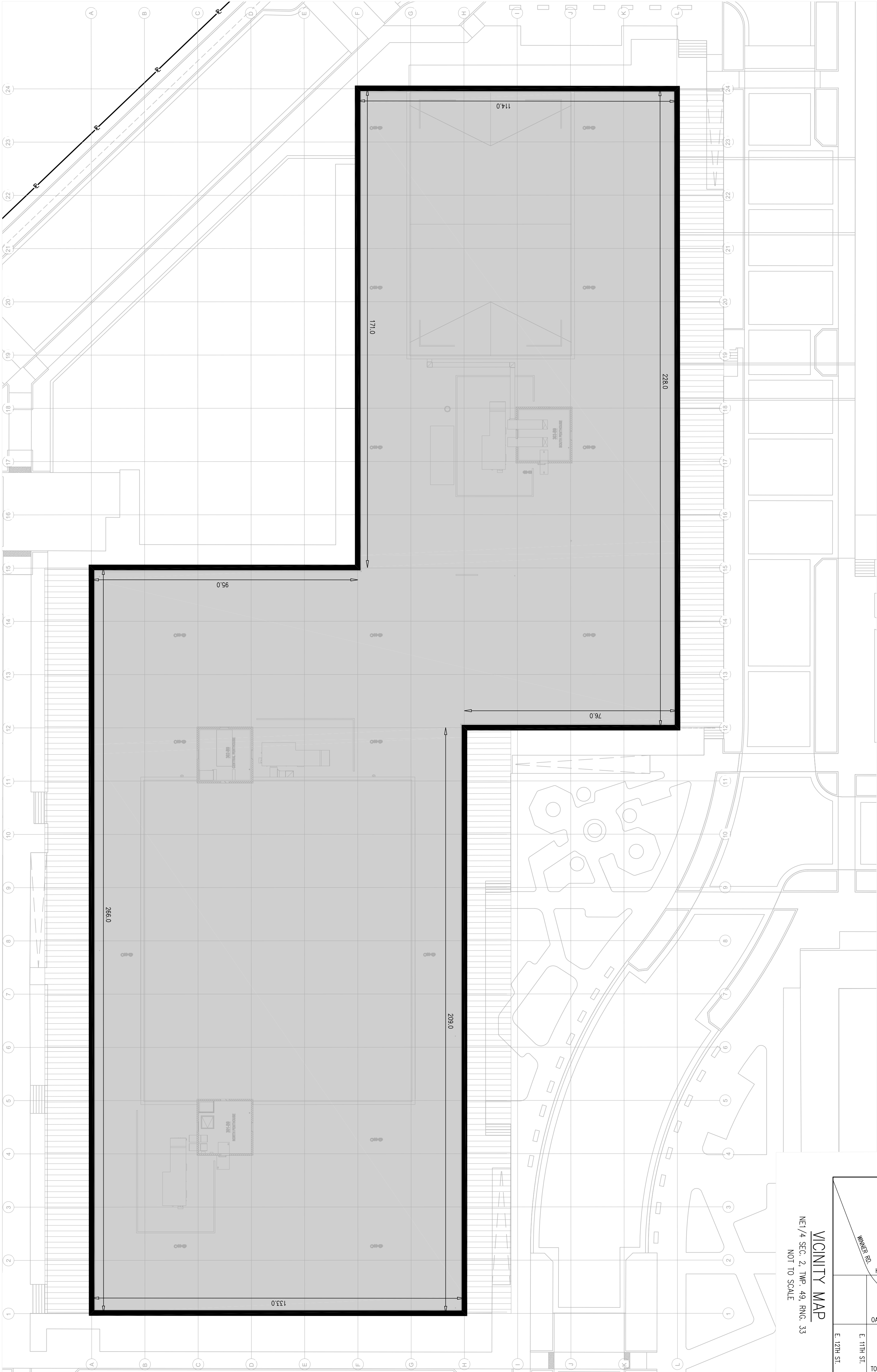
HISTORIC NORTHEAST LOFTS

A REPLAT OF LOT 1, HARDESTY RENAISSANCE SECOND PLAT,
AND PART OF THE NE 1/4 SEC. 2 TWP. 49, RNG 33
KANSAS CITY, JACKSON COUNTY, MISSOURI

BUILDING 9 - ROOF



VICINITY MAP
NE 1/4 SEC. 2, TWP. 49, RNG. 33
NOT TO SCALE



LEGEND

COMMON

DEVELOPER:

ARNOLD DEVELOPMENT GROUP
122 DELAWARE STREET
KANSAS CITY, MO 64105

SURVEYOR'S CERTIFICATION:

PLAT OF "HISTORIC NORTHEAST LOFTS" SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS, URBAN PROPERTY, AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MISSOURI BOARD OF ARCHITECTS. THE SURVEY HAS BEEN CONDUCTED IN ACCORDANCE WITH ALL STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLANNING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEFS.

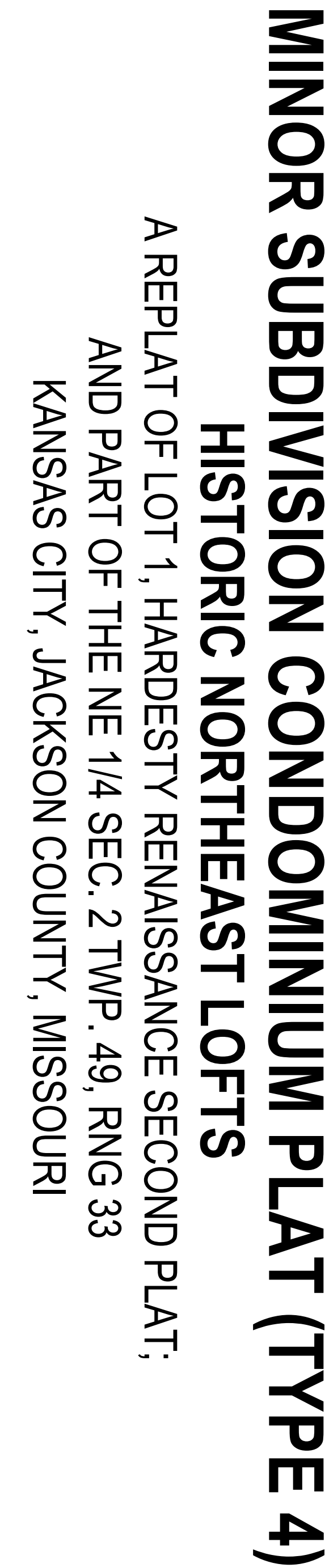
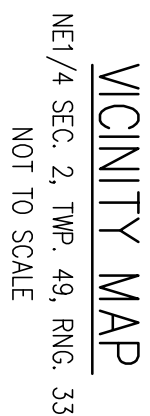
T&B
TALIAFERRO & BROWNE
ENGINEERING, SURVEYING,
LANDSCAPE ARCHITECTURE
1020 E. 8TH STREET
KANSAS CITY, MO 64106
PH (816) 283-3456 WWW.TB-ENGR.COM

FOR REVIEW

SHEET 13 OF 17

V. ALAN HECHT, JR., M.D., L.S., NO. 2012

DATE: _____



BUILDING 11 - BASEMENT

DEVELOPER:
ARNOLD DEVELOPMENT GROUP
122 DELAWARE STREET
KANSAS CITY, MO 64105

LEGEND

COMMON

T&B
TALIAFERRO & BROWNE
ENGINEERING, SURVEYING,
LANDSCAPE ARCHITECTURE
1020 E. 8TH STREET
KANSAAS CITY, MO. 64106
PH (816) 283-3456 WWW.T&B-ENGR.COM

SURVEYOR'S CERTIFICATION:

PLAY OF "HISTORIC NORTH-EAST LOTS" SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS ALL CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS, URBAN PROPERTY, AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND THE MISSOURI DEPARTMENT OF AGRICULTURE. I FURTHER STATE THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEFS.

DATE: _____

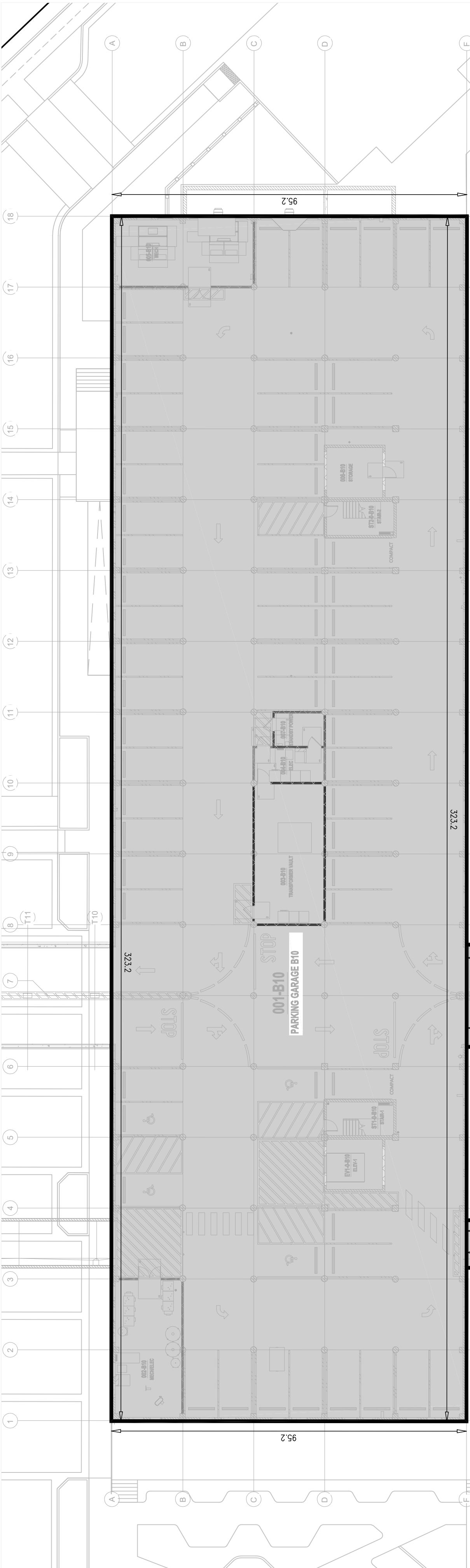
FOR REVIEW

V. ALAN HEADY, JR. MO. L.S. NO. 2312

V. ALAN HEADY, JR. MO. L.S. NO. 2312

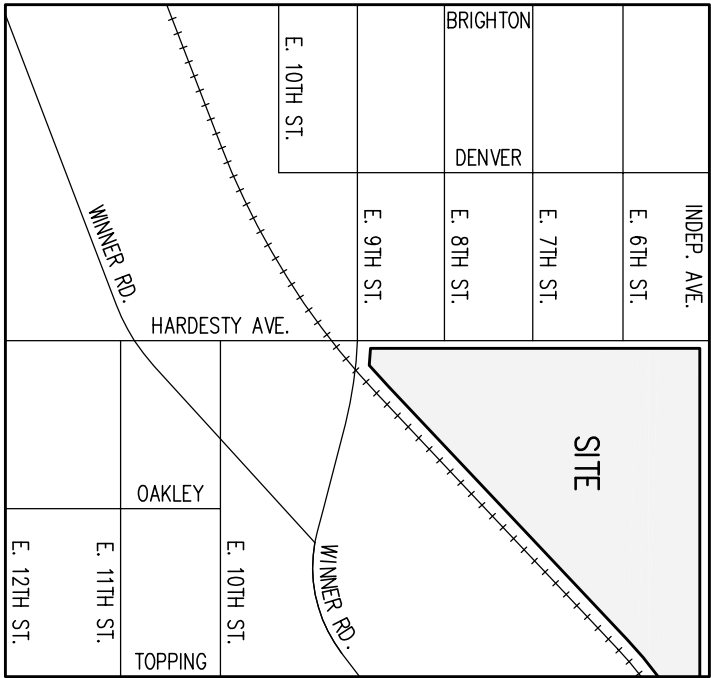
SHEET 14 OF 17

BUILDING 10 - BASEMENT

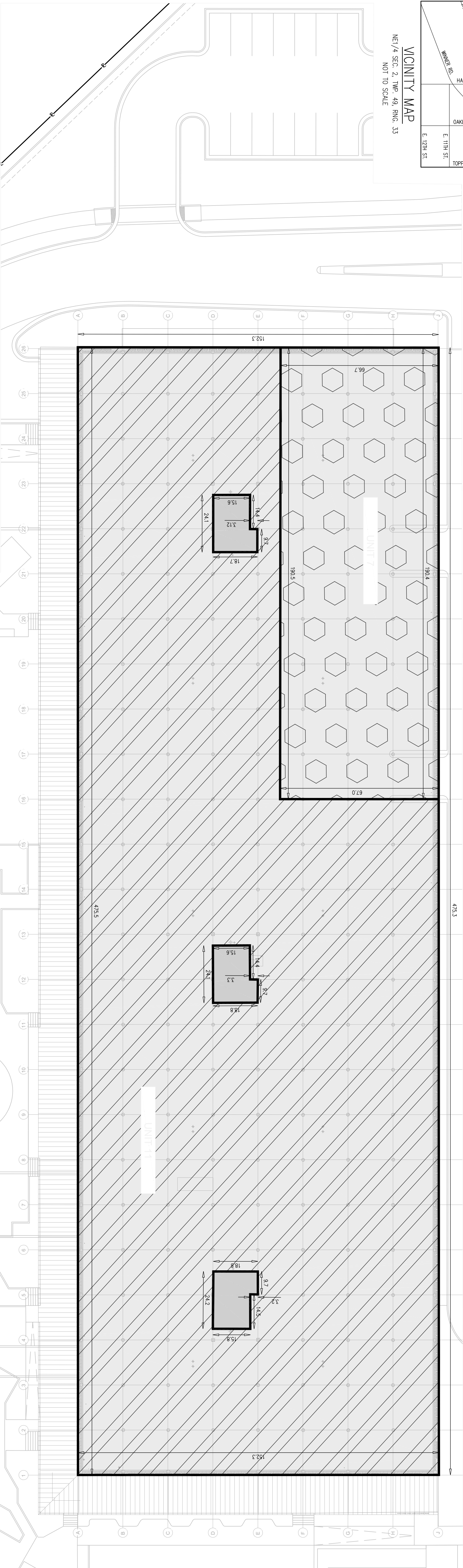


MINOR SUBDIVISION CONDOMINIUM PLAT (TYPE 4)

A REPLAT OF LOT 1, HARDESTY RENAISSANCE SECOND PLAT,
AND PART OF THE NE 1/4 SEC. 2 TWP. 49, RNG 33
KANSAS CITY, JACKSON COUNTY, MISSOURI



VICINITY MAP
NE 1/4 SEC. 2, TWP. 49, RNG. 33
NOT TO SCALE



LEGEND
COMMON

DEVELOPER:
ARNOLD DEVELOPMENT GROUP
122 DELAWARE STREET
KANSAS CITY, MO 64105

T&B
TALLAFERRO & BROWNE
ENGINEERING, SURVEYING,
LANDSCAPE ARCHITECTURE
1220 E. 8TH STREET
KANSAS CITY, MO 64106
PH (816) 283-3468 WWW.TB-ENG.COM

SURVEYOR'S CERTIFICATION:
PLAT OF "NORTHEAST MARKET DISTRICT SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS URBAN PROPERTY, AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS. I HAVE REVIEWED THE RECORDING OF THIS PLAT AND THE RECORDING OF THE PREVIOUS PLAT AND HAVE NO OBJECTION TO THE RECORDING OF THIS PLAT AND THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEFS.

DATE: _____

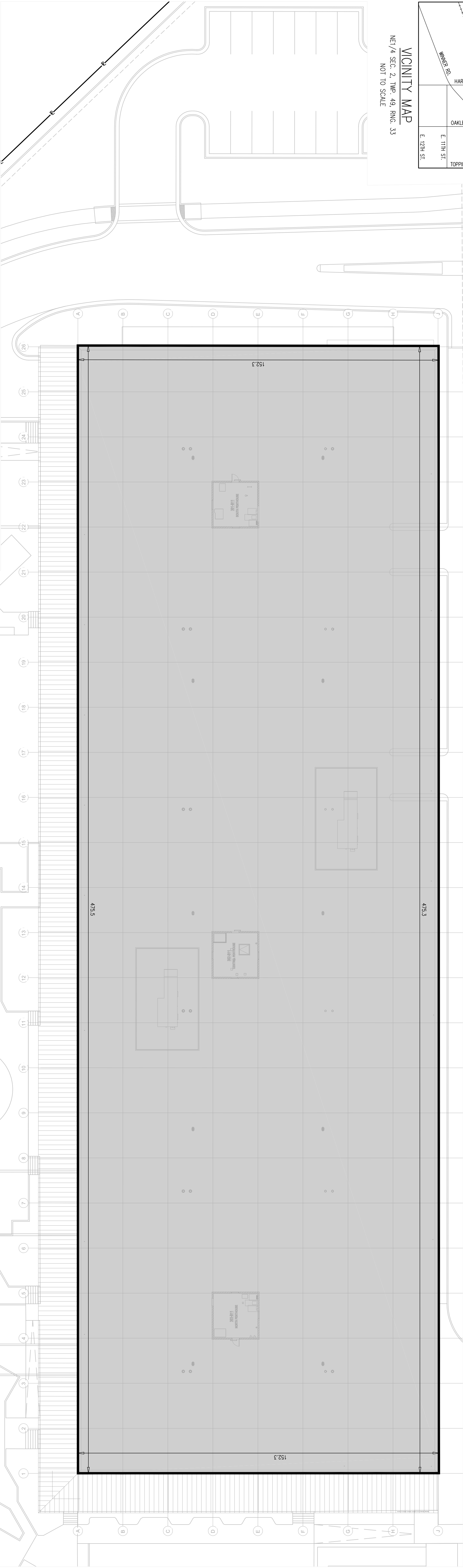
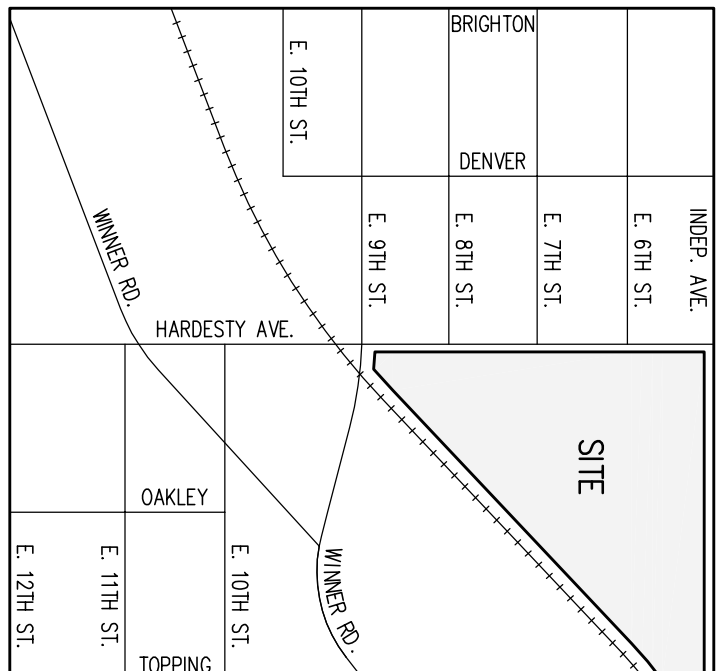
FOR REVIEW
V. ALAN HEDDY, JR. MO. L.S. NO. 2312

MINOR SUBDIVISION CONDOMINIUM PLAT (TYPE 4)

HISTORIC NORTHEAST LOFTS

A REPLAT OF LOT 1, HARDESTY RENAISSANCE SECOND PLAT;
AND PART OF THE NE 1/4 SEC. 2 TWP. 49, RNG 33
KANSAS CITY, JACKSON COUNTY, MISSOURI

BUILDING 11 - ROOF



DEVELOPER:
ARNOLD DEVELOPMENT GROUP
122 DELAWARE STREET
KANSAS CITY, MO 64105

TALIAFERRO & BROWNE
ENGINEERING, SURVEYING,
LANDSCAPE ARCHITECTURE
1020 E. 8TH STREET
KANSAS CITY, MO. 64106
PH (816) 283-3456 WWW.TB-ENGR.COM

SURVEYOR'S CERTIFICATION

PLAT OF "HISTORIC NORTHEAST LOTS" SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS. URBAN PROPERTY, AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MISSOURI DEPARTMENT OF AGRICULTURE. I FURTHER STATE THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

DATE: _____

V. ALAN HEADY, JR. MO. L.S. NO. 2312

FOR REVIEW

SHEET 17 OF 17

BUILDING 10 - ROOF



CITY PLAN COMMISSION

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

KCMO.gov/Planning

July 15, 2026

Ryan B Hunt
Taliaferro & Browne, Inc
1020 E 8th Street
Kansas City, MO 64106

Re: **CLD-FnPlat-2026-00017** - A request to approve a final plat in District UR creating one (1) mixed-use lot (with 489 residential units) and nine (9) tracts, on about 22 acres generally located at the southeast corner of Independence Avenue and Hardesty Avenue.

Dear Ryan B Hunt:

At its meeting on July 15, 2026, the City Plan Commission acted as follows on the above-referenced case.

Scheduled

The Commission's action is only a recommendation. Your request must receive final action from the ordinance request. All *conditions imposed by the Commission*, if any, *are available on the following page(s)*.

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

- If revised plans are required, you must make such revisions and upload the revised plans prior to proceeding to final action.
- If revised plans are not required, your request will automatically be submitted for ordinance request consideration.

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

Sincerely,

Olofu Agbaji
Lead Planner

That plans, revised as noted below, are submitted and accepted by staff prior to scheduling for ordinance request.

The following are recommended by the Law Department. For questions, contact Eluard Alegre at Eluard.Alegre@kcmo.org or (816) 513-3152.

- 1) *This may change based on updated title report to be submitted:

Edit drawing to provide signature and notary block for owner PIEA.
- 2) Need title report current w/n 90 days to review this; one I see is dated Dec 2025.

Condition(s) by City Planning and Development Department. Contact Olofu Agbaji at (816) 513-8815 / Olofu.Agbaji@kcmo.org with questions.

1. That prior to submitting documents for final approval the applicant shall upload Paid Tax Receipts for the most recent applicable year.
2. That prior to recording of the Final Plat the developer shall secure approval of a project plan from the City Plan Commission for each Private Open Space Tract.
3. That prior to submitting documents for the final approval of conditions the applicant ensure that the Title Report is current within 90 days or submit an updated Title Report.
4. That prior to submitting documents for final approval of conditions, the applicant shall update the plat using the Final Plat Signature and County Recording Block found in the Director's Minimal Submittal Requirements. The block shall include the applicable City Plan Commission date, ordinance number, Council approval date, and case number.
5. That prior to recording the Final Plat the developer shall upload and secure approval of a Street Tree Planting Plan from the City Forester.
6. That prior to issuance of the Certificate of Occupancy for each lot within the plat the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved Street Tree Planting Plan and are healthy. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
7. That the plat be revised to make the following corrections prior to Mylar approval:
 1. Reference the name of the covenant document to be recorded simultaneously with the plat for the Maintenance of Tract(s) _ per Section 88-408-E of the Zoning and Development Code. (7/10/2026)
 2. Review the Standard Plat Language Sheet, placed under attachments, to ensure all language on the plat is consistent with City requirements. (7/10/2026)
 3. Add a revision date to the revised plat being submitted. (7/10/2026)
 4. Show abutting plat information, including the following: Plat Name, Book & Page Number, and Existing Lot Lines. (7/10/2026)
 5. Submit a review comment response letter that explains how each review corrections have been addressed and either note that you agree to each comment or state why you cannot meet the requirements o the comment. (7/10/2026)
 6. Submit a review comment response letter that explains how each review corrections have been addressed and either note that you agree to each condition or state why you cannot meet the requirements o the condition. (7/10/2026)
 7. Use the City's Standard 'Maintenance of Tracts' language for tract(s) _____. (7/10/2026)

Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

8. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2)
9. All required fire department access roads shall be an all weather surface. Grass pavers are not permitted. (IFC-2012: § 503.2.3)
10. The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
11. Fire hydrant(s) shall be within 400 feet on a fire access road following an approved route established by the Authority Having Jurisdiction (AHJ) of any exterior portion of a building. The use of existing fire hydrant(s) may be used to satisfy this requirement otherwise a private fire hydrant(s) or hydrant system may be required. This distance may be increased to 600 feet for R-3 and U occupancy(s) or the building(s) is fully protected by an approved automatic fire sprinkler system(s). (IFC-2018: § 507.5.1)
12. The developer shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC-2018 § 507.1)
13. The developer shall provide Fire Department access roads prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)

Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

14. Required fire department access roads shall be designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
15. Fire hydrant distribution shall follow IFC-2018 Table C102.1

Condition(s) by Water Services Department. Contact Philip Taylor at (816) 513-0146 / philip.taylor@kcmo.org with questions.

16. The developer shall provide private (water, storm drainage, sanitary sewer) easements for any private mains prior to issuance of any building permits.
17. The developer shall provide Covenants to Maintain Private Storm Sewer Mains acceptable to KC Water for any private storm sewer mains prior to the issuance of any building permits.
18. The developer shall submit plans for grading, siltation, and erosion control to KC Water for review and acceptance, provide a copy of the Storm Water Pollution Prevention (SWPP) plan submitted to the Missouri Dept. of Natural Resources (MDNR) and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
19. The developer shall enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by the Land Development Division, prior to recording the plat.
20. The developer shall provide Covenants to Maintain Private Sanitary Sewer Mains acceptable to KC Water for any private sanitary sewer mains prior to the issuance of any building permits.
21. The developer shall secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by KC Water, prior to recording the plat or issuance of a building permit whichever occurs first.
22. The developer shall grant a [BMP and/or Surface Drainage Easement] to the City as required by KC Water, prior to recording the plat or issuance of any building permits.
23. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to KC Water 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. Manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted, and the developer shall secure permits to construct any improvements required by KC Water prior to recording the plat.
24. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by KC Water prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required.



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: TMP-7048

Submitted Department/Preparer: City Planning

Revised 01/30/25

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

Executive Summary

Approving the plat of Northeast Market District an addition in Jackson County, Missouri, on approximately 22 acres generally located at the southeast corner of Independence Avenue and Hardesty Avenue, creating one (1) mixed-use lot (489 units) and nine (9) tracts for the purpose of a mixed-use development; accepting various easements; authorizing the Director of City Planning and Development and Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2026-00017)

Discussion

The request is to consider approval of a Final Plat in District UR/ ICO to create one (1) mixed-use lot (11 nonresidential units and 489 residential units) and two (2) tracts, generally located at the southeast corner of Independence Avenue and Hardesty Avenue for an existing development. This use was approved in Case No. CD-CPC-2025-00039 which served as the Preliminary Plat. The Preliminary Plat allowed for a mixed-use development on one lot and multiple tracts. This final plat also includes a condominium plat that further subdivides the various vertical parcels into additional units based on ownership structure.

Final Plats are the legal instruments used to formally subdivide land in accordance with the layout approved in the Preliminary Plat, which is often presented in multiple phases, as this proposed plat is. The review of a Final Plat includes verification that all required public utilities have been properly extended and accepted by the City, and that stormwater detention covenants have been finalized and reviewed for compliance. This Final Plat is consistent with the previously approved Preliminary Plat and complies with all applicable lot and building standards outlined in Section 88-110 of the Zoning and Development Code.

Fiscal Impact

1. Is this legislation included in the adopted budget?

☐ Yes

☒ No

2. What is the funding source?
Not applicable as this is an ordinance authorizing the subdivision of private property.
3. How does the legislation affect the current fiscal year?
Not applicable as this is an ordinance authorizing the subdivision of private property.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Not applicable as this is an ordinance authorizing the subdivision of private property.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this is an ordinance authorizing the subdivision of 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 has no fiscal impact.

Citywide Business Plan (CWBP) Impact

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

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

Prior Legislation

CD-CPC-2024-00039 – Ordinance No. 240488 passed by City Council on June 13, 2024, rezoned about 22 acres from district UR and M1-5 to district UR/ICO and approved a development plan/ preliminary plat that allowed for a mixed-use development of 1.2 M square foot of nonresidential and 489 residential units.

Service Level Impacts

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

Staff Recommendation

City Planning and Development

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

Select One: ☒ Recommend
☐ Do Not Recommend
☐ Not Applicable

Approval with conditions

Other Impacts

1. What will be the potential health impacts to any affected groups?
 Not applicable as this is an ordinance authorizing the subdivision of private property.

2. How have those groups been engaged and involved in the development of this ordinance?
 Not applicable as this is an ordinance authorizing the subdivision of private property.

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

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

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

No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

Click or tap here to enter text.

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

No(Press tab after selecting)

Click or tap here to enter text.

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

No(Press tab after selecting)

COVENANT TO MAINTAIN STORM WATER DETENTION AND BMP FACILITIES
PLAT OF [insert PLAT NAME in caps]

THIS COVENANT made and entered into this ____ day of _____, 2____, by and between Kansas City, Missouri, a constitutionally chartered Municipal corporation (**City**), and of [company name], a [insert company type], (**Owner**).

WHEREAS, Owner has an interest in certain real estate generally located at the [insert location description from Planning Staff Report] in Kansas City, of [insert county] County, Missouri, (**Property**) more specifically described in Exhibit "A" attached hereto and incorporated herein by reference; and

WHEREAS, Owner intends to cause the Property to be platted as Plat of [insert plat name], (**Plat**), in accordance with Chapter ~~6688~~, Code of Ordinances of the City of Kansas City, Missouri; and

WHEREAS, Owner intends to subdivide the Property and create pursuant to the Plat Lots of [insert lot numbers] and Tract(s) of [insert tract name(s)] as shown on Exhibit "B" attached hereto.

WHEREAS, the improvement proposed by Owner on the Property warrant storm water management control and water quality Best Management Practice facilities (BMPs), collectively hereinafter referred to as (The Facilities); and

WHEREAS, The Facilities, located on Tract(s) of [insert tract name(s)] within the Plat, require preservation and maintenance in order to ensure continuous and perpetual operation and effectiveness in controlling storm water runoff rates, volumes, and quality; and

WHEREAS, the City and Owner agree that it is in the public interest to detain storm water and provide BMP(s) to treat the stormwater for the benefit of the Property and surrounding areas; and

WHEREAS, these covenant provisions for proper operation, preservation, and maintenance of The Facilities are necessary to serve the development;

NOW, THEREFORE, Owner and City, for and in consideration of the benefits to themselves, their assigns and future grantees do hereby agree as follows:

Sec. 1. Owner at its sole cost shall:

- a. Be responsible for the perpetual preservation, maintenance, repair and replacement, if necessary of The Facilities located on of Tract(s) [insert tract name(s)].
- b. Maintain the pipes, structures, BMPs, grounds, and appurtenances for the Facilities located on Tract(s) [insert tract name(s)].
- c. Keep the pipes, structures, BMPs, and appurtenances open and free of silt and non-beneficial vegetation.
- d. Keep the pipes, structures, BMPs, and appurtenances in good working condition or replace same if necessary.

- e. Control the growth of the vegetation and grass areas, not identified as beneficial to the BMPs, on Tract(s) ____ to the limits prescribed by the Kansas City Code of Ordinances.
- f. Maintain the grades within Tract(s) [insert tract name(s)] pursuant to the approved plan on file in the office of the Director of City Planning & Development and identified as File No _____. [leave blank]
- g. Obtain all necessary improvement and repair permits prior to performing any work on The Facilities.

Sec. 2. City is granted the right, but is not obligated to enter upon Tract(s) [insert tract name(s)] in order to inspect, maintain, repair, and/or replace The Facilities including the pipes, structures, grounds, and appurtenances if Owner fails to maintain same. In the event that the City does provide maintenance for the facilities, then City may:

- a. Charge the costs for such maintenance, repair, or replacement against Owner, and/or the owner of Tract(s) [insert tract name(s)], and/or the owners of Lots [insert lot numbers-.Note: just those lots served by the facility – not necessarily all plat lots] served by the Facility on Tract(s) [insert tract name(s)];
- b. Assess a lien on either the Tract(s) [insert tract name(s)] or on the Lots [insert same lot numbers as above] or both served by the Facility on Tract(s) [insert tract name(s)];
- c. Maintain suit against Owner, and/or the owner of Tract(s) [insert tract name(s)] and/or the owners of Lots [insert same lot numbers as above] served by the Facility on Tract(s) [insert tract name(s)] for all cost incurred by the City for such maintenance.

Unless necessitated by a threat to life and/or safety, City shall notify Owner and/or the then-current owners of Tract(s) [insert tract name(s)] and Lots [insert same lot numbers as above] not less than thirty (30) days before it begins maintenance of The Facilities.

Sec. 3. Owner and/or the owner of Tract(s) [insert tract name(s)] shall not use, nor attempt to use, in any manner which would interfere with the operation of The Facilities, in such manner as would interfere with the proper, safe, and continuous maintenance and use thereof, and, in particular, shall not build, thereon or thereover, any structure which may interfere, or cause to interfere, with the maintenance and use thereof.

Sec. 4. This covenant shall run with the land legally described in Exhibit "A." Owner shall remain liable under the terms of this Covenant unless and until Owner assigns its rights and obligations to a third party and such assignment is accepted by the City.

Sec. 5. To the extent allowed by law, in the event of a default under a loan agreement by a third party who is assigned the rights and obligations in accordance with the terms of this Covenant, the City will agree to an assignment from the defaulting third party to the secured lender.

Sec. 6. Notices. All notices required by this Covenant shall be in writing sent by regular United States mail, postage prepaid, commercial overnight courier or facsimile and addressed as hereinafter specified. Each party shall have the right to specify that notice be addressed to any

other address by giving the other party ten (10) days notice thereof. Unless a party to this Agreement has given ten (10) days notice of a change of person and address for purposes of notice under this Agreement to the other party in writing, notices shall be directed to the following:

Notices to the City:
Director of City Planning & Development
City Hall, 414 East 12th Street
Kansas City, Missouri 64106
Fax number: (816) 513-2548

Notices to Owner shall be addressed to:
[insert name of business]
[sole proprietorship, partnership, corporation, LLC]
[insert City, State, Zip]
[insert name(s) of signer(s)]
[insert fax and phone number]

Sec. 7. This Agreement shall not be amended, modified, canceled or abrogated without the prior written consent of the City.

Sec. 8. Invalidation of any part or parts of this Covenant by judgment or other court action shall in no way affect any of the other provisions, which shall remain in full force and effect.

Sec. 9. This Agreement shall be construed and enforced in accordance with the laws of the State of Missouri.

Sec. 10. Upon the effective date of this Covenant, the City shall file this Covenant in the Office for recording real estate documents in [insert county], Missouri, and shall be binding on Owner, its successors, assigns and transferees.

Sec. 11. Owner shall jointly and severally release, hold harmless, indemnify and defend City and its agents, officers and employees from any and all responsibility, liability, loss, damage or expense resulting to Owner or to any person or property caused by or incidental as to the design, function, construction, maintenance or failure to maintain The Facilities.

ATTESTATION BY CITY CLERK:

KANSAS CITY, MISSOURI

City Clerk

By: _____
Director of City Planning and Development

Approved as to form:

Assistant City Attorney

STATE OF MISSOURI)
) SS
COUNTY OF _____)

BE IT REMEMBERED that on this ____ day of _____, 2____, before me, the undersigned, a notary public in and for the county and state aforesaid, came _____, Director of City Planning and Development, of Kansas City, Missouri, a corporation duly organized, incorporated and existing under and by virtue of the laws of the State of Missouri, and _____, _____ of Kansas City, Missouri, who are personally known to me to be the same persons who executed, as officials, the within instrument on behalf of Kansas City, Missouri, and such persons duly acknowledge the execution of the same to be the act and deed of said Kansas City, Missouri.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Notary Public

My Commission Expires: _____

OWNER

[insert name of business]

[sole proprietorship, partnership, corporation, LLC]

[insert City, State, Zip]

[insert name(s) of signer(s)]

[insert fax and phone number]

I hereby certify that I have authority to execute
this document on behalf of Owner.

By: _____

Title: _____

Date: _____

Check one:

() Sole Proprietor

() Partnership

() Corporation

() Limited Liability Company (LLC)

Attach corporate seal if applicable

STATE OF _____)
) SS
COUNTY OF _____)

BE IT REMEMBERED, that on the _____ day of _____, 2_____,
before me, the undersigned notary public in and for the county and state aforesaid, came
_____, to me personally known, who being by me duly sworn did
say that he/she/they is/are the [insert title such as proprietor, general or limited partner, president,
or member(s)] of [insert name of business], and that said instrument was signed on behalf of said
[proprietorship, partnership, corporation or LLC] by authority of its [for partnerships,
corporations, or LLCs, add one of the following respective descriptions partners, Board of
Directors or members] and acknowledged said instrument to be the free act and deed of said
[proprietorship, partnership, corporation or LLC].

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the
day and year last above written.

Notary Public

My commission expires: _____

EXHIBIT “A”

EXHIBIT “B”



Legislation Text

File #: 260684

RESOLUTION NO. 260684

Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Alyx Schwab, Toby Hurst, Douglas Coleman and Wiley (Trey) Meyer, III as successor directors to the Northland Gateway Community Improvement District.

WHEREAS, the Northland Gateway Community Improvement District (“District”) was established by petition of the property owners (“Petition”) and approved by City Council by Ordinance No. 240319; and

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

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

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

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

Alyx Schwab
Toby Hurst
Douglas Coleman
Wiley (Trey) Meyer, III

..end



Legislation Text

File #: 260672

ORDINANCE NO. 260672

Sponsor: Director of City Planning and Development Department

Approving a development plan on about 2.6 acres to allow for multiple commercial buildings on one lot in District B2-2 generally located at 9840 N. Cedar Avenue. (CD-CPC-2026-00067).

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District B2-2 (Neighborhood Business) generally located at 9840 N. Cedar Avenue, and more specifically described as follows:

Highland Plaza West 2nd Plat pt Lt 2 lyng in TIF and Highland Plaza West 2nd Plat Pt 12 not lyng in TIF.

is hereby approved, subject to the following conditions:

1. All signage shall conform to Section 88-445 and shall require a sign permit prior to installation.
2. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to a certificate of occupancy.
3. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with Section 88-425-08 of the Zoning and Development Code.
4. Prior to issuance of the certificate of occupancy for each lot within the plat the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy.
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 Fire Department Connection (FDC) shall not be located that obstructs access/egress to the building when in use. (IFC-2018 § 912.2)
7. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
8. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
9. All required Fire Department access roads shall be an all-weather surface. Grass pavers are not permitted. (IFC-2012: § 503.2.3)
10. The building's FDC shall be immediately recognizable from the street or nearest point of Fire Department access. (IFC-2018 § 912.2.1)
11. 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)
12. Fire hydrant distribution shall follow IFC-2018 Table C102.1.
13. Required Fire Department access roads shall be a minimum unobstructed width of twenty (20) feet and 13 ft-6 in. clearance height. Check with Streets & Traffic (KCMO Public Works Department) or Missouri Department of Transportation (MODOT) that may have street planning regulations that supersede the Fire Code. (IFC-2018: § 503.2.1)
14. Proposed buildings shall have a Fire Department access road within 150 feet of any exterior portion of the structure. (IFC-2018: § 503.1.1)
15. Required Fire Department access roads shall be designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
16. Fire hydrant(s) shall be within 400 feet on a fire access road following an approved route established by the Authority Having Jurisdiction (AHJ) of any exterior portion of a building. The use of existing fire hydrant(s) may be used to satisfy this requirement otherwise a private fire hydrant(s) or hydrant system may be required. This distance may be increased to 600 feet for R-3 and U occupancy(s) or the building(s) is fully protected by an approved automatic fire sprinkler system(s). (IFC-2018: § 507.5.1)
17. All Fire Department Connections (FDC) shall be threaded connections. Storz connections are not allowed in the City of Kansas City, Missouri. (IFC-2018 § 903.3.6; NFPA 13-2010 § 6.8.1)

18. A Knox Box shall be provided near the main entrance to the building. (IFC-2018 § 506.1)
19. The developer shall provide Fire Department access roads before construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
20. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right-of-way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
21. The developer shall pay the arterial street impact fees as required by Chapter 39 of the City's Code of Ordinances as required by the Land Development Division.
22. The developer shall integrate into the existing streetlight system any relocated streetlights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.
23. The developer shall submit plans to the Land Development Division and obtain permits to construct sidewalks along the platted frontage of N. Cedar Avenue and to a tie-in point with the existing sidewalks. In addition, the developer shall construct associated ADA ramps at the proposed entrance drives as necessary for the type of drive approach.
24. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
25. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to issuance of a certificate of occupancy.
26. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
27. The developer shall submit water main extension plans to install two new fire hydrants along N. Cedar Aven per the utility plan sheet. The plans shall be prepared by a Missouri professional engineer and submitted through CompassKC for review, acceptance and contracts. The plans shall follow Kansas City Water rules and regulations for water main extensions and relocations. The plans shall

be under contract (permit) prior to final plat recording or building permit issuance whichever occurs first.

28. The developer shall provide acceptable easement and secure permits to relocate sewers out from under proposed buildings and structures. Any existing public lines located under proposed structures must be abandoned in place or removed and easements vacated or relocated and new easements shall be provided; as required by the Kansas City Water Services Department prior to recording the plat or issuance of a building permit, whichever occurs first. Easements shall be per the Kansas City Water Services Department matrix easement. All proposed lots within the development and determine adequacy of receiving systems as required by the Kansas City Water Services Department, prior to recording the plat or issuance of a building permit, whichever occurs first. Easements shall be per the Kansas City Water Services Department matrix easement.
30. The developer shall submit a detailed micro storm drainage analysis from a Missouri-licensed civil engineer to the Kansas City Water Services Department showing compliance with the current, approved macro study on file with the City and with current adopted standards in effect at the time of submission, including water quality BMP's, prior to approval and issuance of any building permits to construct improvements on the site or prior to recording the plat, whichever occurs first. The developer shall verify and/or improve downstream conveyance systems or address solutions for impacted properties due to flow contributions from the site; and the developer constructs any other improvements as required by the Kansas City Water Services Department as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase.
31. The developer shall submit plans for grading, siltation, and erosion control to the Kansas City Water Services Department for review and acceptance, provide a copy of the Storm Water Pollution Prevention (SWPP) plan submitted to the Missouri Department of Natural Resources (MDNR) and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
32. The developer shall obtain the executed and recorded City approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer or outside the plat and include said document(s) within the public improvement applications submitted for permitting. Offsite improvements will require performance and maintenance bonds to be posted for permitting if determined to be necessary by the Director of the Kansas City Water Services Department.
33. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Kansas City Water Services Department prior to recording the plat or 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.

34. All agreement and easement documents shall be submitted using IB159 to an infrastructure review application on CompassKC for review and approval by the Kansas City Water Services Department prior to issuance of any permits.

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

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

..end

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

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney

CITY PLAN COMMISSION STAFF REPORT

CD-CPC-2026-00067

Highland Plaza West Lot 2

July 15, 2026

Docket #2

Request

Development Plan (non-residential)

Applicant

Rachelle Biondo
Rouse Frets

Owner

Amber Meadows, Inc

Site Information

Location	9840 N Cedar Ave
Area	2.6 Acres
Zoning	B2-2
Council District	1 st
County	Clay
School District	Liberty

Surrounding Land Uses

North: Commercial, B2-2
South: Commercial, B2-2
East: Commercial, residential, B2-2, R-7.5
West: Residential R-2.5

KC Spirit Playbook Alignment

CD-CPC-2026-00067, medium alignment

Land Use Plan

The Shoal Creek Area Plan recommends Mixed Use Community for this location. The proposed plan has a high alignment with this designation. See Criteria A for more information.

Major Street Plan

N Cedar Ave is not identified on the Major Street Plan.

Approval Process



Overview

The applicant seeks approval of a development plan to allow multiple medical office buildings on one lot.

Existing Conditions

The site contains no buildings and is the last undeveloped lot in the Highland Plaza West commercial area.

Neighborhood(s)

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

Required Public Engagement

Section 88-505-12, Public Engagement does apply to this request. The applicant hosted a meeting on June 24, 2026. A meeting summary is attached; see Attachment #3.

Controlling + Related Cases

Case No. 6158-CP-7 - Ordinance No. 000889 Rezoning from District R-1a (one-family dwellings, medium density) and District CP-2 (local planned business center) to District CP-2, and approval of a preliminary development plan for a retail/ office development (Highland Park Business Center).

Project Timeline

The application was filed on May 21, 2026. No scheduling deviations have occurred.

Professional Staff Recommendation

Docket #2 Approval with Conditions

VICINITY MAP



PLAN REVIEW

The proposed plan contains three medical office buildings on one lot. The three buildings will total approximately 17,650 square feet. A minimum of 70 parking spaces are required and 109 spaces will be provided, which is under the 141 maximum allowed spaces. All parking will be located to the rear (west) of the buildings and have an interior drive connection to the lot to the south.

Pedestrian sidewalks will be provided to the public right-of-way to connect into the sidewalk system in this commercial development area. Sidewalks will also be provided in the parking lot area towards building entrances.

Proposed landscape species include Red Oak, Honeylocust, Maple, Juniper, Redbud, and others. Proposed building materials include brick and EIFS.

PLAN ANALYSIS

Standards	Meets	Notes
Lot and Building Standards (88-120)	Yes	

Standards	Meets	Notes
Parking & Loading (88-420)	Yes	
Landscaping & Screening (88-425)	Yes, subject to conditions	
Outdoor Lighting (88-430)	Yes, subject to conditions	
Signs (88-445)	Yes, subject to conditions	
Pedestrian Standards (88-450)	Yes	

SPECIFIC REVIEW CRITERIA

Development Plan, Project Plan, or Site Plan (88-516-05)

In order to be approved, a development plan, project plan, or site plan must comply with all of the following criteria:

A. The plan must comply with all standards of the Zoning and Development Code and all other applicable city ordinances and policies.

The proposed development plan complies with all applicable standards in the Zoning and Development Code.

"The proposed project is consistent with the future land use designation and surrounding development pattern. The site is identified as a Mixed Use Community area within the Shoal Creek Area Plan, which is intended to accommodate and promote a diverse mix of community-serving uses. In addition, the project is overparked, creating opportunities to incorporate additional permeable surfaces and enhanced landscaping throughout the site, thereby improving stormwater management and overall site aesthetics." -Alexis Berra, 1st District Planner, Community Planning Division

B. The proposed use must be allowed in the district in which it is located.

Medical office is the proposed use, which is allowed in the B2 zoning district. The plan also allows for administrative office and retail uses, which are permitted in the B2 zoning district.

C. Vehicular ingress and egress to and from the site, and circulation within the site must provide for safe, efficient, and convenient movement of traffic not only within the site but on adjacent roadways.

Vehicular ingress and egress are adequate to serve the site. There is one access from N Cedar Avenue and interior connection from the subject site to the adjacent lot to the south.

D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site.

Two short-term bicycle parking spaces will be provided per the Code. The plan shows a sidewalk along N Cedar Avenue and connections to the side on the eastern side of the proposed drive. There are also sidewalks within the parking areas for safe pedestrian circulation.

E. The plan must provide for adequate utilities based on City standards for the particular development proposed.

The plan was reviewed and approved subject to standard conditions from Water Services.

F. The location, orientation, and architectural features, including design and material, of buildings and other structures on the site must be designed to be compatible with adjacent properties.

The location and orientation of the proposed buildings are an improvement from existing commercial buildings in the surrounding area. All parking is located to the rear of the buildings, creating an enhanced street frontage across the street from existing detached (single-family) houses. Building materials, including earth-tone brick and EIFS are compatible with surrounding buildings.

G. Landscaping, berms, fences, and/or walls must be provided to buffer the site from undesirable views, noises, lighting, or other off-site negative influences and to buffer adjacent properties from negative influences that may be created by the plan.

Landscaping and screening are expected to be adequate for the site and comply with the Code. Street trees will be provided along N Cedar Avenue and other landscaping will be installed within islands in the parking lot.

H. The design of streets, drives, and parking areas within the project should result in a minimum of area devoted to asphalt or other impervious surfaces consistent with the needs of the project and city code requirements.

The proposed amount of impervious surface is typical for this type of commercial development.

I. The plan must identify trees to be removed and trees to be preserved during the development of the subject property with the goal of saving trees that are not required to be removed for the development of the property.

There are no existing trees on the subject site.

ATTACHMENTS

1. Conditions Report
2. Applicant's Submittal
3. Public Engagement Materials

4. Public Testimony

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends APPROVAL WITH CONDITIONS as stated in the conditions report.

Respectfully submitted,



Genevieve Kohn-Smith, AICP

Lead Planner



Plan Conditions

Report Date: July 08, 2026

Case Number: CD-CPC-2026-00067

Project: Highland Plaza West Lot 2

Condition(s) by City Planning and Development Department. Contact Genevieve Kohn-Smith at (816) 513-8808 / genevieve.kohn-smith@kcmo.org with questions.

1. All signage shall conform to Section 88-445 and shall require a sign permit prior to installation. This condition may be satisfied by an assigned City Planning and Development Department Building Inspector.
2. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to Certificate of Occupancy. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
3. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with Section 88-425-08 of the Zoning and Development Code. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
4. That prior to issuance of the Certificate of Occupancy for each lot within the plat the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved Street Tree Planting Plan and are healthy. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
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 Certificate of Occupancy. This condition may be satisfied by an assigned City Planning and Development Building Inspector.

Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

6. The Fire Department Connection (FDC) shall not be located that obstructs access/egress to the building when in use (IFC-2018 § 912.2).
7. The developer shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC-2018 § 507.1)
8. The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
9. All required fire department access roads shall be an all weather surface. Grass pavers are not permitted. (IFC-2012: § 503.2.3)
10. The building's FDC shall be immediately recognizable from the street or nearest point of Fire Department access (IFC-2018 § 912.2.1).
11. 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)
12. Fire hydrant distribution shall follow IFC-2018 Table C102.1
13. Required fire department access roads shall be a minimum unobstructed width of twenty (20) feet and 13 ft-6 in clearance height. Check with Streets & Traffic (KCMO Public Works Department) or Missouri Department of Transportation (MODOT) that may have street planning regulations that supersede the Fire Code. (IFC-2018: § 503.2.1)
14. Proposed buildings shall have a fire department access road within 150 feet of any exterior portion of the structure. (IFC-2018: § 503.1.1)
15. Required fire department access roads shall be designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)

Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

16. Fire hydrant(s) shall be within 400 feet on a fire access road following an approved route established by the Authority Having Jurisdiction (AHJ) of any exterior portion of a building. The use of existing fire hydrant(s) may be used to satisfy this requirement otherwise a private fire hydrant(s) or hydrant system may be required. This distance may be increased to 600 feet for R-3 and U occupancy(s) or the building(s) is fully protected by an approved automatic fire sprinkler system(s). (IFC-2018: § 507.5.1)
17. All Fire Department Connections (FDC) shall be threaded connections, Storz connections are not allowed in the City of Kansas City, Missouri (IFC-2018 § 903.3.6; NFPA 13-2010 § 6.8.1).
18. A Knox Box shall be provided near the main entrance to the building (IFC-2018 § 506.1).
19. The developer shall provide Fire Department access roads prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)

Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

20. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
21. The developer shall pay the arterial street impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.
22. The developer shall integrate into the existing street light system any relocated existing street lights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.
23. The developer shall submit plans to the Land Development Division and obtain permits to construct sidewalks along the platted frontage of N Cedar Ave and to a tie-in point with the existing sidewalks. In addition, the developer shall construct associated ADA ramps at the proposed entrance drives as necessary for the type of drive approach.
24. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.

Condition(s) by Water Services Department. Contact Heather Massey at (816) 513-2111 / heather.massey@kcmo.org with questions.

25. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to issuance of Certificate of Occupancy.
<https://www.kcwater.us/wp-content/uploads/2025/02/2025-Final-Rules-and-Regulations-for-Water-Service-Lines.pdf>
26. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
South of River contact - Patrick Lewis (816) 513-0423
North of River contact - David Gilyard (816) 513-4772

Condition(s) by Water Services Department. Contact Kirk Rome at (816) 513-0368 / kirk.rome@kcmo.org with questions.

27. The developer shall submit water main extension plans to install two new fire hydrants along N Cedar Ave per the utility plan sheet. The plans shall be prepared by a Missouri PE and submitted through CompassKC for review, acceptance and contracts. The plans shall follow KC Water Rules and Regulations for Water main extensions and Relocations. The plans shall be under contract (permit) prior to final plat recording or building permit issuance whichever occurs first. Additional information is available online at:
<https://www.kcwater.us/wp-content/uploads/2022/05/2022-Rules-and-Regulations-for-Water-Main-Extensions-Final2.pdf>

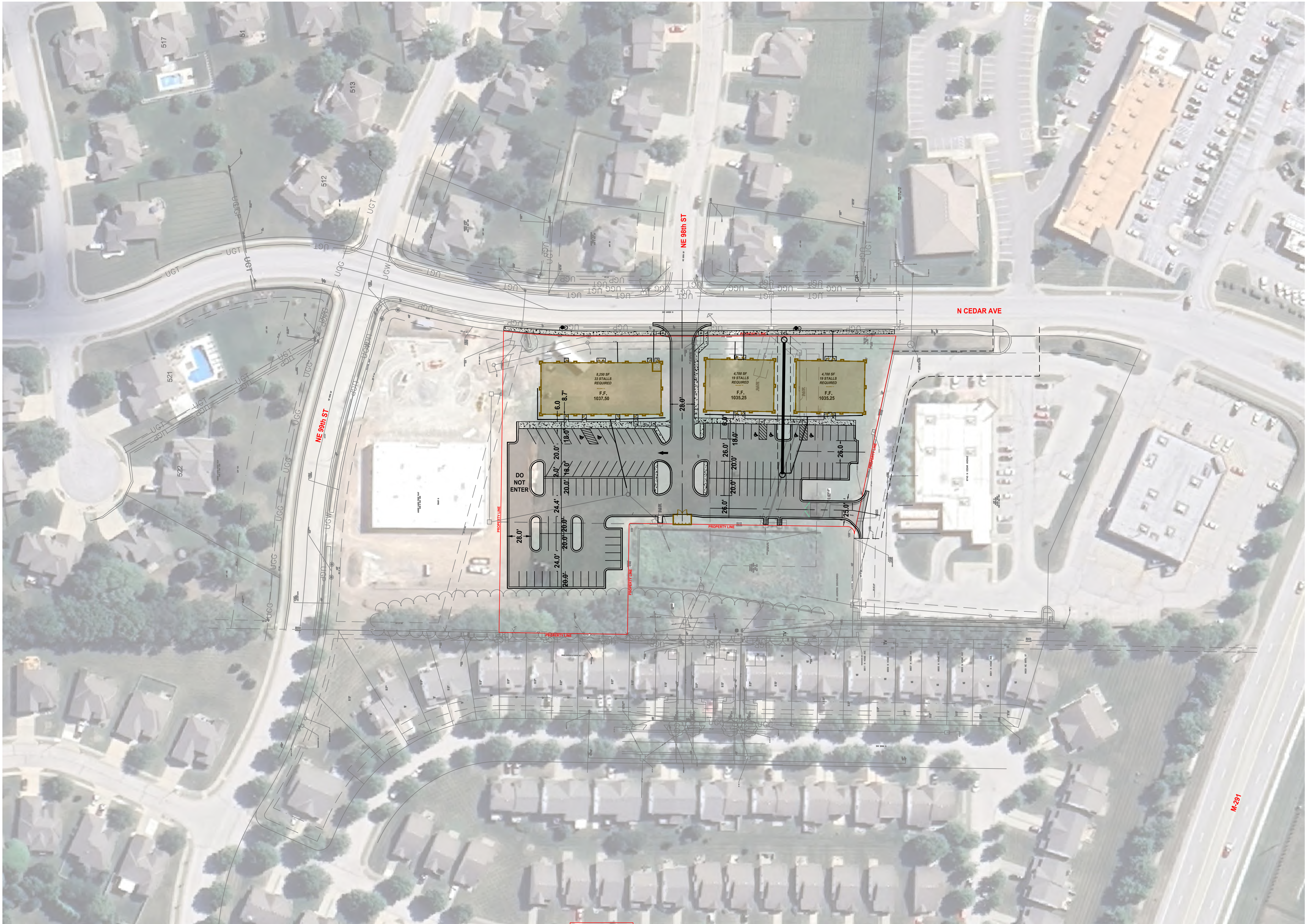
Condition(s) by Water Services Department. Contact Philip Taylor at (816) 513-0146 / philip.taylor@kcmo.org with questions.

28. The developer shall provide acceptable easement and secure permits to relocate sewers out from under proposed buildings and structures, etc. Any existing public lines located under proposed structures must be abandoned in place or removed and easement vacated, or relocated and new easements shall be provided; as required by KC Water prior to recording the plat or issuance of a building permit, whichever occurs first. Easements shall be per the KC Water Matrix easement.
29. The developer shall secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by KC Water, prior to recording the plat or issuance of a building permit whichever occurs first. Easements shall be per the KC Water Matrix easement.

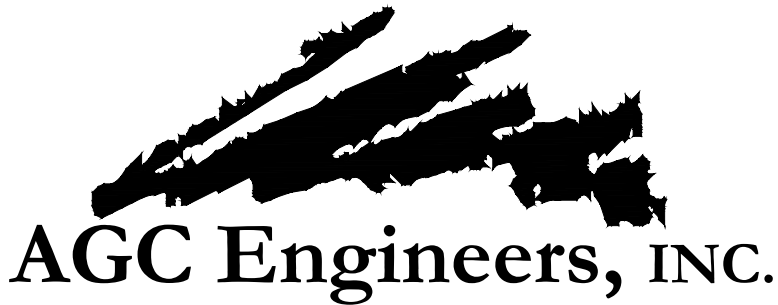
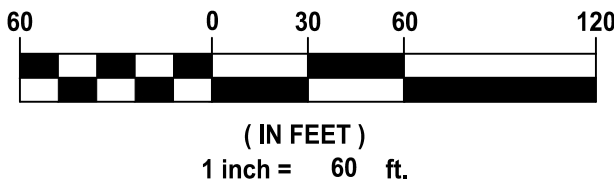
30. The developer shall submit a detailed Micro storm drainage analysis from a Missouri-licensed civil engineer to KC Water showing compliance with the current, approved Macro study on file with the City and with current adopted standards in effect at the time of submission, including Water Quality BMP's, prior to approval and issuance of any building permits to construct improvements on the site or prior to recording the plat, whichever occurs first. The developer shall verify and/or improve downstream conveyance systems or address solutions for impacted properties due to flow contributions from the site; and that the developer construct any other improvements as required by KC Water as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase.
31. The developer shall submit plans for grading, siltation, and erosion control to KC Water for review and acceptance, provide a copy of the Storm Water Pollution Prevention (SWPP) plan submitted to the Missouri Dept. of Natural Resources (MDNR) and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
32. The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer or outside the plat and include said document(s) within the public improvement applications submitted for permitting. Off site improvements will require Performance and Maintenance Bonds to be posted for permitting if determined to be necessary by the Director of KC Water.
33. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by KC Water prior to recording the plat or issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required.
34. All Agreement and Easement documents shall be submitted using IB159 to an Infrastructure Review Application on CompassKC for review and approval by KC Water prior to issuance of any permits.

a commercial development at
9840 N Cedar Ave
City of Kansas City, Clay County, Missouri

STATE OF MISSOURI
RONALD J. COOPER
PROFESSIONAL ENGINEER
NO. 29705
6-25-26
FOR REVIEW



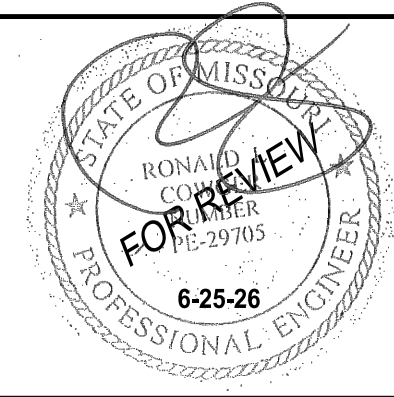
BY	REVISION	DATE
RC	Address City comments	6-25-26
RC	FOR REVIEW	5-25-26



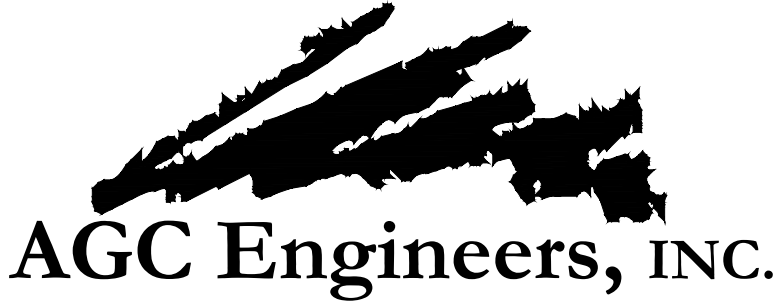
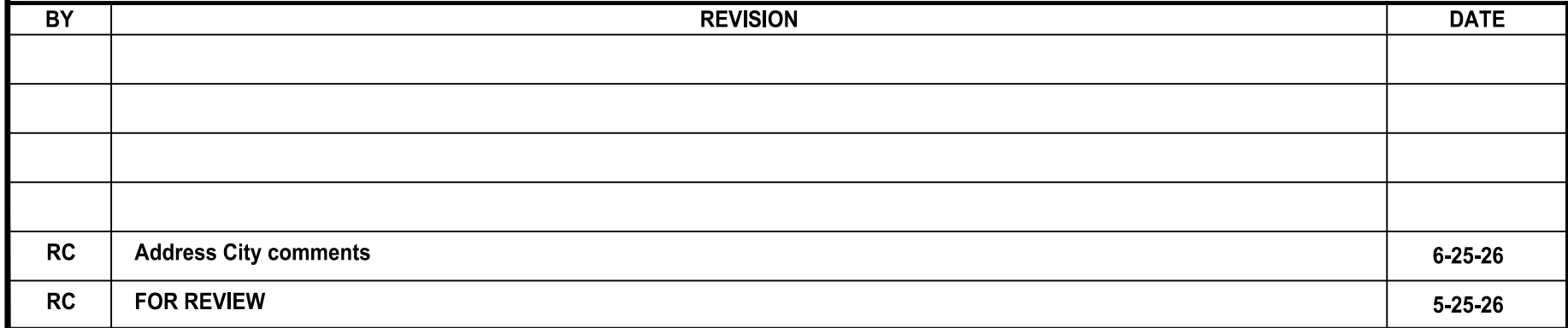
405 S. Leonard St., Suite D
Liberty, Missouri 64068

816.781.4200 ■
fax 792.3666

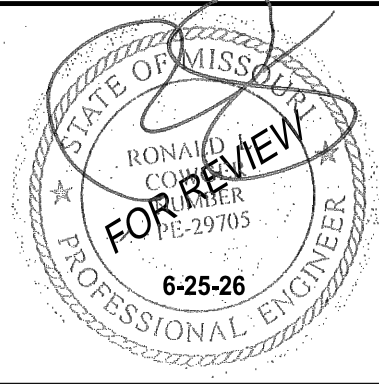
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HIGHLAND PLAZA WEST 2ND PLAT 9840 N CEDAR AVE KANSAS CITY, CLAY COUNTY, MISSOURI	
Major Amendment to Approved Dev Plan SURROUNDING AREA CONTEXT	3



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4

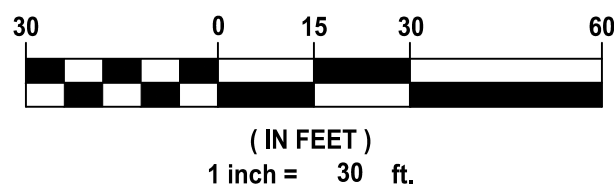


LEGEND:

— 1021 — EXISTING CONTOUR

— 1021 — PROPOSED CONTOUR

BY	REVISION	DATE
RC	Address City comments	6-25-26
RC	FOR REVIEW	5-25-26

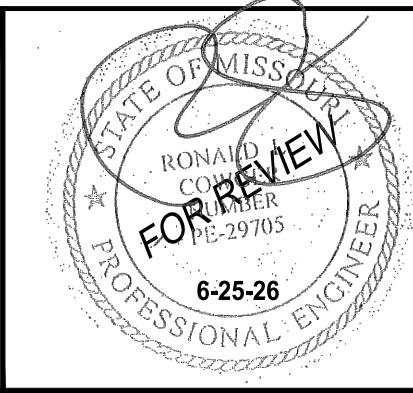


AGC Engineers, INC.

405 S. Leonard St., Suite D
Liberty, Missouri 64068

816.781.4200 ■
fax 792.3666

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HIGHLAND PLAZA WEST 2ND PLAT 9840 N CEDAR AVE KANSAS CITY, CLAY COUNTY, MISSOURI	
Major Amendment to Approved Dev Plan GRADING PLAN	5



KEY LEGEND

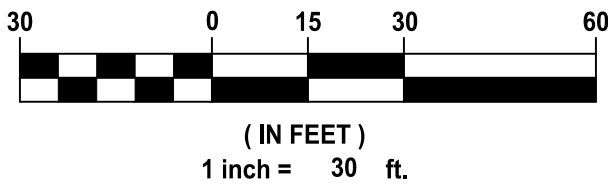
- A** DOMESTIC WATER ENTRY (RE: MEP)
- E** SANITARY SEWER ENTRY (RE: MEP)
- G** GAS ENTRY / METER (RE: MEP)
- K** ELECTRICAL ENTRY (RE: MEP)
- M** PVC DOWNSPOUT STORM LINE (MIN. 2% SLOPE)
- W** FIRE HYDRANT ASSEMBLY (separate plan submittal required to WSD)
- Z** PUBLIC STORM SEWER RELOCATION

LEGEND

PROPOSED UTILITIES

- MANHOLE
- SAN SANITARY SEWER
- STORM SEWER
- STORM STRUCTURES
- W WATER
- LIGHT POLE
- FIRE HYDRANT
- WATER VALVE

BY	REVISION	DATE
RC	Address City comments	6-25-26
RC	FOR REVIEW	5-25-26

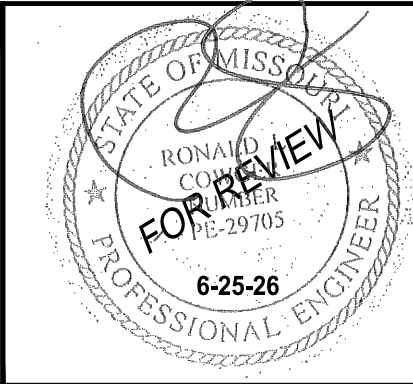


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Liberty, Missouri 64068

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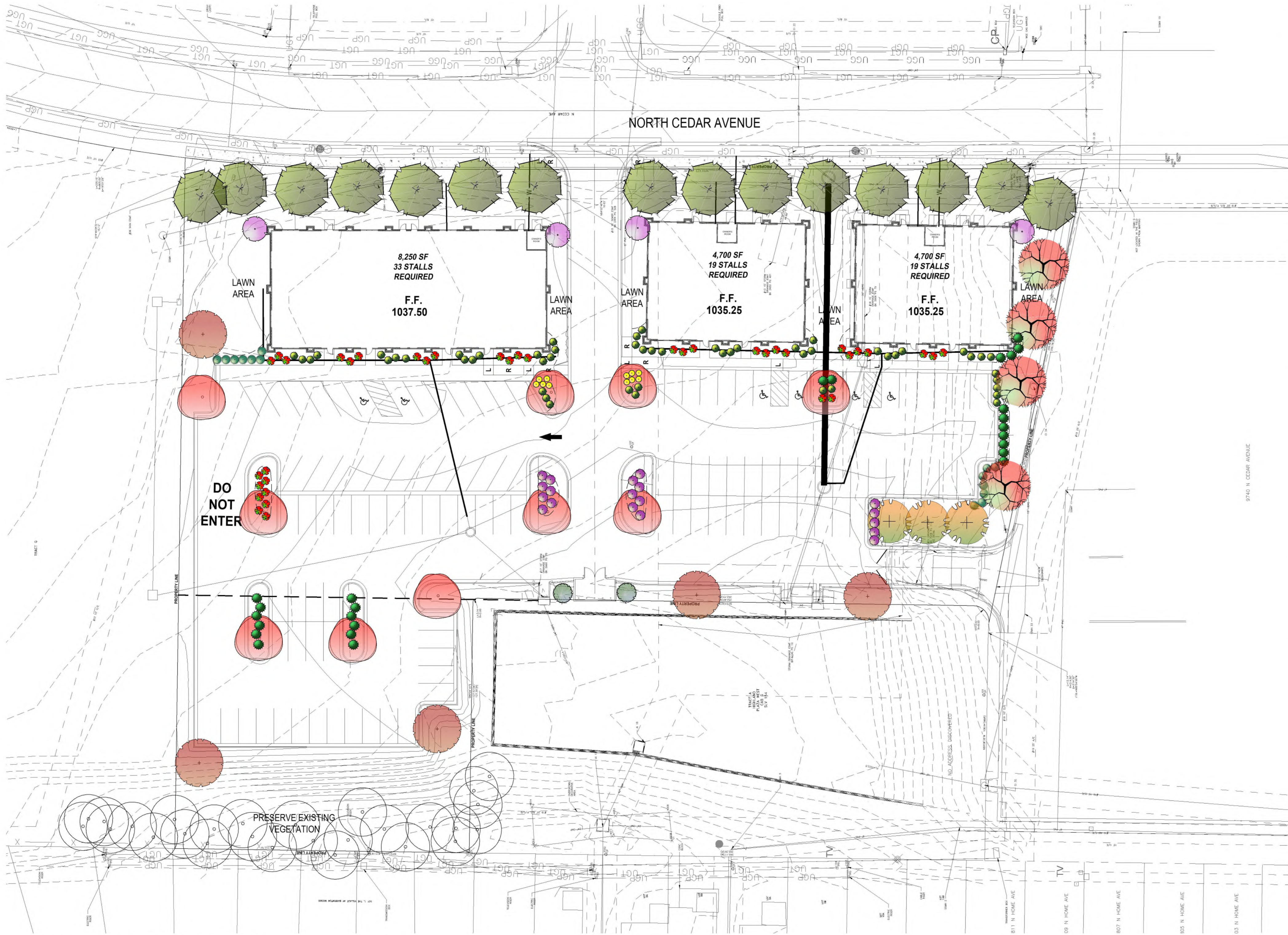


HIGHLAND PLAZA WEST 2ND PLAT
9840 N CEDAR AVE
KANSAS CITY, CLAY COUNTY, MISSOURI

Major Amendment to Approved Dev Plan

UTILITY PLAN

6



1 LANDSCAPE PLAN

SCALE: 1"=30'-0"

TREE PLANTING NOTES:

1) DO NOT HEAVILY PRUNE THE TREE. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, & BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS & LATERAL BRANCHES MAY BE PRUNED. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN

2) MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE

3) SET TOP OF ROOT BALL 1-2 INCHES HIGHER THAN SURROUNDING GRADE

4) APPLY 4"THK WOOD MULCH, DO NOT PLACE MULCH IN DIRECT CONTACT W/ TREE TRUNK

5) EACH TREE MUST BE PLANTED SUCH THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL W/ SOIL

6) REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM THE UPPER 1/3 OF ROOT BALL (REMOVE WIRE BASKETS)

7) PLACE ALL ROOT BALLS ON UN-EXCAVATED OR TAMPED SOIL, TYP

STAKING REQUIREMENTS:

1) WIRE / CABLE SHALL BE GALV, 12-GAUGE

2) TIGHTEN WIRE / CABLE ONLY ENOUGH TO KEEP FROM SLIPPING, ALLOW FOR SOME TRUNK MOVEMENT. PLASTIC HOSE SHALL BE LONG ENOUGH TO ACCOMMODATE 1 1/2" OF GROWTH

3) STAKES SHALL BE 2"x2" HARDWOOD OR EQUAL

PERENNIAL PLANTING NOTES:

1) APPLY 2"THK BED OF MULCH ON PERENNIAL PLANT BED, DO NOT COVER PLANTS

2) THOROUGHLY MIX PEAT IN TOP 3-4" OF SOIL

3) BREAK UP EXISTING SOIL TO A DEPTH OF 24"

4) PROVIDE NEW TOPSOIL TO A DEPTH OF 12"

SHRUB PLANTING NOTES:

1) SET SHRUB AT SAME DEPTH AT WHICH IT GREW IN THE FIELD OR CONTAINER

2) PRUNE, THIN & SHAPE SHRUBS IN ACCORDANCE W/ STANDARD HORTICULTURAL PRACTICE

INITIAL WATERING: WHEN BACKFILL IS 2/3 COMPLETE, WATER THOROUGHLY UNTIL NO MORE IS ABSORBED

DO NOT PRUNE LEADER

PRUNE DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING. NEVER LEAVE "Y" CROTCHES OR DOUBLE LEADER.

TREE TIE SYSTEM, SEE STAKING REQUIREMENTS

3 METAL STAKES, PLACE NEXT TO ROOT BALL AS SHOWN. SPACE EQUIDISTANT AROUND TREE.

4" MIN. SPECIFIED MULCH

PLANT ROOT BALL 2" HIGHER THAN GRADE AT WHICH TREE GREW.

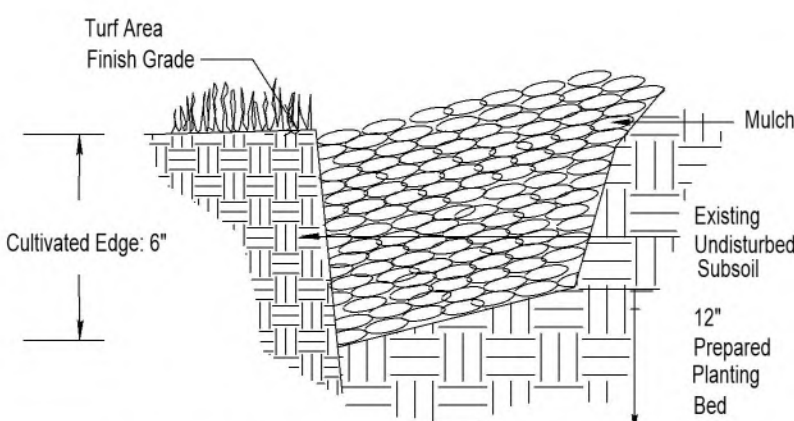
INSTALL WEED CONTROL FABRIC IF TREE IS IN LANDSCAPE BED

CUT & REMOVE BURLAP FROM TOP 1/3 OF BALL. SPECIFIED BACKFILL MIXTURE

EXISTING UNDISTURBED SUBSOIL

ROOT BALL

1/2 DIAM OF BALL



2 CULTIVATED EDGE DETAIL

SCALE: NTS

3 PLANTING INSTALLATION DETAILS

SCALE: NTS

Planting Notes

1. Location of all existing utilities needs to be done before commencing work.
2. The planting plan graphically illustrates overall plant massings. Each plant species massing shall be placed in the field to utilize the greatest coverage of ground plane. The following applies for individual plantings:
 - a. Creeping groundcover shall be a minimum of 6" from paving edge.
 - b. All trees shall be a minimum of 3' from paving edge.
 - c. All plants of the same species shall be equally spaced apart and placed for best aesthetic viewing.
 - d. All shrubs shall be a minimum of 2' from paved edge.
3. Mulch all planting bed areas to a minimum depth of 3". Mulch individual trees to a minimum depth of 4".
4. Note: If plants are not labeled - they are existing and shall remain.
5. In the event of work in or on a JCW sanitary main, any trees or plantings placed within the sewer easement may be removed without replacement or compensation there-of and shall be replaced by the property owner as required by the City
6. All landscaped areas in ROW shall be sodded and irrigated unless otherwise specified.

Materials:

1. Plant material shall be healthy, vigorous, and free of disease and insects as per AAN standards.
2. Shredded bark mulch installed at trees shall be finely chipped and shredded hardwood chips, consisting of pure wood products and free of all other foreign substances. Pine bark compost mulch installed at planting bed areas shall be free of all other foreign substances.

Installation:

1. All planting beds shall be amended with 1 cubic yard of peat moss per 1,000 square feet. Till peat moss into soil to a 6" depth. A 10-10-10 fertilizer shall be spread over all planting areas prior to planting, at a rate of 50 pounds per 2,000 square feet.
2. After plants have been installed, all planting beds shall be treated with Dacthal pre-emergent herbicide prior to mulch application.
3. Plant pit backfill for trees and shrubs shall be 50% peat or well composted manure and 50% topsoil.
4. Plant material shall be maintained and guaranteed for a period of one year after Owner's acceptance of finished job. All dead or damaged plant material shall be replaced at Landscape Contractor's expense.
6. Landscape contractor shall maintain all plant material until final acceptance, at which point the one year guarantee begins.

Landscape Requirements/Calculations

88-425-LANDSCAPE SCHEDULE	Required	Proposed	Alt. Requested	Approved
88-425-03 Street Trees 30' o.c.	14	14		
N. Cedar Ave. 426 LF	14	14		
88-425-04 General (17,650 sf bldgs)	1 Tree/ 5000sf	4 Trees Provided		
88-425-05 Perimeter Vehicular Use Area Adjacent to streets				
Buffer Width	10' min.	Provided		
Trees	30' o.c.	Provided		
Shrub/Wall/Berm	Cont. Evergreen	Provided		
Adjacent to Residential Zones	n/a			
Buffer Width	n/a			
Shrub/Wall/Berm	n/a			
88-425-06 Interior Vehicular Use Area (109 TOTAL PARKING STALLS)	35sf per Pkg Stall	3,815+ Provided		
Buffer Width	n/a			
Trees	1 Per 5 Stalls	22 Provided		
Shrubs	1 Per Stall	109 Provided		
88-425-07 Parking Garage Screening	n/a			
88-425-08 Mech./Utility Equip. Screening	Provided			
88-425-09 Outdoor Use Screening	n/a			

Landscape Schedule

Symbol	Qty.	Botanical Name	Common Name	Min.Root	Min.Size	Caliper	Remarks
OVERSTORY TREES							
	5	Nyssa sylvatica	Black Tupelo			2"	6' min. clear., ground to canopy
	4	Quercus rubra	Northern Red Oak			2"	6' min. clear., ground to canopy
	15	Gleditsia triacanthos "Shademaster"	Shademaster Honeylocust			2"	6' min. clear., ground to canopy
	3	Platanus x acerifolia	London Plane Tree			2"	6' min. clear., ground to canopy
	10	Acer x fructum "Warrenred"	Pacific Sunset Maple			2"	6' min. clear., ground to canopy
EVERGREEN TREES							
	2	Juniperus chinensis "Keteleeri"	Keteleeri Juniper		5' ht.		symmetrical pyramidal form
ORNAMENTAL TREES							
	4	Cercis canadensis	Eastern Redbud			1.5"	
DECIDUOUS SHRUBS/GRASSES							
	11	Spiraea x bumalda "Goldflame"	Goldflame spirea		3 gal.		Plant @ 3' O.C.
	38	Hydrangea paniculata "Quick Fire"	Little Quick Fire Hydrangea		3 gal.		Plant @ 4' O.C.
	19	Syringa X "Penda"	Blooming Purple Lilac		5 gal.		Plant @ 5' O.C.
	14	Rhamnus lanceolata	Lanceol Buckthorn		3 gal.		Plant @ 4' O.C.
EVERGREEN SHRUBS							
	25	Juniperus chinensis "Sea Green"	Sea Green Juniper		3 gal.		Plant @ 4' O.C.
	52	Juniperus chinensis "Gold Coast"	Gold Coast Juniper		3 gal.		Plant @ 4' O.C.
EXISTING TREES/SHRUBS TO BE PRESERVED							



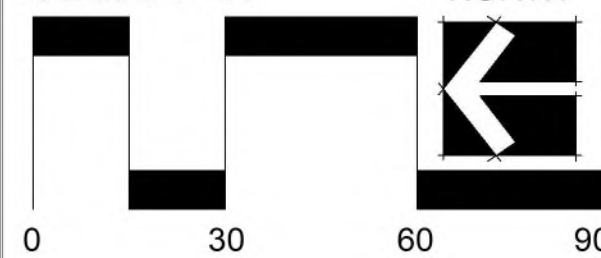
CLIENT

Highland Plaza West
9840 N. Cedar Ave.
Kansas City MO

PROJECT

Highland Plaza West
2nd Plat
9840 N. Cedar Ave.
Kansas City MO

SCALE: 1"=30'

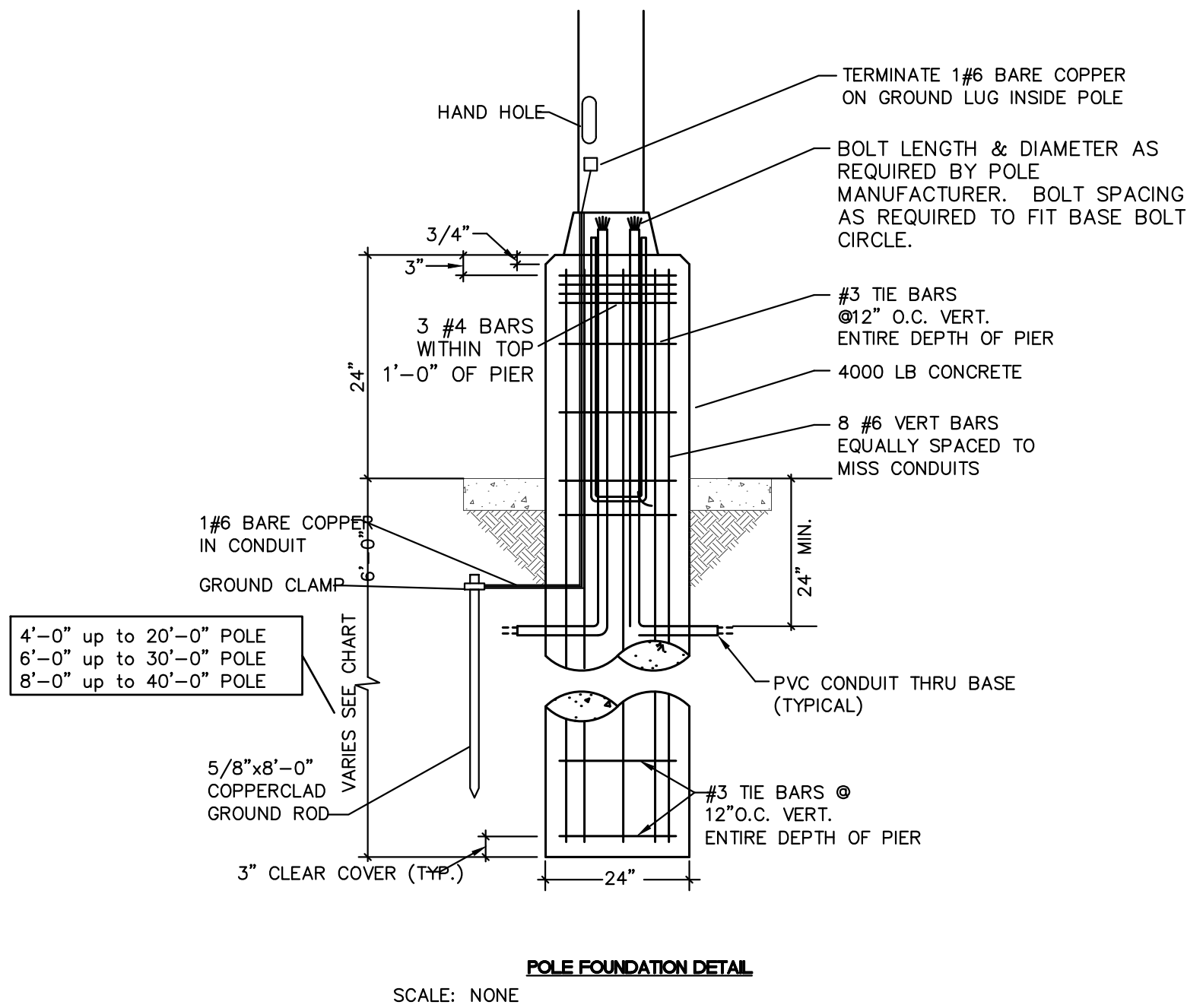


Date: 6.19.2026
Project #: 1389
Landscape Plan

L1

Schedule											
Symbol	Label	Image	QTY	Catalog Number	Description	Mounting Height	Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
	B		5	DSX1 LED P4 30K 70CRI TSW	POLE MOUNTED LED AREA LIGHT WITH TYPE V WIDE-THROW DISTRIBUTION ON 22" SQUARE STEEL POLE AND 2'-0" CONCRETE BASE	24'-0"	1	16324	0.9	123.94	
	C		1	DSX1 LED P2 30K 70CRI T2M	POLE MOUNTED LED AREA LIGHT WITH TYPE I ROADWAY DISTRIBUTION ON 22" SQUARE STEEL POLE AND 2'-0" CONCRETE BASE	24'-0"	1	9260	0.9	67.79	
	E		37	WSG1 LED P2 30K 80CRI VF	WALL MOUNTED FULL CUTOFF LED AREA LIGHT WITH FORWARD THROW DISTRIBUTION	12'-0"	1	1872	0.9	15.0178	

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Cak Zone #2	+	1.1 fc	2.7 fc	0.5 fc	5.4:1	2.2:1
Property Line	+	0.3 fc	1.0 fc	0.0 fc	N/A	N/A





D-Series Size 1 LED Area Luminaire

ds BAA BABA

Specifications

EPA: 0.69 ft² (0.06 m²)

Length: 22.71" (581 mm)

Width: 14.26" (362 mm)

Height H1: 7.88" (200 mm)

Height H2: 2.73" (69 mm)

Weight: 34 lbs (15.4 kg)

Introduction

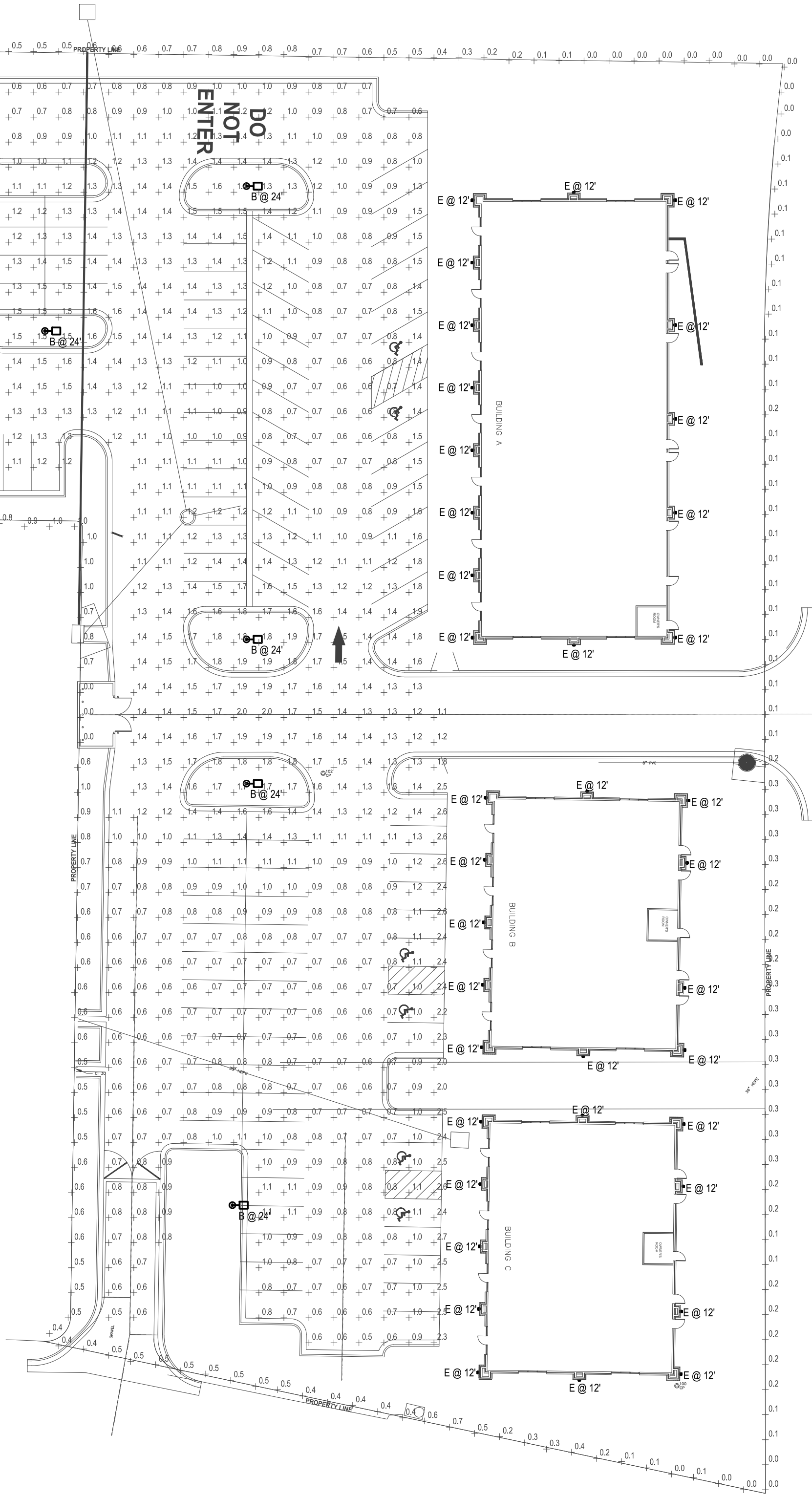
The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.aerialbrands.com/designselect.

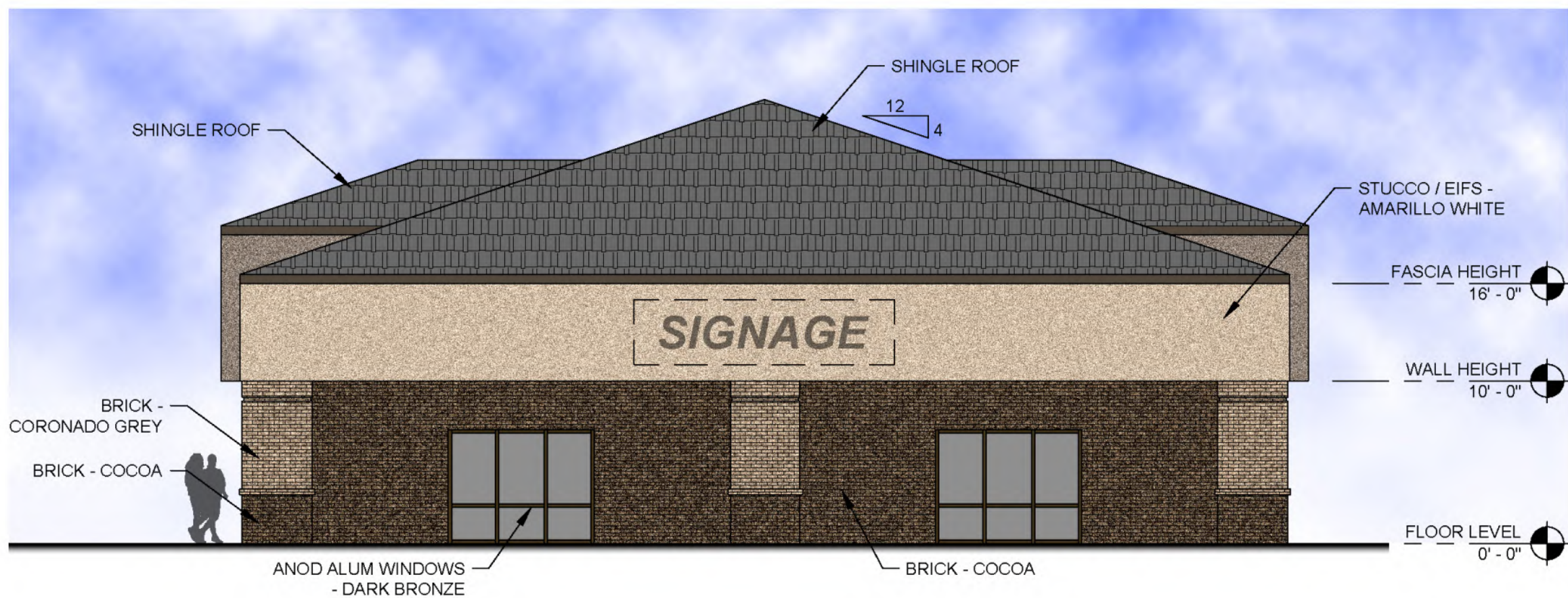
*See ordering tree for details.

Ordering Information						EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD	
Series	LEDs	Color Temperature	Color Rendering Index	Beam Distribution	Voltage	Mounting	
DSX1 LED	Forward optics		(this section 70CRI only)				Shipped included
	P1	P6	30K	3000K	70CRI	70CRI	SPA Square pole mounting (off drilling)
	P2	P7	40K	4000K	70CRI	70CRI	SPA Square pole mounting (off drilling)
	P3	P8	50K	5000K	70CRI	70CRI	SPA Square pole mounting (off drilling)
	P4	P9	50K	5000K	70CRI	70CRI	SPA Square pole mounting (off drilling)
DSX1 LED	Rotated optics		(this section 70CRI only)				Shipped included
	P10	P12	30K	3000K	80CRI	80CRI	SPA Square pole mounting (off drilling)
	P11	P13	40K	4000K	80CRI	80CRI	SPA Square pole mounting (off drilling)
	P14	P16	50K	5000K	80CRI	80CRI	SPA Square pole mounting (off drilling)
	P17	P19	50K	5000K	80CRI	80CRI	SPA Square pole mounting (off drilling)
Control options						Other options	Shipped included
Shipped installed						Shipped installed	Shipped included
NLTAIR2 PIRHN						SPD20KV 20KV surge protection	DBBD Dark Bronze
PIR						BLD Backlight (Blue, Blue standard)	DBLD Black
PER						LRD Left rotated optics	DBWD White
PER						RRO Right rotated optics	DBRD Dark Bronze
PER						CCD Central distribution	DBLD Black
PER						HA 50°C ambient operation	DBRD Dark Bronze
PER						BAA Ray American Acrylic and/or Build America Ray America Qualified	DBRD Dark Bronze
PER						DF Double flow (200, 240, 4800)	DBRD Dark Bronze
PER						Shipped separately	Shipped separately
PER						ESGR External Glass Shield (available, field install required, matches housing finish)	ESGR External Glass Shield (available, field install required, matches housing finish)
PER						ESGR External Glass Shield (available, field install required, matches housing finish)	ESGR External Glass Shield (available, field install required, matches housing finish)





EXTERIOR ELEVATION - WEST
SCALE: 1/8" = 1'-0"



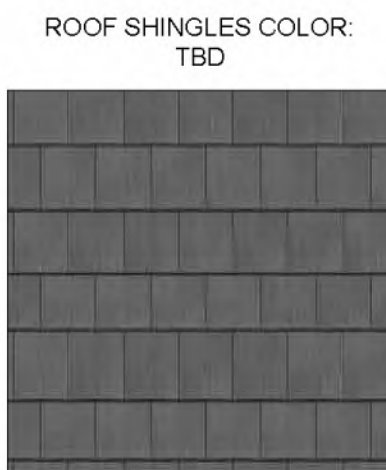
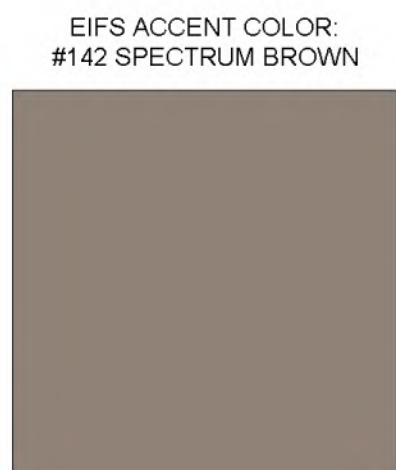
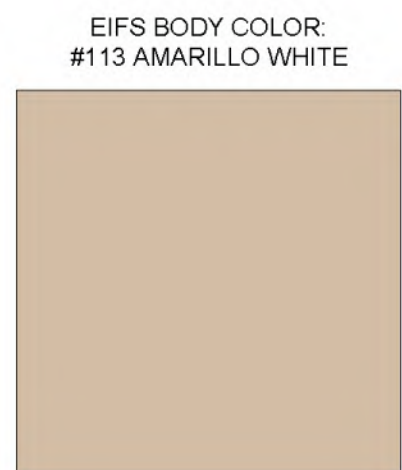
EXTERIOR ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"



EXTERIOR ELEVATION - NORTH
SCALE: 1/8" = 1'-0"

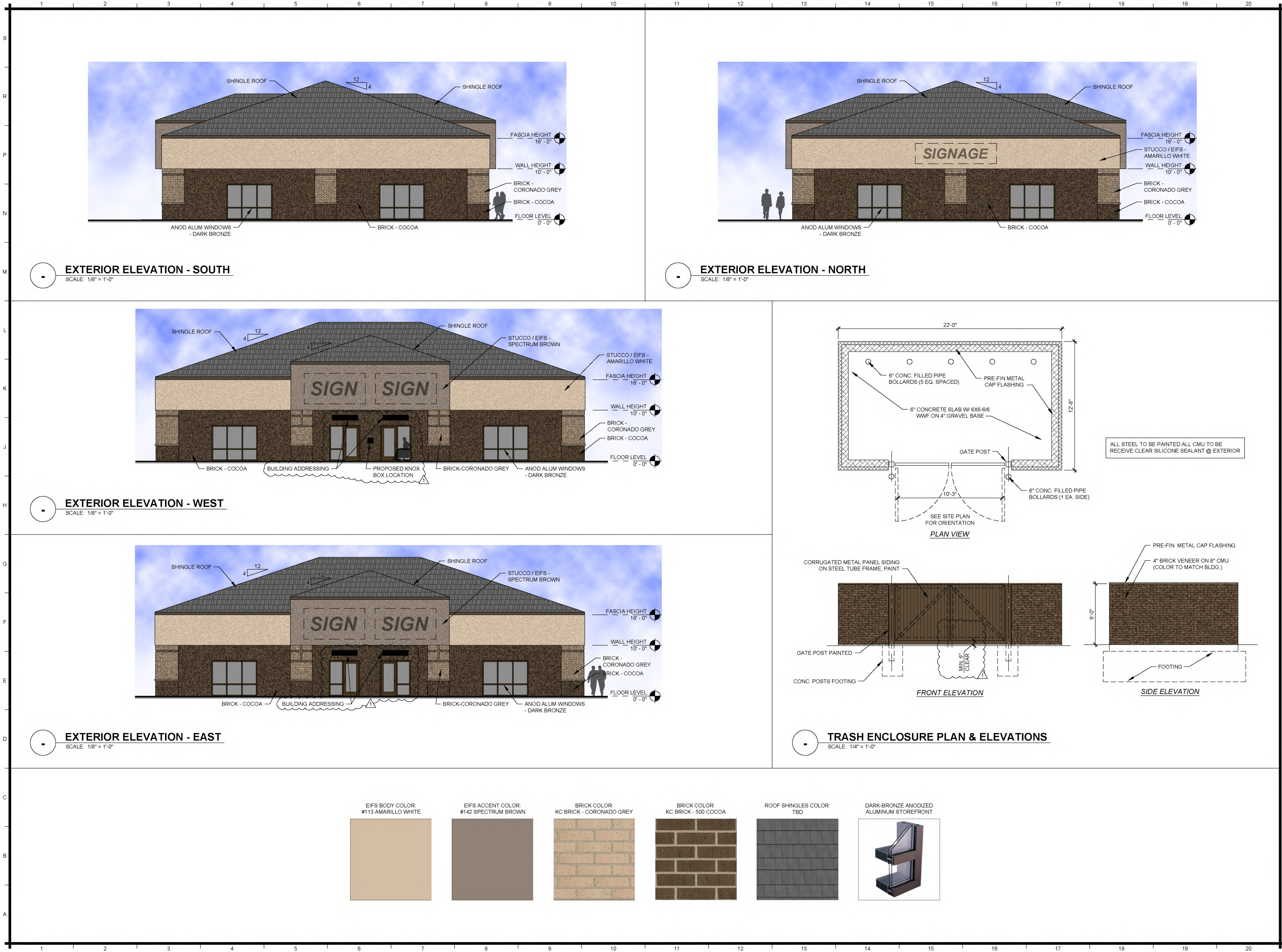


EXTERIOR ELEVATION - EAST
SCALE: 1/8" = 1'-0"



REVISIONS		SOURCE
#	BY	DATE

DATE:	04-16-2026
DESIGNED BY:	KAW
DRAWN BY:	cdt
APPROVED BY:	KAW



WARMAN ARCHITECTURE+DESIGN

1735 SWIFT AVE.

NORTH KANSAS CITY, MISSOURI 64116

V. 816.474.2233 F. 816.474.1051

Missouri State Certificate of Authority #ARC 000745

Highland Plaza West

Medical Office Buildings

9840 N Cedar Ave

Kansas City, MO 64157

Star Development Corp

244 W Mill St

Liberty, MO 64068

REVISIONS

#	BY	DATE	SOURCE	PER STAFF COMMENTS
1	cdt	05-11-2026		

DATE: 04-16-2026

DESIGNED BY: KAW

DRAWN BY: cdt

APPROVED BY: KAW

SHEET NUMBER

A-202

JOB NUMBER

6366-26

84



SCALE: 1/8" = 1'-0"



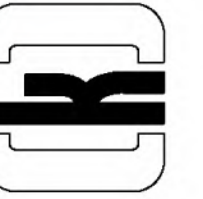
SCALE: 1/8" = 1'-0"



SCALE: 1/8" = 1'-0"



SCALE: 1/8" = 1'-0"



Missouri State Certificate of Authority #AKC 000743

KATHLEEN ANN WARMAN - ARCHITECT
MO # A-5819

**Highland Plaza West
Medical Office Buildings**
9840 N Cedar Ave
Kansas City, MO 64157

PRELIMINARY EXTERIOR ELEVATIONS
BUILDING C

Star Development Corp
244 W Mill St
Liberty, MO 64068

Liberty, MO 64068

[illegible]

DATE:	04-16-2026
DESIGNED BY:	KAW
DRAWN BY:	cdt
APPROVED BY:	KAW

SHEET NUMBER

A-203

DB NUMBER

5366-26

June 1, 2026

VIA U.S. MAIL

To Adjacent Neighbors

**Re: Amber Meadows, Inc. / Highland Plaza West Public Engagement Meeting
Case No. CD-CPC-2026-00067**

Dear Property Owner:

We represent Amber Meadows, Inc. concerning property located at 9840 N. Cedar Avenue, Kansas City, Missouri. We submitted an application to the City Plan Commission for approval of a major amendment to an approved development plan. Approval of the application will allow for the development of a portion of the property for use as medical offices in three (3) buildings. A copy of the site plan is enclosed.

You are receiving this notice in accordance with city code that requires a public meeting with neighborhoods for certain types of development projects and that all property owners within 300 feet are invited. This public meeting is an opportunity for you to come learn more about the Development Plan and discuss these plans with the developer's representatives. You can read more about the process requirements at kcmo.gov/publicengagement. If you would like further information on this proposed project, please visit Kansas City's planning and permitting system, Compass KC, at Compasskc.kcmo.org. You may search by project type and address/case number to find project details.

This public meeting will be held by Zoom conference call on Wednesday, June 24, 2026, at 6:00 p.m.

Join the Zoom Meeting at <https://zoom.us/join>. Call-in instructions are as follows:

Meeting ID: 828 4536 5793

Passcode: 251452

Or dial: (312) 626-6799

Any questions or concerns can be addressed to:

Name:	Patricia R. Jensen
Email:	pjensen@rousepc.com
Phone:	816-502-4723
Title/Role:	Attorney
Company:	Rouse Frets White Goss Gentile Rhodes, P.C.
Representing:	Amber Meadows, Inc.

Adjacent Neighbors
June 1, 2026

We anticipate the Application will be heard by the City Plan Commission on Wednesday, July 15, 2026.

Very truly yours,

A handwritten signature in blue ink, reading "Patricia R. Jensen". The signature is fluid and cursive, with the first name "Patricia" being the most prominent.

Patricia R. Jensen

PRJ:kab
Enclosure

cc: City Planning and Development, publicengagement@kcmo.org



CITY OF
KANSAS CITY,
MISSOURI

CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # CD-CPC-2026-00067

Meeting Date: 6/24/26

Meeting Location: Via Zoom

Meeting Time (include start and end time): 6:00 p.m. - 6:20 p.m.

Additional Comments (optional):

Meeting Sign-In Sheet

Project Name and Address

Star / Highland Plaza West Lot 2

9840 Cedar Avenue

Name	Address	Phone	Email
Kathy			
Georgeanne Edwards/ Barrington Woods HOA			
Thomas Nelson			

From: Georganne Edwards <gedwards1947@yahoo.com>

Date: July 6, 2026 at 12:34:08 PM CDT

To: publicengagement@kcmo.gov

Subject: CD-CPC- 2026-00067

I am Georganne Edwards, 9824 N Home Ave, Kansas City MO 64157. I am President of Barrington Woods HOA and am representing residents on N Home Ave whose property adjoins the proposed development at 9840 N Cedar Ave.

The concern is the proposed Landscape Plan, specifically the west (back slope) of development site consisting of approximately 30 feet in depth from Barrington Woods property lines to proposed parking lot and current retention basin and the entire length of proposed development from Kiddie Academy to GoodWill. This area adjoins west facing townhomes on N Home Ave.

The proposed Landscape Plan states to preserve existing vegetation. This vegetation consists of scrub trees, brush, weeds and tall grasses. This is unsightly for the fourteen homeowners whose lots adjoin this vegetation where they view the overgrowth from their patios and windows. It is also unsightly for the east facing townhomes who must view it from their porches and for the many people who walk our tree lined street. The brush encroaches onto the adjoining lawns as there is no containment. Homeowners have reported ticks and undesirable wildlife.

Two years ago I contacted the company that manages the lot and requested this area to be cleaned up and mowed. They agreed to remove scrub trees and brush and then mow periodically. A large piece of equipment "chewed" off trees and brush leaving stumps and roots. Mowing was never done. Trees, brush and weeds quickly grew back.

I registered a complaint via 311 last year for overgrowth without success. If current Landscape Plan is approved there will never be action required by the city to control this undesirable growth.

I am requesting that existing vegetation be removed including stumps and roots from stated area and the area be seeded, kept free of weeds and mowed at least monthly during the growing season of April through November.

Thank you for the opportunity to voice this concern. We appreciate your consideration of the proposed resolution.

Barrington Woods HOA

Sent from my iPhone

Docket #2

CD-CPC-2026-00067

Development Plan

Highland Plaza West Lot 2 – 9840 N Cedar

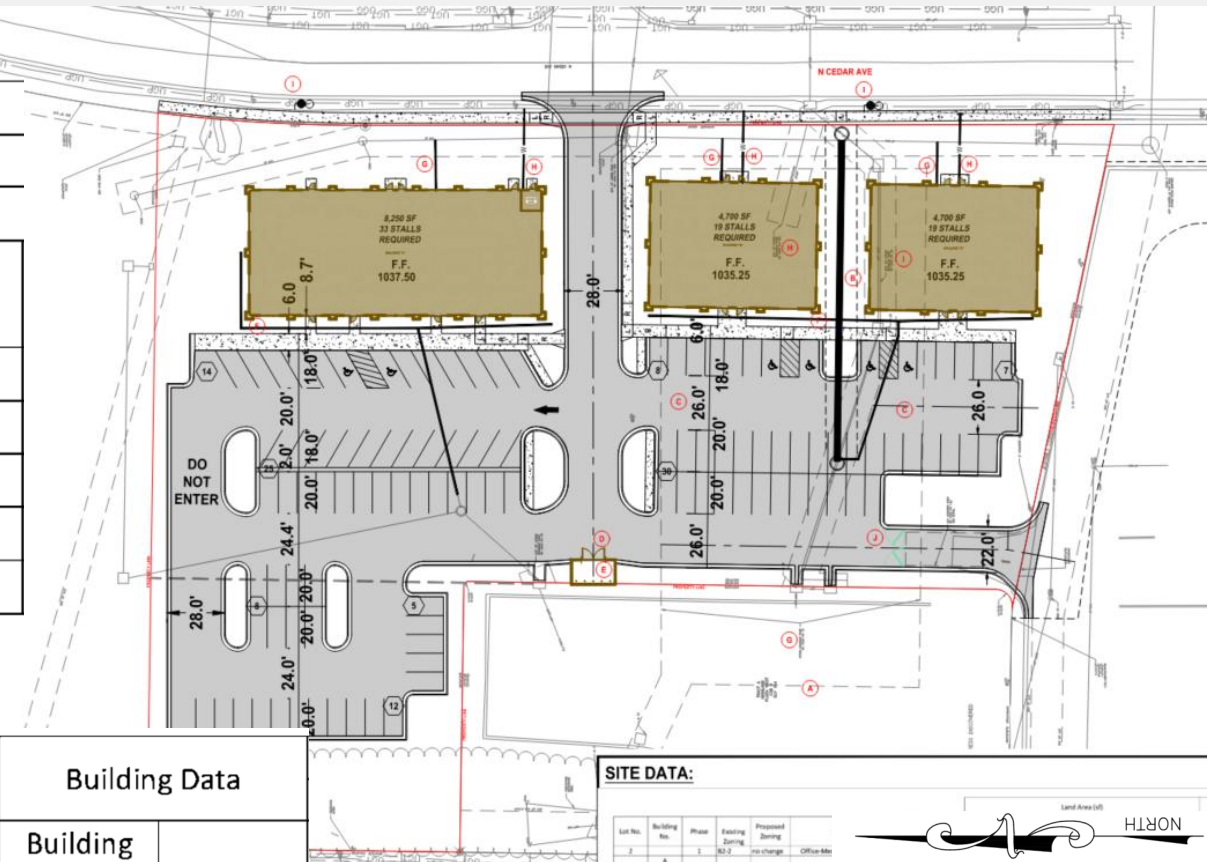
July 17, 2026

Prepared for

City Plan Commission



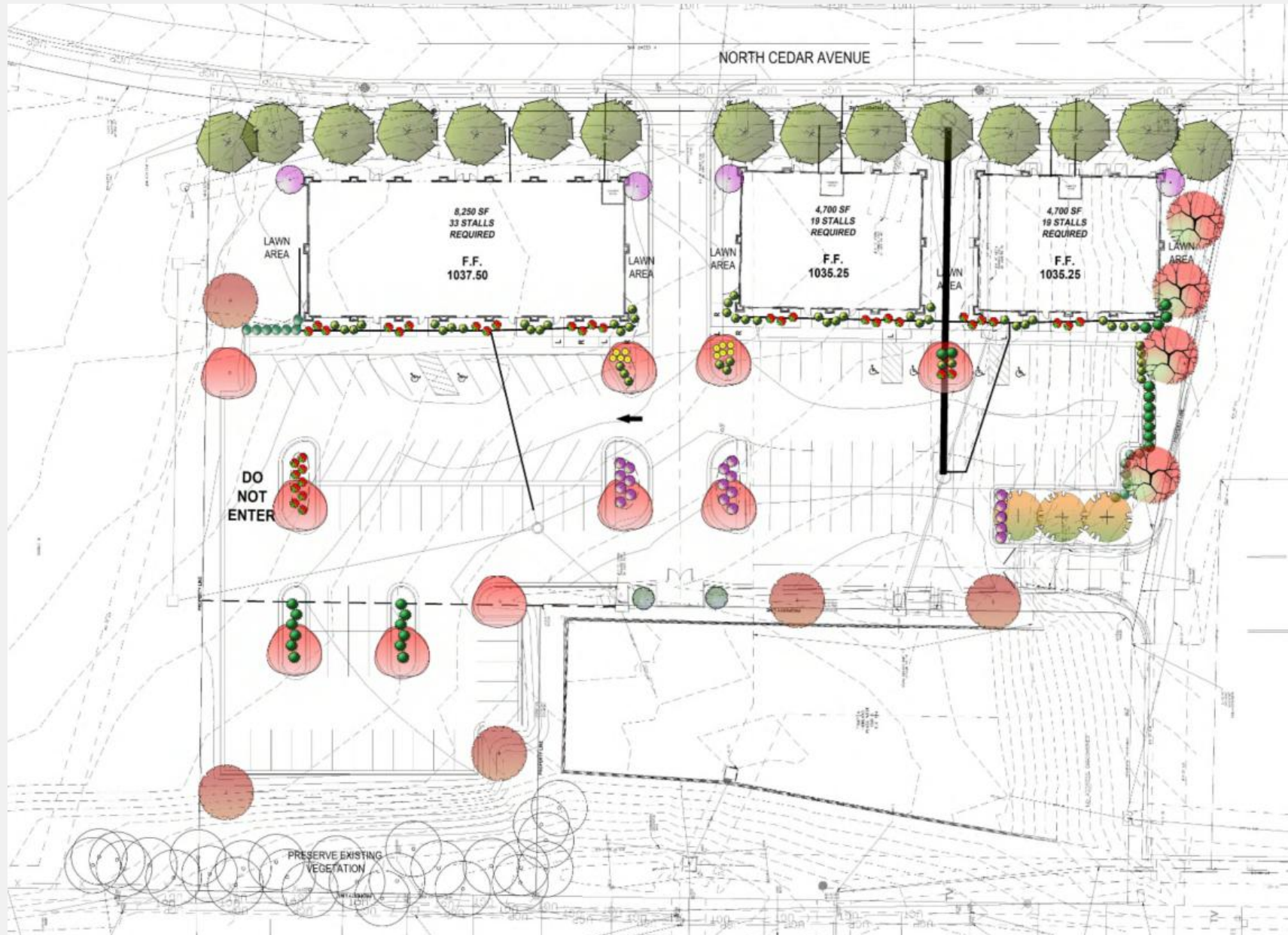
Parking Data					
Vehicular					
required				provided	
min	notes	max	notes	off-street	notes
33.00	@ 4 per	66.00	@ 8 per	51	
18.80	@ 4 per	37.60	@ 8 per	29	
18.80	@ 4 per	37.60	@ 8 per	29	
70.60		141.20		109	



Building Data	
Building Area (sf)	FAR
17,650	0.153
8,250	
4,700	
4,700	

Lot No.	Building No.	Phase	Existing Zoning	Proposed Zoning	Proposed Use	Building Area (sf)	FAR
2		1	B2-2	no change	Office-Medical (see Note #2 below)	17,650	0.153
	A					8,250	
	B					4,700	
	C					4,700	

2. Building uses between Retail Sales, Office (Admin, Professional, or General), or Office-Medical can be substituted as market demands allow so long as min. required parking stalls are available.





EIFS BODY COLOR:
#113 AMARILLO WHITE



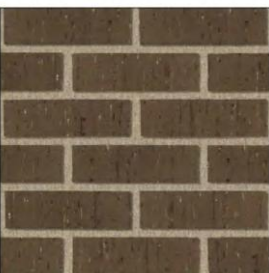
EIFS ACCENT COLOR:
#142 SPECTRUM BROWN



BRICK COLOR:
KC BRICK - CORONADO GREY



BRICK COLOR:
KC BRICK - 500 COCOA



EXTERIOR ELEVATION - WEST
SCALE: 1/8" = 1'-0"



EXTERIOR ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"



EXTERIOR ELEVATION - NORTH
SCALE: 1/8" = 1'-0"



EXTERIOR ELEVATION - EAST
SCALE: 1/8" = 1'-0"



View west towards subject site (Dec 2023)



View southwest towards site from N Cedar Ave (Oct 2024)

Staff Recommendation

Case No. CD-CPC-2026-00067

Approval with Conditions



CITY PLAN COMMISSION

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

KCMO.gov/Planning

July 16, 2026

Rachelle M Biondo
Rouse Frets White Goss Gentile Rhodes, P.C.
4510 Belleview Ave, STE 300
Kansas City, MO 64111

Re: **CD-CPC-2026-00067** - A request to approve a development plan to allow multiple buildings on one lot in district B2-2 on about 2.64 acres generally located at 9840 N Cedar Avenue.

Dear Rachelle M Biondo:

At its meeting on July 15, 2026, the City Plan Commission acted as follows on the above-referenced case.

Approved with Conditions

The Commission's action is only a recommendation. Your request must receive final action from the Council. All conditions imposed by the Commission, if any, are available on the following page(s).

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

- If revised plans are required, you must make such revisions and upload the revised plans prior to proceeding to final action.
- If revised plans are not required, your request will automatically be submitted for Council consideration.

If you have any questions, please contact me at genevieve.kohn-smith@kcmo.org or (816) 513-8808.

Sincerely,

A handwritten signature in cursive script that reads "Genevieve Kohn-Smith".

Genevieve Kohn-Smith, AICP
Lead Planner

Condition(s) by City Planning and Development Department. Contact Genevieve Kohn-Smith at (816) 513-8808 / genevieve.kohn-smith@kcmo.org with questions.

1. All signage shall conform to Section 88-445 and shall require a sign permit prior to installation. This condition may be satisfied by an assigned City Planning and Development Department Building Inspector.
2. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to Certificate of Occupancy. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
3. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with Section 88-425-08 of the Zoning and Development Code. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
4. That prior to issuance of the Certificate of Occupancy for each lot within the plat the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved Street Tree Planting Plan and are healthy. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
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 Certificate of Occupancy. This condition may be satisfied by an assigned City Planning and Development Building Inspector.

Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

6. The Fire Department Connection (FDC) shall not be located that obstructs access/egress to the building when in use (IFC-2018 § 912.2).
7. The developer shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC-2018 § 507.1)
8. The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
9. All required fire department access roads shall be an all weather surface. Grass pavers are not permitted. (IFC-2012: § 503.2.3)
10. The building's FDC shall be immediately recognizable from the street or nearest point of Fire Department access (IFC-2018 § 912.2.1).
11. 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)
12. Fire hydrant distribution shall follow IFC-2018 Table C102.1
13. Required fire department access roads shall be a minimum unobstructed width of twenty (20) feet and 13 ft-6 in clearance height. Check with Streets & Traffic (KCMO Public Works Department) or Missouri Department of Transportation (MODOT) that may have street planning regulations that supersede the Fire Code. (IFC-2018: § 503.2.1)
14. Proposed buildings shall have a fire department access road within 150 feet of any exterior portion of the structure. (IFC-2018: § 503.1.1)
15. Required fire department access roads shall be designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
16. Fire hydrant(s) shall be within 400 feet on a fire access road following an approved route established by the Authority Having Jurisdiction (AHJ) of any exterior portion of a building. The use of existing fire hydrant(s) may be used to satisfy this requirement otherwise a private fire hydrant(s) or hydrant system may be required. This distance may be increased to 600 feet for R-3 and U occupancy(s) or the building(s) is fully protected by an approved automatic fire sprinkler system(s). (IFC-2018: § 507.5.1)
17. All Fire Department Connections (FDC) shall be threaded connections, Storz connections are not allowed in the City of Kansas City, Missouri (IFC-2018 § 903.3.6; NFPA 13-2010 § 6.8.1).

Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

18. A Knox Box shall be provided near the main entrance to the building (IFC-2018 § 506.1).
19. The developer shall provide Fire Department access roads prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)

Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

20. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
21. The developer shall pay the arterial street impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.
22. The developer shall integrate into the existing street light system any relocated existing street lights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.
23. The developer shall submit plans to the Land Development Division and obtain permits to construct sidewalks along the platted frontage of N Cedar Ave and to a tie-in point with the existing sidewalks. In addition, the developer shall construct associated ADA ramps at the proposed entrance drives as necessary for the type of drive approach.
24. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.

Condition(s) by Water Services Department. Contact Heather Massey at (816) 513-2111 / heather.massey@kcmo.org with questions.

25. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to issuance of Certificate of Occupancy.
<https://www.kcwater.us/wp-content/uploads/2025/02/2025-Final-Rules-and-Regulations-for-Water-Service-Lines.pdf>
26. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
South of River contact - Patrick Lewis (816) 513-0423
North of River contact - David Gilyard (816) 513-4772

Condition(s) by Water Services Department. Contact Kirk Rome at (816) 513-0368 / kirk.rome@kcmo.org with questions.

27. The developer shall submit water main extension plans to install two new fire hydrants along N Cedar Ave per the utility plan sheet. The plans shall be prepared by a Missouri PE and submitted through CompassKC for review, acceptance and contracts. The plans shall follow KC Water Rules and Regulations for Water main extensions and Relocations. The plans shall be under contract (permit) prior to final plat recording or building permit issuance whichever occurs first. Additional information is available online at:
<https://www.kcwater.us/wp-content/uploads/2022/05/2022-Rules-and-Regulations-for-Water-Main-Extensions-Final2.pdf>

Condition(s) by Water Services Department. Contact Philip Taylor at (816) 513-0146 / philip.taylor@kcmo.org with questions.

28. The developer shall provide acceptable easement and secure permits to relocate sewers out from under proposed buildings and structures, etc. Any existing public lines located under proposed structures must be abandoned in place or removed and easement vacated, or relocated and new easements shall be provided; as required by KC Water prior to recording the plat or issuance of a building permit, whichever occurs first. Easements shall be per the KC Water Matrix easement.

Condition(s) by Water Services Department. Contact Philip Taylor at (816) 513-0146 / philip.taylor@kcmo.org with questions.

29. The developer shall secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by KC Water, prior to recording the plat or issuance of a building permit whichever occurs first. Easements shall be per the KC Water Matrix easement.
30. The developer shall submit a detailed Micro storm drainage analysis from a Missouri-licensed civil engineer to KC Water showing compliance with the current, approved Macro study on file with the City and with current adopted standards in effect at the time of submission, including Water Quality BMP's, prior to approval and issuance of any building permits to construct improvements on the site or prior to recording the plat, whichever occurs first. The developer shall verify and/or improve downstream conveyance systems or address solutions for impacted properties due to flow contributions from the site; and that the developer construct any other improvements as required by KC Water as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase.
31. The developer shall submit plans for grading, siltation, and erosion control to KC Water for review and acceptance, provide a copy of the Storm Water Pollution Prevention (SWPP) plan submitted to the Missouri Dept. of Natural Resources (MDNR) and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
32. The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer or outside the plat and include said document(s) within the public improvement applications submitted for permitting. Off site improvements will require Performance and Maintenance Bonds to be posted for permitting if determined to be necessary by the Director of KC Water.
33. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by KC Water prior to recording the plat or issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required.
34. All Agreement and Easement documents shall be submitted using IB159 to an Infrastructure Review Application on CompassKC for review and approval by KC Water prior to issuance of any permits.



City Plan Commission

Recommends Approval with Conditions

of Case No.**CD-CPC-2026-00067** on **7/15/2026**



Sara Copeland, FRCR
Secretary of the City Plan Commission

Highland Plaza West 2nd Plat - Lot 2

Major Amendment to Approved Development Plan

a commercial development at

9840 N Cedar Ave

City of Kansas City, Clay County, Missouri

LEGAL DESCRIPTION :

Lot 2, HIGHLAND PLAZA WEST 2ND PLAT, LOTS 1 & 2

OWNER / DEVELOPER

AMBER MEADOWS, INC
244 WEST MILL STREET, SUITE 101
LIBERTY, MO 64068
CONTACT: TIM HARRIS
PHONE: (816) 781-3322
Email: TIM@STARDEVCORP.COM

VICINITY MAP
SEC. 36-52-32
NOT TO SCALE

LOCATION MAP
NOT TO SCALE

Sheet List Table

NO	TITLE
1	COVER
2	EXISTING CONDITIONS
3	SURROUNDING AREA CONTEXT
4	SITE PLAN
5	GRADING PLAN
6	UTILITY PLAN
L1	LANDSCAPE

MEIER LANDSCAPE ARCHITECTURE RESPONSIBILITY FOR SHT L1.
BC ENGINEERS HAS SOLE RESPONSIBILITY FOR SHT PH1.
WARMAN ARCHITECTS HAS SOLE RESPONSIBILITY FOR SHT A201-A203

CONTACTS

ENGINEERING

ENGINEERING PRIMARY 781-4200
Art Akin, PE

ENGINEERING ALTERNATE 781-4200
Ronald L. Cowger, PE

BY	REVISION	DATE
RC	FOR REVIEW	5-25-26


AGC Engineers, INC.

405 S. Leonard St., Suite D
Liberty, Missouri 64068

816.781.4200 ■
fax 792.3666

www.agcengineers.com

Highland Plaza West 2nd Plat - Lot 2
Major Amend to Approved Dev Plan

106



City Plan Commission
Recommends Approval with Conditions
of Case No. CD-2026-00067 of 7/15/2026

Sam Gabriel
Secretary of the City Plan Commission

VICINITY MAP
SECTION 36-52-32
KANSAS CITY, CLAY COUNTY, MISSOURI
1"=2640'

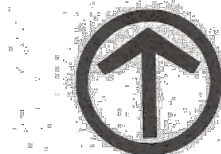
STATE PLANE TABLE IN METERS
GRID FACTOR=0.999907
FROM MOSS STATION HALL
ADJ DATE 2003

STATION	NORTHING	EASTING
HALL	544775.849	857262.380
1	544639.988	853673.816
2	544638.190	853682.321
3	544638.019	853696.874
4	544629.314	853551.957
5	544620.203	853564.144
6	544614.555	853587.300
7	544615.690	853607.108
8	544547.187	853777.943
9	544537.666	853788.051
10	544459.543	853918.481
11	544452.481	853907.716
12	544454.877	853910.362
13	544531.820	853911.478
14	544534.434	853910.378
15	544533.012	853872.017

LEGEND

- FOUND MONUMENT AS NOTED
- SET 1/2" REBAR WITH PLASTIC CAP SCALED TO 1/8"=149.98'
- MEASURED DISTANCE
- (R) RECORD DISTANCE
- A/E ACCESS EASEMENT
- B/L BUILDING LINE
- D/E DRAINAGE EASEMENT
- U/E UTILITY EASEMENT
- S/E SANITARY EASEMENT
- P/S/B PARKING SETBACK LINE

LAND DATA	AREA
TOTAL LAND AREA	4.14 ACRES OR 180338 SQUARE FEET, +/-
LAND AREA FOR PROPOSED AND EXISTING RIGHT-OF-WAY	0.09 SQUARE FEET, MORE OR LESS
NET LAND AREA	4.14 ACRES OR 180338 SQUARE FEET, +/-
PLAT DATA	COUNT
NUMBER OF LOTS	2
NUMBER OF TRACTS	0



STREET GRADES

NORTH CEDAR AVENUE ORDINANCE 957377 OCTOBER 12, 1995.
AMBER MEADOWS FIRST PLAT.

NORTHEAST 26TH STREET ORDINANCE 991254 SEPTEMBER 30, 1999.
AMBER LAKES FIRST PLAT.

SURVEYOR'S NOTES:

1. PLAT IS BASED ON THE COMMERCIAL INFORMATIONAL REPORT FROM THOMSON-ASPEN TITLE, LLC, FILE NO. 239399, DATED NOVEMBER 5, 2024.
2. BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON MISSOURI STATE PLANE COORDINATES 1983, AND NAVD 1988 FROM MOSS STATION HALL N=544775.849M E=857262.380M ZL=955.68 FEET (NAVD 1988). GRID FACTOR=0.999907 DATE OF ADJUSTMENT=2003.
3. UTILITIES: THE INFORMATION CONCERNING LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON WHICH ARE NOT VISIBLE FROM THE SURFACE, HAS BEEN TAKEN FROM THE RECORDS AND FIELD LOCATIONS OF THE VARIOUS UTILITY COMPANIES AND HAS NOT BEEN FIELD VERIFIED BY THIS COMPANY. THESE LOCATIONS ARE NOT TO BE CONSTRUED AS ACCURATE OR EXACT.
4. TYPE URBAN.
5. SURVEY PERFORMED IN THE FIELD AUGUST 3, 2023.
6. THIS PLAT IS LOCATED IN ZONE (UNSHADED), ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY-2000, NUMBER 2908500095 EFFECTIVE DATE JANUARY 20, 2017.
7. CONTAINS 4.14 ACRES, MORE OR LESS.

FINAL PLAT OF HIGHLAND PLAZA WEST 2ND PLAT, LOTS 1 & 2 A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

PLAT DEDICATION:	RESERVED FOR COUNTY RECORDING STAMP
HIGHLAND PLAZA WEST 2ND PLAT	
PRIVATE OPEN SPACE DEDICATION	
0.00 ACRES	
RECORD AS:	
PLAT	

PLAT DESCRIPTION:

PART OF TRACT G, AMBER LAKES FIRST PLAT, A SUBDIVISION OF LAND IN KANSAS CITY, MISSOURI AND PART OF A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 52 NORTH, RANGE 32 WEST, IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 36, THENCE S00°01'22"W, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 678.57 FEET TO THE POINT OF BEGINNING ON THE SOUTH RIGHT-OF-WAY LINE OF NORTHEAST 26TH STREET AT A POINT OF NON-TANGENT CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF S81°10'28"E, A RADIUS OF 530.00 FEET AND A CENTRAL ANGLE OF 0°40'00", THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, BEING THE ARC OF THAT CURVE, A DISTANCE OF 61.69 FEET, THENCE S87°02'37"E, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 14.95 FEET TO A POINT OF CURVE TO THE RIGHT, HAVING A RADIUS OF 770.00 FEET AND A CENTRAL ANGLE OF 1°33'59", THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, BEING THE ARC OF THAT CURVE, A DISTANCE OF 183.41 FEET, THENCE S71°11'45"E, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 109.78 FEET TO A POINT OF CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 88°55'20", THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, BEING THE ARC OF THAT CURVE, A DISTANCE OF 23.54 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NORTH CEDAR AVENUE, THENCE S15°43'35"W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 2.10 FEET TO A POINT OF CURVE TO THE LEFT, HAVING A RADIUS OF 805.00 FEET AND A CENTRAL ANGLE OF 15°47'18", THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, BEING THE ARC OF THAT CURVE, A DISTANCE OF 221.03 FEET, THENCE S00°03'43"E, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 359.35 FEET TO THE NORTHEAST CORNER OF LOT 2, HIGHLAND PLAZA WEST, A SUBDIVISION OF LAND IN KANSAS CITY, CLAY COUNTY, MISSOURI, THENCE N78°08'12"W, ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 208.56 FEET, THENCE N78°07'49"W, CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 29.32 FEET TO THE SOUTH LINE OF TRACT A OF SAID HIGHLAND PLAZA WEST, AT A POINT OF NON-TANGENT CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF S85°54'08"E, A RADIUS OF 8.00 FEET AND A CENTRAL ANGLE OF 0°14'00", THENCE ALONG THE ARC OF THAT CURVE, BEING SAID SOUTH LINE OF TRACT A, A DISTANCE OF 13.02 FEET TO A POINT ON THE EAST LINE OF SAID TRACT A, THENCE N00°51'22"E, ALONG SAID EAST LINE, A DISTANCE OF 252.49 FEET TO A POINT OF CURVE TO THE LEFT, HAVING A RADIUS OF 2.00 FEET AND A CENTRAL ANGLE OF 90°00'38", THENCE ALONG THE ARC OF THAT CURVE, BEING SAID EAST LINE, A DISTANCE OF 5.14 FEET TO THE NORTH LINE OF SAID TRACT A, THENCE N82°02'10"W, ALONG SAID NORTH LINE, A DISTANCE OF 122.92 FEET TO THE NORTHWEST CORNER OF SAID TRACT A ON THE EAST LINE OF THE VILLAGE AT BARRINGTON WOODS, A SUBDIVISION OF LAND IN KANSAS CITY, CLAY COUNTY, MISSOURI, THENCE N00°51'22"E, ALONG SAID EAST LINE, A DISTANCE OF 351.05 FEET TO THE POINT OF BEGINNING, CONTAINING 4.14 ACRES, MORE OR LESS.

PLAT DEDICATION:

THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL BE HEREAFTER KNOWN AS "HIGHLAND PLAZA WEST 2ND PLAT".

UTILITY EASEMENT:

AN EASEMENT IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING, AND MAINTAINING FACILITIES FOR WATER, GAS, ELECTRICITY, SEWAGE, TELEPHONE, CABLE TV AND SURFACE DRAINAGE AND GRADING, INCLUDING, BUT NOT LIMITED TO, UNDERGROUND PIPES AND CONDUITS, FOR MOUNTED TRANSFORMERS, SERVICES PEDIESTALS, ANY OR ALL OF THEM UPON, OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED UTILITY EASEMENTS (U/E), PROVIDED THAT THE EASEMENT GRANTED HEREIN IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS. ANY UTILITIES LOCATED WITHIN THE DESIGNATED UTILITY EASEMENTS OF WHATEVER KIND OR CHARACTER SHALL BE SUBORDINATE TO SAID PUBLIC RIGHT OF WAY IN THE EVENT THAT ADDITIONAL PUBLIC RIGHT OF WAY IS DEDICATED OVER THE LOCATION OF THE UTILITY EASEMENT, WHERE OTHER EASEMENTS ARE DESIGNATED FOR A PARTICULAR PURPOSE, THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY. ALL OF THE ABOVE EASEMENTS SHALL BE KEPT FREE FROM ANY AND ALL OBSTRUCTIONS WHICH WOULD INTERFERE WITH THE CONSTRUCTION OR RECONSTRUCTION AND PROPER, SAFE AND CONTINUOUS MAINTENANCE OF THE AFORESAID USES AND SPECIFICALLY THERE SHALL NOT BE BUILT THEREON OR THEREOVER ANY STRUCTURE (EXCEPT DRIVEWAYS, PAVED AREAS, GRASS, SHRUBS, TREES, ETC.) NOR SHALL THERE BE ANY OBSTRUCTION TO INTERFERENCE WITH THE ACCESS AND EMPLOYEES OF KANSAS CITY AND ITS FRANCHISEES AND UTILITIES FROM GOING UPON SAID EASEMENT AND AS MUCH OF THE ADJOINING LANDS AS MAY BE REASONABLY NECESSARY IN EXERCISING THE RIGHTS GRANTED BY THE EASEMENT, NO EXCAVATION OR FILL SHALL BE MADE OR OPERATION OF ANY KIND OR NATURE SHALL BE PERFORMED WHICH WILL REQUIRE OR INCREASE THE EARTH COVERAGE OVER THE UTILITIES ABOVE SITED OR THE APPURTENANCES THEREON WITHOUT A VALID PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS AS TO UTILITY EASEMENTS, AND/OR WRITTEN APPROVAL OF THE DIRECTOR OF WATER SERVICES AS TO WATER MAIN EASEMENTS.

SANITARY EASEMENT:

A SEWER EASEMENT (S/E) FOR THE LOCATION, CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION AND REPAIR OF SEWERAGE IMPROVEMENTS AND ANY AND ALL APPURTENANCES INCIDENTAL THERETO IN, UNDER, UPON, OVER AND THROUGH LAND LYING, BEING AND SITUATED IN KANSAS CITY, MISSOURI (THE CITY) IS HEREBY GRANTED TO THE CITY. BY THE GRANTING OF THIS EASEMENT, IT SHALL NOT BE CONSTRUED TO PROHIBIT DEVELOPMENT OF ANY ADJOINING PROPERTY OR FROM THE LAYING OUT, ESTABLISHING AND CONSTRUCTING PAVEMENT, SURFACING OF ROADWAYS, CURBING AND CUTTERS ALONG, UPON, OVER OR ACROSS SAID EASEMENT OR ANY PORTION THEREOF. HOWEVER, SAID EASEMENT SHALL BE KEPT FREE FROM ADDITIONAL DEPTH OF OVERSILVERING, BUILDING AND ANY OTHER STRUCTURE OR OBSTRUCTION (EXCEPT SIDEWALKS, ROADWAYS, PAVEMENT, GRASS, SHRUBS, FENCES, OR CURBS), WHICH WILL INTERFERE WITH THE CITY IN ENTERING UPON SAID ADJACENT LAND AND EASEMENT FOR THE PURPOSE OF LAYING, CONSTRUCTING, RECONSTRUCTING, OPERATING, REPAIRING AND MAINTAINING SUCH SEWERAGE IMPROVEMENTS AND APPURTENANCES.

BUILDING LINES:

BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED, AS SHOWN ON THE ACCOMPANYING PLAT, SETBACK SETBACK SHALL BE 8.00 FEET. AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE LOT LINE NEAREST THEREOF.

LANDSCAPE BUFFER:

THIS BUFFER IS RESERVED FOR THE PLANTING OF TREES OR SHRUBS BY THE OWNER OR THE DEVELOPER. BUILDINGS OR STRUCTURES WITHIN THE BUFFER ARE PROHIBITED.

MAINTENANCE OF TRACTS:

TRACT A WITHIN HIGHLAND PLAZA WEST FIRST PLAT IS TO BE USED AS A DETENTION FACILITY AND SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS, TRACTS, AND PARCELS SHOWN WITHIN THIS PLAT, PURSUANT TO THE COVENANT TO MAINTAIN STORM WATER DETENTION FACILITY SERVING HIGHLAND PLAZA WEST 2ND PLAT, RECORDED SIMULTANEOUSLY WITH THIS PLAT.

RIGHT OF ENTRANCE:

THE RIGHT OF ENTRANCE AND EGRESS IN TRAVEL ALONG ANY STREET OR DRIVE WITHIN THE BOUNDARIES OF THE PROPERTY IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF FIRE AND POLICE PROTECTION, MAINTENANCE OF WATER MAINS, SANITARY AND STORM SEWER LINES, COLLECTION OF GARBAGE AND REFUSE AND TO THE UNITED STATES POSTAL SERVICE FOR THE DELIVERY OF MAIL, PROVIDED, HOWEVER, SUCH RIGHT OF ENTRANCE AND EGRESS DOES NOT INCLUDE ANY OBLIGATION TO CONTRIBUTE FOR ANY DAMAGE TO ANY PRIVATE STREET OR DRIVE BY VIRTUE OF THE EXERCISE OF THE RIGHTS STATED HEREIN AND SPECIFICALLY, NEITHER KANSAS CITY, MISSOURI NOR THE U.S. POSTAL SERVICE SHALL INCUR ANY LIABILITY BY VIRTUE OF THE EXERCISE OF SUCH RIGHTS.

IN WITNESS WHEREOF: AMBER MEADOWS, INC., A MISSOURI CORPORATION, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____, 2024.

AMBER MEADOWS, INC., A MISSOURI CORPORATION.

TIMOTHY D. HARRIS, PRESIDENT

STATE OF MISSOURI) S.S.

COUNTY OF CLAY)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2024, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME TIMOTHY D. HARRIS, PRESIDENT OF AMBER MEADOWS, INC., TO ME PERSONALLY KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND THAT THIS INSTRUMENT WAS EXECUTED ON BEHALF OF SAID CORPORATION AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION. IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND AFFIRMED MY NOTARY SEAL THE DAY AND YEAR ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

CITY PLAN COMMISSION

PUBLIC WORKS

APPROVED DATE: August 21, 2024

CASE NUMBER GLD-FinPlat-2024-00011

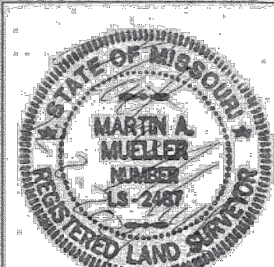
MICHAEL J. SHAW
DIRECTOR

COUNCIL

TO CERTIFY THAT THE WITHIN PLAT WAS DULY SUBMITTED TO AND APPROVED BY THE COUNCIL OF THE CITY OF KANSAS CITY, MISSOURI, BY ORDINANCE NO. 240848 DULY AUTHENTICATED AS PASSED THIS 26TH DAY OF SEPTEMBER, 2024.

MAYOR
QUINTON LUCAS

CITY CLERK
MARILYN SANDERS



MARTIN A. MUELLER
2407

DWG. NO.

1

PROJECT 23022

NORTH

PLOTTED: Monday, December 2, 2024 2:47:26 PM

XREFS: ACAD-dwgmain
FILE PATH: C:\WORK\LOUIS\3024\2026\2026\HPLAT

DATE	REVISIONS	SCALE	AS NOTED
		DRAWN: MTW	
		CHECKED: MAM	
		APPROVED: MAM	
		DATE: DECEMBER 2, 2024	
		ISSUED FOR: APPROVAL	



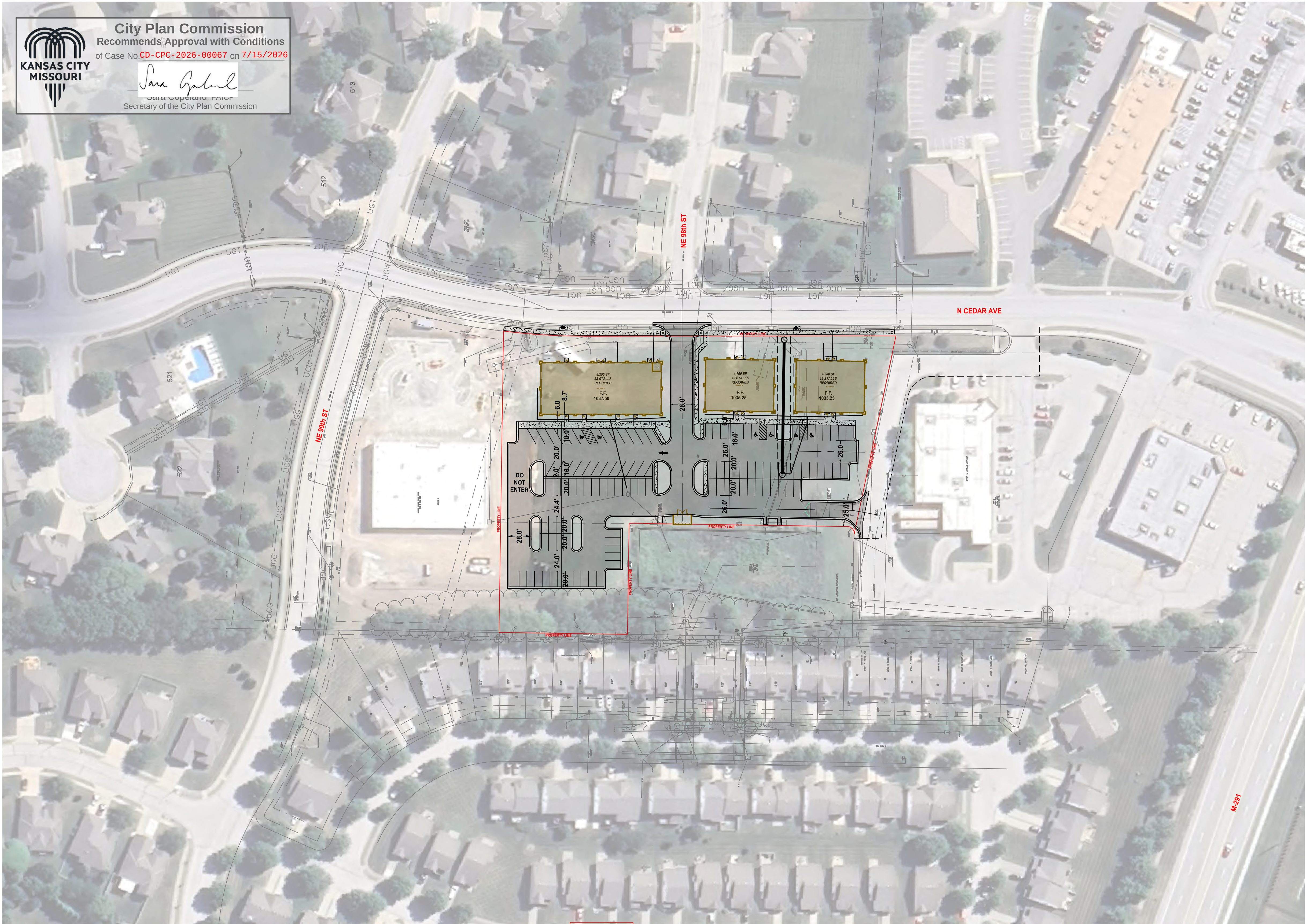
FINAL PLAT HIGHLAND PLAZA WEST 2ND PLAT

9788 N Ash Avenue • Kansas City, Missouri 64157
816-781-6182 • 816-781-0843 (FAX) • Corporate ID Number 2024000128

HIGHLAND PLAZA WEST 2ND PLAT SECTION 36, T52N, R32W KANSAS CITY, CLAY COUNTY, MISSOURI

BY	REVISION	DATE
RC	FOR REVIEW	4-27-26

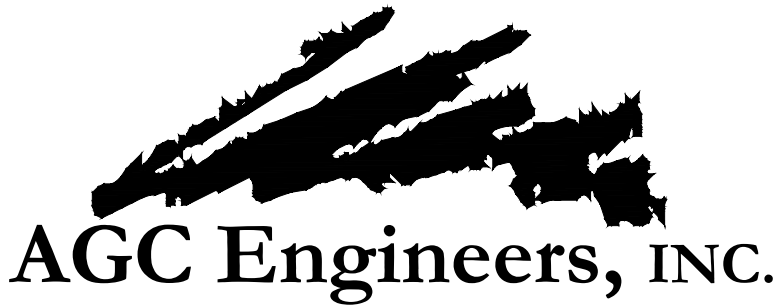
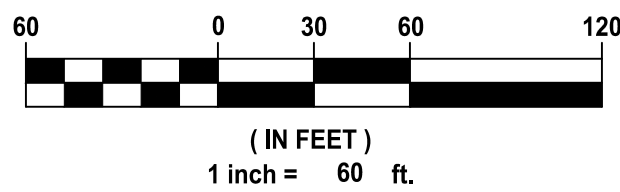
HIGHLAND PLAZA WEST 2ND PLAT
9840 N CEDAR AVE
KANSAS CITY, CLAY COUNTY, MISSOURI
Major Amendment to Approved Dev Plan
EXISTING CONDITIONS



City Plan Commission
Recommends Approval with Conditions
of Case No. **CD-CPC-2026-00067** on **7/15/2026**
Sara Gabriel
Sara Gabriel, FRCR
Secretary of the City Plan Commission



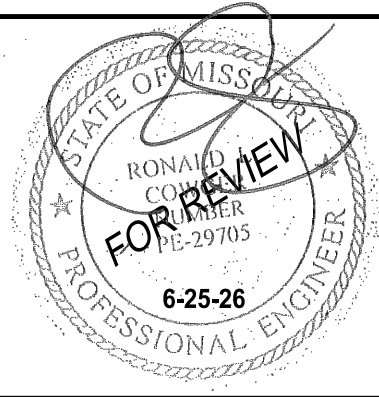
BY	REVISION	DATE
RC	Address City comments	6-25-26
RC	FOR REVIEW	5-25-26



405 S. Leonard St., Suite D
Liberty, Missouri 64068

816.781.4200 ■
fax 792.3666

www.agcengineers.com



HIGHLAND PLAZA WEST 2ND PLAT 9840 N CEDAR AVE KANSAS CITY, CLAY COUNTY, MISSOURI	
Major Amendment to Approved Dev Plan SURROUNDING AREA CONTEXT	3



City Plan Commission
Recommends Approval with Conditions
of Case No. **CD-CPC-2026-00067** on **7/15/2026**

Sam Gabriel
Secretary of the City Plan Commission

Kiddie Academy
CD-CPC-2024-00002
Approved c. May 2024

AMERICAN STANDARD PLAT
CLAY COUNTY, MISSOURI

TRACT 6

NE 98th ST

N CEDAR AVE

KEY LEGEND

- (A)** EXISTING STORMWATER MITIGATION
- (B)** PUBLIC STORM (RELOCATION)
- (C)** CONCRETE PAVEMENT
- (D)** HEAVY DUTY CONCRETE
- (E)** TRASH ENCLOSURE
- (F)** SHORT TERM BICYCLE RACK (RE: SHEET XX)
- (G)** SANITARY SERVICE LINE
- (H)** WATER SERVICE LINE
- (I)** PUBLIC FIRE HYDRANT (PROPOSED)
- (G)** VACATE existing easement (bk 5146 pg 10)
- (H)** VACATE existing easement (bk 2450 pg 401)
- (I)** VACATE or redefine existing easement (bk 5966 pg 79)
- (J)** GATE WITH SOS "YELP" TECHNOLOGY

NOTES

- Existing zoning is B 2-2.
- Proposed zoning is **B 2-2**.
- The total land area is 2.64 acres more or less.
- Legal Descriptions provided by Veenstra & Kimm (surveyor).
- Refer to Final Plat (Sht 2) for lot dimensions and setback. Refer to the Site Data (below) for the following:
 - a. total land area (gross)
 - b. area of proposed street right-of-way
 - c. net land area
 - d. proposed uses
 - e. height of buildings (see elevations)
 - f. gross floor areas
 - g. building coverage and floor area ratio (FAR)
 - h. vehicular parking spaces
 - i. bicycle parking spaces
 - j. anticipated commencement & completion dates
- The current address of the subject property is **9840 N Cedar Ave.**
- Photometrics - site lighting will be private and adhere to KCMO City Code 88-430
- Plan scale equals 1" = 30'
- Short-term and Long-term bicycle parking shall be provided in accordance with the Site Data Table (below)
- Dumpster location(s) shown on this sheet.
- Stormwater management is proposed in Tract A, HIGHLAND PLAZA WEST per the Drainage Memo.
- Proposed contours, grades, easements, BMP's and utilities are indicated on plan and are subject to final engineering plans.
- Setback Notes from Table 120-2 (per 88-120-04):
 - 1. Front setback required only when O- or B-zoned lot abuts Re-zoned lot with frontage on the same street. In such cases, the O- or B-zoned lot must match the platted front setback of the abutting Re-zoned lot. If there is no platted setback, the O- or B-zoned lot must provide at least 50% of the front setback that applies to the abutting Re-zoned lot. **THERE IS NO RESIDENTIAL FRONTAGE TO N CEDAR AVE.**
- Development proposes building signage.

22 Parking Lot Count

FLOOD ZONE

The subject property is located in Zone X, areas determined to be outside the 0.2% annual chance floodplain, as shown on Flood Insurance Rate Map (FIRM) 2909SC0089G, effective January 20, 2017.

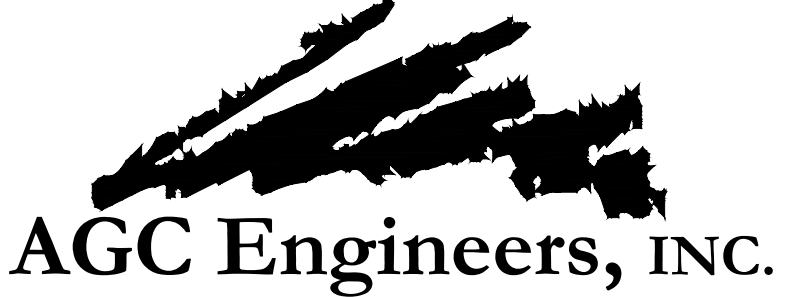
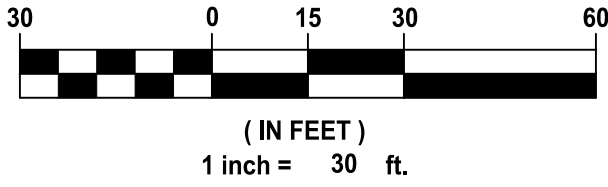
NORTH

SITE DATA:

							Land Area (sf)						Building Data		Parking Data																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
Lot No.	Building No.	Phase	Existing Zoning	Proposed Zoning	Proposed Use	Anticipated Schedule	Gross	R/W	POS ⁽¹⁾	POS ⁽²⁾	Parkland	Net	Building Area (sf)	FAR	Vehicular						Bicycle																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
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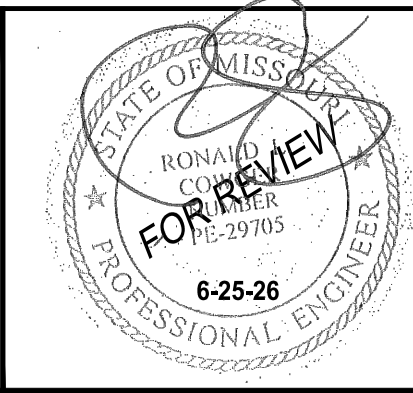
BY	REVISION	DATE
RC	Address City comments	6-25-26
RC	FOR REVIEW	5-25-26



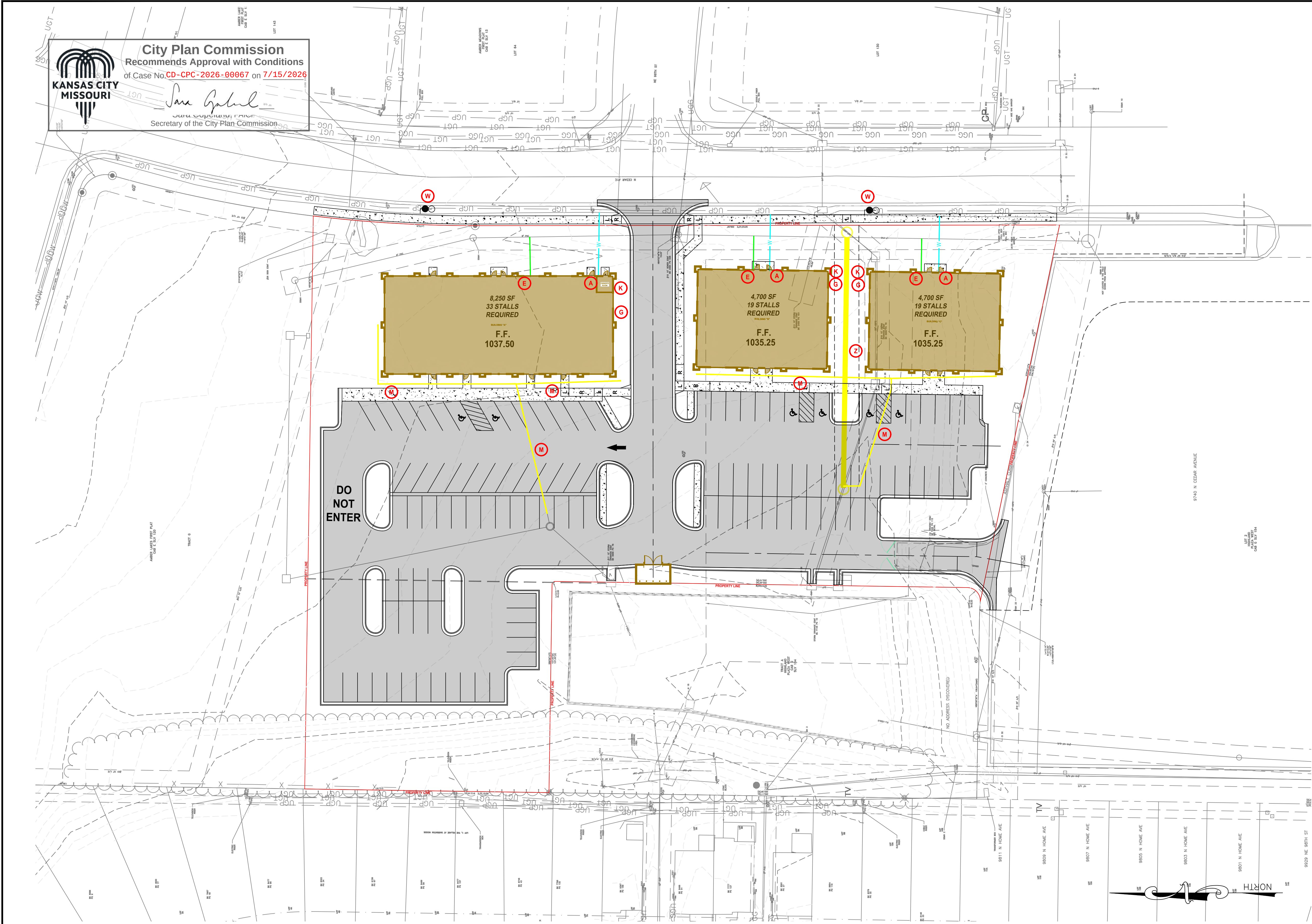
405 S. Leonard St., Suite D
Liberty, Missouri 64068

816.781.4200 ■
fax 792.3666

www.agcengineers.com



HIGHLAND PLAZA WEST 2ND PLAT 9840 N CEDAR AVE KANSAS CITY, CLAY COUNTY, MISSOURI	
Major Amendment to Approved Dev Plan GRADING PLAN	5



KEY LEGEND

A

DOMESTIC WATER ENTRY (RE: MEP)

E

SANITARY SEWER ENTRY (RE: MEP)

G

GAS ENTRY / METER (RE: MEP)

K

ELECTRICAL ENTRY (RE: MEP)

M

PVC DOWNSPOUT STORM LINE (MIN. 2% SLOPE)

W

FIRE HYDRANT ASSEMBLY (separate plan submittal required to WSD)

Z

PUBLIC STORM SEWER RELOCATION

LEGEND**PROPOSED UTILITIES**

●

MANHOLE

— SAN —

SANITARY SEWER

— —

STORM SEWER

□ □

STORM STRUCTURES

— W —

WATER

□

LIGHT POLE

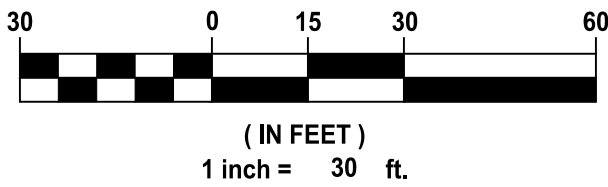
● ●

FIRE HYDRANT

●

WATER VALVE

BY	REVISION	DATE
RC	Address City comments	6-25-26
RC	FOR REVIEW	5-25-26

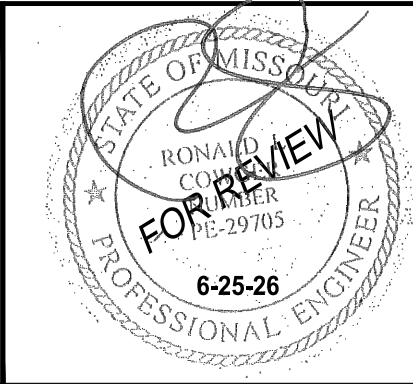


AGC Engineers, INC.

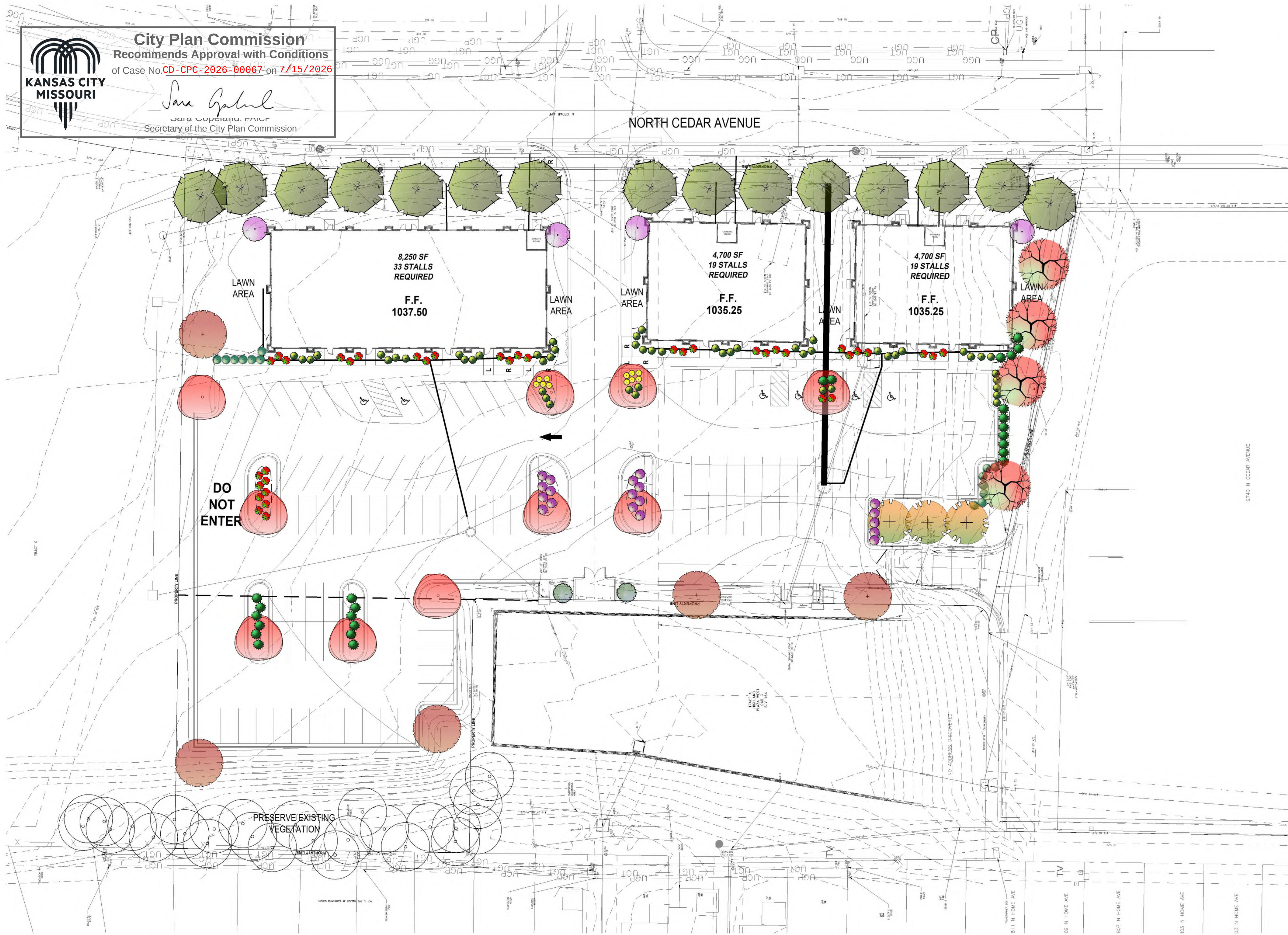
405 S. Leonard St., Suite D
Liberty, Missouri 64068

816.781.4200 ■
fax 792.3666

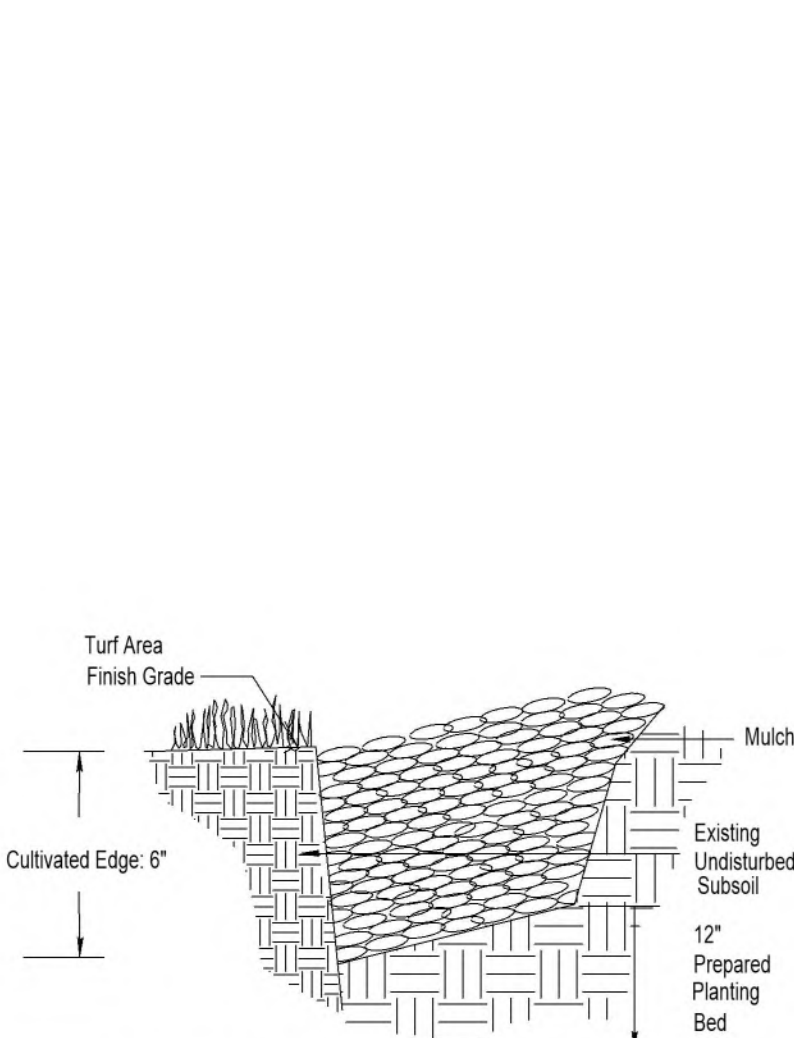
www.agcengineers.com



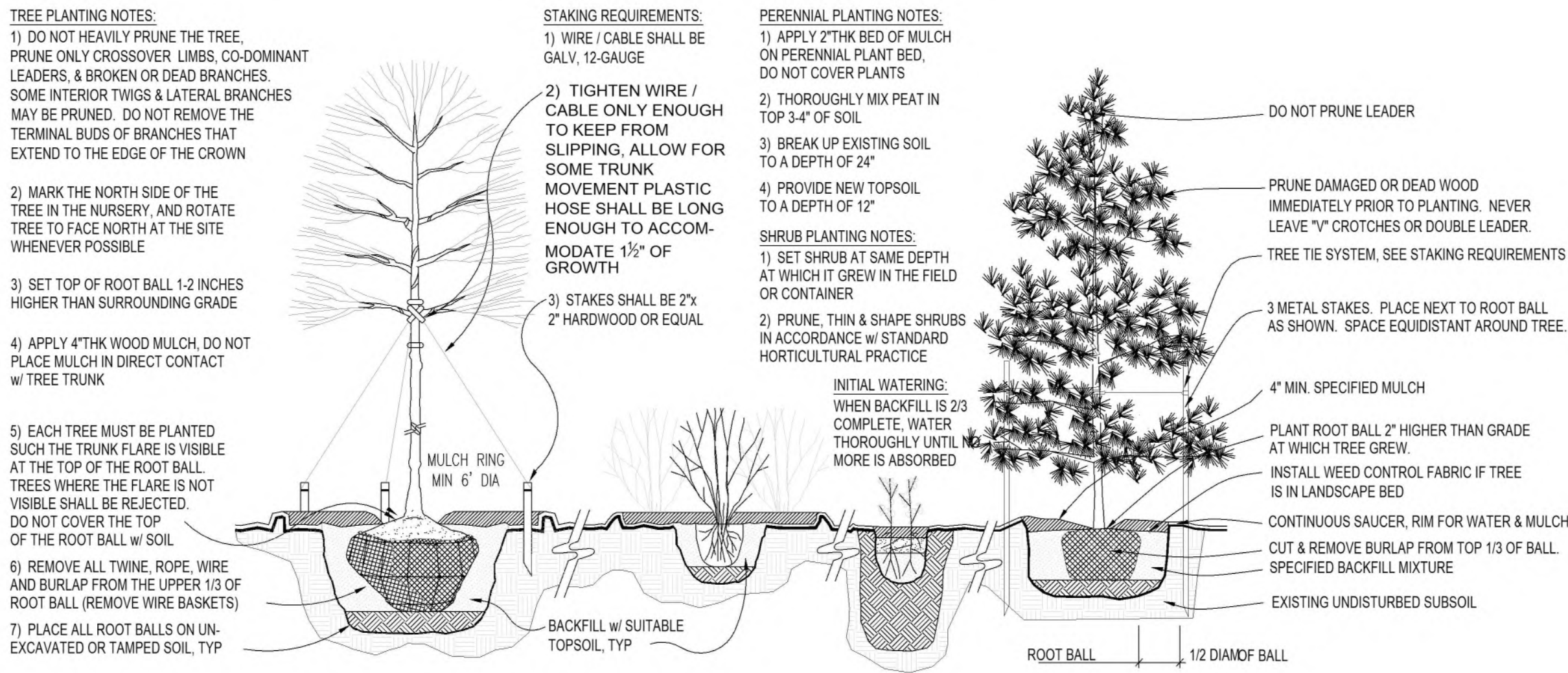
HIGHLAND PLAZA WEST 2ND PLAT 9840 N CEDAR AVE KANSAS CITY, CLAY COUNTY, MISSOURI	
Major Amendment to Approved Dev Plan UTILITY PLAN	6



1 LANDSCAPE PLAN
SCALE: 1"=30'-0"



2 CULTIVATED EDGE DETAIL
SCALE: NTS



3 PLANTING INSTALLATION DETAILS
SCALE: NTS

Planting Notes

1. Location of all existing utilities needs to be done before commencing work.
2. The planting plan graphically illustrates overall plant massings. Each plant species massing shall be placed in the field to utilize the greatest coverage of ground plane. The following applies for individual plantings:
 - a. Creeping groundcover shall be a minimum of 6" from paving edge.
 - b. All trees shall be a minimum of 3' from paving edge.
 - c. All plants of the same species shall be equally spaced apart and placed for best aesthetic viewing.
 - d. All shrubs shall be a minimum of 2' from paved edge.
3. Mulch all planting bed areas to a minimum depth of 3". Mulch individual trees to a minimum depth of 4".
4. Note: If plants are not labeled - they are existing and shall remain.
5. In the event of work in or on a JCW sanitary main, any trees or plantings placed within the sewer easement may be removed without replacement or compensation there-of and shall be replaced by the property owner as required by the City
6. All landscaped areas in ROW shall be sodded and irrigated unless otherwise specified.

Materials:

1. Plant material shall be healthy, vigorous, and free of disease and insects as per AAN standards.
2. Shredded bark mulch installed at trees shall be finely chipped and shredded hardwood chips, consisting of pure wood products and free of all other foreign substances. Pine bark compost mulch installed at planting bed areas shall be free of all other foreign substances.

Installation:

1. All planting beds shall be amended with 1 cubic yard of peat moss per 1,000 square feet. Till peat moss into soil to a 6" depth. A 10-10-10 fertilizer shall be spread over all planting areas prior to planting, at a rate of 50 pounds per 2,000 square feet.
2. After plants have been installed, all planting beds shall be treated with Dacthal pre-emergent herbicide prior to mulch application.
3. Plant pit backfill for trees and shrubs shall be 50% peat or well composted manure and 50% topsoil.
4. Plant material shall be maintained and guaranteed for a period of one year after Owner's acceptance of finished job. All dead or damaged plant material shall be replaced at Landscape Contractor's expense.
6. Landscape contractor shall maintain all plant material until final acceptance, at which point the one year guarantee begins.

Landscape Requirements/Calculations

88-425-LANDSCAPE SCHEDULE	Required	Proposed	Alt. Requested	Approved
88-425-03 Street Trees N. Cedar Ave.	30' o.c. 426 LF	14 14		
88-425-04 General (17,650 sf bldgs)	1 Tree/ 5000sf	4 Trees Provided		
88-425-05 Perimeter Vehicular Use Area Adjacent to streets				
Buffer Width	10' min.	Provided		
Trees	30' o.c.	Provided		
Shrub/Wall/Berm	Cont. Evergreen	Provided		
Adjacent to Residential Zones	n/a			
Buffer Width	n/a			
Shrub/Wall/Berm	n/a			
88-425-06 Interior Vehicular Use Area (109 TOTAL PARKING STALLS)	35sf per Pkg Stall	3,815+ Provided		
Buffer Width	n/a			
Trees	1 Per 5 Stalls	22 Provided		
Shrubs	1 Per Stall	109 Provided		
88-425-07 Parking Garage Screening	n/a			
88-425-08 Mech./Utility Equip. Screening	Provided			
88-425-09 Outdoor Use Screening	n/a			

Landscape Schedule

Symbol	Qty.	Botanical Name	Common Name	Min.Root	Min.Size	Caliper	Remarks
OVERSTORY TREES							
	5	Nyssa sylvatica	Black Tupelo		2"	6" min. clear., ground to canopy	
	4	Quercus rubra	Northern Red Oak		2"	6" min. clear., ground to canopy	
	15	Gleditsia triacanthos "Shademaster"	Shademaster Honeylocust		2"	6" min. clear., ground to canopy	
	3	Platanus x acerifolia	London Plane Tree		2"	6" min. clear., ground to canopy	
	10	Acer x fructuatum "Warrenred"	Pacific Sunset Maple		2"	6" min. clear., ground to canopy	
EVERGREEN TREES							
	2	Juniperus chinensis "Keteleeri"	Keteleeri Juniper		5" ht.	symmetrical pyramidal form	
ORNAMENTAL TREES							
	4	Cercis canadensis	Eastern Redbud		1.5"		
DECIDUOUS SHRUBS/GRASSES							
	11	Spiraea x bumalda "Goldflame"	Goldflame spirea	3 gal.		Plant @ 3' O.C.	
	38	Hydrangea paniculata "Quick Fire"	Little Quick Fire Hydrangea	3 gal.		Plant @ 4' O.C.	
	19	Syringa X "Penda"	Blooming Purple Lilac	5 gal.		Plant @ 5' O.C.	
	14	Rhamnus lanceolata	Lanceolr Buckthorn	3 gal.		Plant @ 4' O.C.	
EVERGREEN SHRUBS							
	25	Juniperus chinensis "Sea Green"	Sea Green Juniper	3 gal.		Plant @ 4' O.C.	
	52	Juniperus chinensis "Gold Coast"	Gold Coast Juniper	3 gal.		Plant @ 4' O.C.	
EXISTING TREES/SHRUBS TO BE PRESERVED							



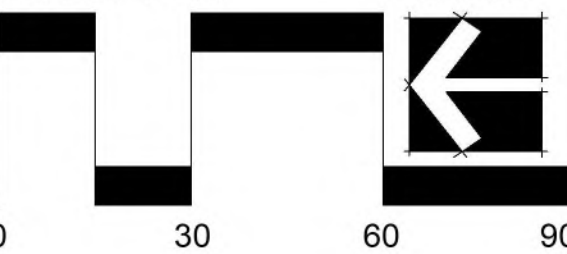
CLIENT

Highland Plaza West
9840 N. Cedar Ave.
Kansas City MO

PROJECT

Highland Plaza West
2nd Plat
9840 N. Cedar Ave.
Kansas City MO

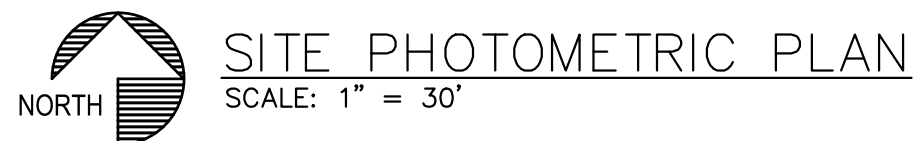
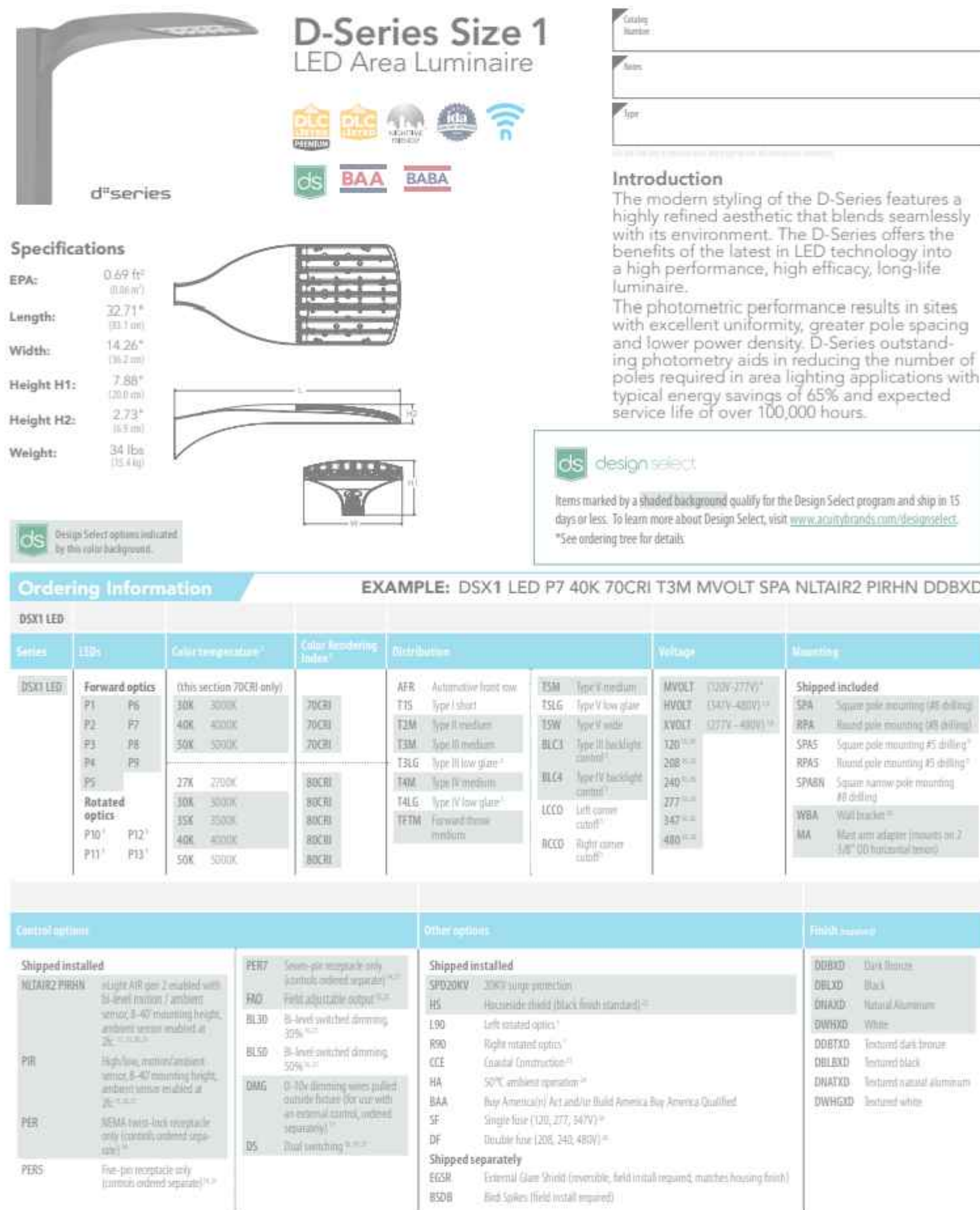
SCALE: 1"=30'



Date: 6.19.2026
Project #: 1389
Landscape Plan



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	1.1 fc	2.7 fc	0.5 fc	5:4:1	2:2:1
Property Line	+	0.3 fc	1.0 fc	0.0 fc	N/A	N/A

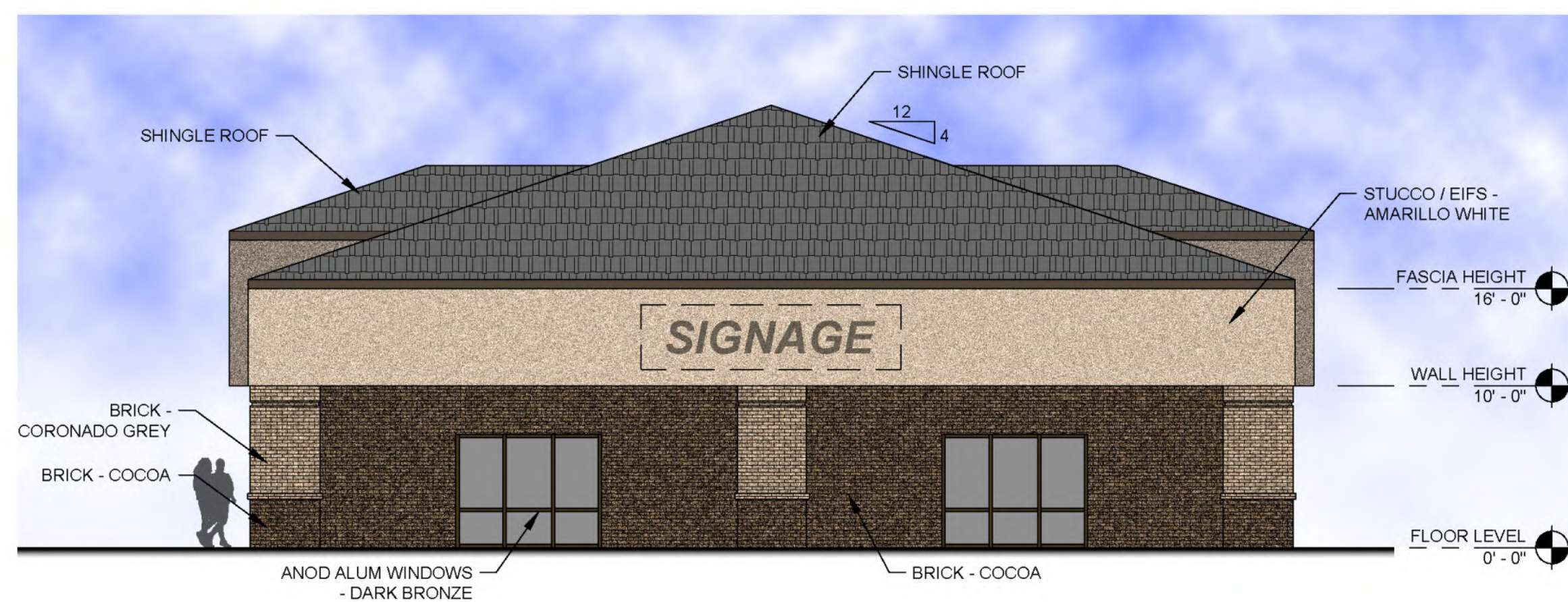


SITE PHOTOMETRIC FOR:
HIGHLAND PLAZA WEST
9840 N. CEDAR AVE
KANSAS CITY, MO

PH1



SCALE: 1/8" = 1'-0"



SCALE: 1/8" = 1'-0"



SCALE: 1/8" = 1'-0"

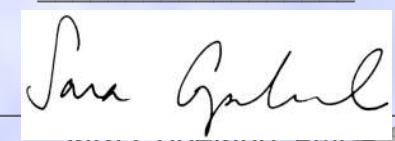

$$\text{SCALE: } 1/8'' = 1'-0''$$




City Plan Commission

Recommends Approval with Conditions

of Case No. **CD-CPC-2026-00067** on **7/15/2026**


Sara Gabriel
Secretary of the City Plan Commission

EXTERIOR ELEVATION - SOUTH

SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATION - NORTH

SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATION - WEST

SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATION - EAST

SCALE: 1/8" = 1'-0"

PLAN VIEW

FRONT ELEVATION

SIDE ELEVATION

TRASH ENCLOSURE PLAN & ELEVATIONS

SCALE: 1/4" = 1'-0"

KATHLEEN ANN WARMAN - ARCHITECT
MO # A-5819

Highland Plaza West
Medical Office Buildings
9840 N Cedar Ave
Kansas City, MO 64157

PRELIMINARY EXTERIOR ELEVATIONS
BUILDING B

Star Development Corp
244 W Mill St
Liberty, MO 64068

REVISIONS		SOURCE	PER STAFF COMMENTS
#	BY	DATE	
1	cdt	05-11-2026	

DATE: 04-16-2026
DESIGNED BY: KAW
DRAWN BY: cdt
APPROVED BY: KAW

SHEET NUMBER

A-202

JOB NUMBER

6366-26

WARMAN ARCHITECTURE+DESIGN
1735 SWIFT AVE.
NORTH KANSAS CITY, MISSOURI 64116
V. 816.474.2233 F. 816.474.1051

Missouri State Certificate of Authority #ARC 000745



KATHLEEN ANN WARMAN - ARCHITECT
MO # A-5819

**Highland Plaza West
Medical Office Buildings
9840 N Cedar Ave
Kansas City, MO 64157**

**PRELIMINARY EXTERIOR ELEVATIONS
BUILDING C**

Star Development Corp
244 W Mill St
Liberty, MO 64068

[illegible]

DATE:	04-16-2026
DESIGNED BY:	KAW
DRAWN BY:	cdt
APPROVED BY:	KAW

SHEET NUMBER

A-203

JOB NUMBER

6366-26



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: TMP-7073

Submitted Department/Preparer: City Planning

Revised 01/30/25

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

Executive Summary

Approving a development plan on about 2.6 acres to allow for multiple commercial buildings on one lot in District B2-2 generally located at 9840 N Cedar Avenue. (CD-CPC-2026-00067)

Discussion

The proposed plan contains three medical office buildings on one lot. The three buildings will total approximately 17,650 square feet. A minimum of 70 parking spaces are required and 109 spaces will be provided, which is under the 141 maximum allowed spaces. All parking will be located to the rear (west) of the buildings and have an interior drive connection to the lot to the south.

Pedestrian sidewalks will be provided to the public right-of-way to connect into the sidewalk system in this commercial development area. Sidewalks will also be provided in the parking lot area towards building entrances.

Proposed landscape species include Red Oak, Honeylocust, Maple, Juniper, Redbud, and others. Proposed building materials include brick and EIFS.

Staff and CPC recommend approval with conditions. Two neighbors provided testimony at the hearing. One neighbor had concerns with the vegetation between the subject site and residential neighborhood to the west. The other neighbor asked for confirmation about proposed lighting levels.

Fiscal Impact

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

Not applicable as this is an ordinance authorizing physical development on a private property.

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

Not applicable as this is an ordinance authorizing physical development on a private property.

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

Not applicable as this is an ordinance authorizing physical development on a private property.

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

Not applicable as this is an ordinance authorizing physical development on a 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 has no fiscal impact.

Citywide Business Plan (CWBP) Impact

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

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

Prior Legislation

Case No. 6158-CP-7 – Ordinance No. 000889 Rezoning from District R-1a (one-family dwellings, medium density) and District CP-2 (local planned business center) to District CP-2, and approval of a preliminary development plan for a retail/ office development (Highland Park Business Center). Approved August 5, 2000

Service Level Impacts

None

Staff Recommendation

City Planning and Development

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

Select One: ☒ Recommend
☐ Do Not Recommend
☐ Not Applicable

Staff and CPC recommend approval with conditions as listed in the ordinance.

Other Impacts

1. What will be the potential health impacts to any affected groups?
This ordinance was not evaluated for potential health impacts.
2. How have those groups been engaged and involved in the development of this ordinance?

This project completed public engagement as required by section 88-505-12.

3. How does this legislation contribute to a sustainable Kansas City?
The proposed development will fill in an undeveloped parcel.

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

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

Click or tap here to enter text.

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

No(Press tab after selecting)

Click or tap here to enter text.

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



File #: 260674

ORDINANCE NO. 260674

Sponsor: Melissa Patterson Hazley

Reducing appropriations in the amount of \$166,224.00 and appropriating the same from the Unappropriated Fund Balance of the Economic Development Fund (2215) for the purpose of the City Manager's office assuming responsibility for the implementation of the ProspectUs Plan; authorizing the City Manager to take actions necessary to effectuate the intent of this ordinance; and recognizing this ordinance as having an accelerated effective date.

WHEREAS, the ProspectUs Plan has incorporated the policies of the KC Spirit Playbook and other appropriate planning documents; and

WHEREAS, as a result of a study, the City Planning and Development Department has proposed a framework for the orderly development and redevelopment within the ProspectUs Plan area; and

WHEREAS, said framework provides a guide for future development and redevelopment of the area, for specific and general policies to guide future decisions, and for identification of public and private needs throughout the community and possible solutions to those needs; and

WHEREAS, the plan calls for continued public commitment for implementation; and

WHEREAS, Resolution No. 250413 directed the City Manager to develop a strategy for implementation of the ProspectUs Plan, negotiate with the EDC for the creation of an advisory group, and negotiate with the EDC to include in the 2026-2027 EDC annual contract funding for a ProspectUs Plan Manager utilizing funding from positions created in the Fiscal Year 2025-2026 Adopted Budget; and

WHEREAS, Ordinance No. 250348 authorized the annual contract with the EDC which outlines EDC's responsibilities for the 2025-2026 fiscal year; and

WHEREAS, Ordinance No. 260095 authorized an amendment to the annual contract with the EDC to include the implementation of the ProspectUs plan through the creation of a Plan Manager and the advisory board and adjusted appropriations in the amount of \$166,224.00; and

WHEREAS, Committee Substitute for Ordinance No. 260205 adopting the City's Annual Budget for Fiscal Year 2026-27 included an increase in the appropriation for the EDC's annual

contract in the amount of \$166,224.00 in the Economic Development Fund, Fund No. 2215, for the purpose of contracting with the EDC to implement the ProspectUS Plan; and

WHEREAS, Committee Substitute for Ordinance No. 260480 related to the City's contract with the EDC removed the inclusion of the ProspectUS Plan Manager from the 2026-2027 EDC annual contract; and

WHEREAS, the City Council desires that the City Manager identify personnel and/or organizations to perform the duties related to implementation of the ProspectUS Plan; NOW, THEREFORE

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the appropriation in the following account of the Economic Development Fund, No. 2215, is hereby reduced by the following amount:

27-2215-101701-B	Economic Development Corporation	\$166,224.00
------------------	----------------------------------	--------------

Section 2. That the sum of \$166,224.00 is hereby appropriated from the Unappropriated Fund Balance of the Economic Development Fund, No. 2215, to the following account:

27-2215-101700-B	ProspectUS Plan	\$166,224.00
------------------	-----------------	--------------

Section 3. That the City Manager is hereby designated as requisitioning authority for Account No. 27-2215-101700-B.

Section 4. That the City Manager is hereby authorized to take actions necessary to create a position(s) and/or enter into any agreements to effectuate the intent of this ordinance.

Section 5. That this ordinance relating to the appropriation of money and 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.

Brenton Siverly
Director of Finance

Approved as to form:

Samuel Miller
Assistant City Attorney



File #: 260677

ORDINANCE NO. 260677

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 7.6 acres generally located at 12220 N.W. Skyview Avenue from District AG-R to District B4-1 and approving a development plan to allow for a variety of uses and multiple buildings on one lot. (CD-CPC-2026-00028 & CD-CPC-2026-00027)

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-1553, rezoning an area of about 7.6 acres generally located at 12220 N.W. Skyview Avenue from District AG-R (Agricultural-Residential) to District B4-1 (Heavy Business/Commercial), and approving a development plan to allow for a variety of uses and multiple buildings on one lot, said section to read as follows:

Section 88-20A-1553. That an area legally described as:

TRACT 1: A tract of land in the Southwest Quarter of Section 18, Township 52, Range 33, Platte County, Missouri, described as follows: Beginning at a point 2640 feet east and 1474 feet north of the southwest corner of Section Eighteen, in Township Fifty-Two of Range Thirty-Three; thence west 626.13 feet to a stake; thence north 416.42 feet to a stake; thence east 626.13 feet to a point on the center line of Highway C 416.42 feet north of the point of beginning; thence south 416.42 feet to the point of beginning, except that part in road.

TRACT 2: A tract of land in the Southwest Quarter of Section 18, Township 52, Range 33, Platte County, Missouri, described as follows: Beginning at a point on the east line of the Southwest Quarter of Section 18, Township 52, Range 33, 1890.42 feet north of the southeast corner of said Southwest Quarter of Section 18, Township 52, Range 33, said point being the northeast corner of the School District Tract; thence west along the north line of the School District Tract 626.13 feet; thence north 139.14 feet; thence east 626.13 feet to the east line of said Southwest Quarter of Section 18, Township 52, Range 33; thence south along said east line 139.14 feet to the point of beginning, except that part in road.

is hereby rezoned from District AG-R (Agricultural-Residential) to District B4-1 (Heavy Business/Commercial), all as shown outlined on a map marked Section 88-20A-1553, which is

attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

Section B. That a development plan for the area legally described above is hereby approved, subject to the following conditions:

1. The developer shall submit an affidavit, 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.
2. Prior to issuance of the certificate of occupancy for each lot within the plat the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy.
3. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with Section 88-425-08 of the Zoning and Development Code.
4. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
5. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.
6. The property owner shall abate all permit compliance violations within 6 months of development plan approval.
7. The property owner shall obtain approval of a variance from the Board of Zoning Adjustment to allow gravel in a B4 zoning district within 1 month of rezoning approval from City Council.
8. All motor vehicle repair uses shall be conducted in a permitted structure and not outdoors for more than 24 hours at a time.
9. All storage containers must obtain building permits within 6 months of development plan approval or be removed from the site.

10. All vehicle storage areas on the property must be located at least 500 feet from any R and AG-R district.
11. Permitted uses identified on the development plan shall only apply to Parcel A (12220 N.W. Skyview Avenue).
12. Building plans submittal shall meet the requirements of the Kansas City Building and Rehabilitation Code in effect at the time of submission.
13. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
14. Proposed buildings shall have a Fire Department access road within 150 feet of any exterior portion of the structure. (IFC-2018: § 503.1.1)
15. The developer shall provide an approved turnaround feature (i.e cul-de-sac, hammerhead) for all dead-end fire access in excess of 150 feet in length. (IFC-2018: § 503.2.5)
16. Required Fire Department access roads shall designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
17. Required Fire Department access roads shall be a minimum unobstructed width of twenty (20) feet and 13 ft. 6 in. clearance height. Check with Streets & Traffic (KCMO Public Works) or Missouri Department of Transportation (MODOT) that may have street planning regulations that supersede the Fire Code. (IFC-2018: § 503.2.1)
18. Fire hydrant distribution shall follow IFC-2018 Table C102.1.
19. The developer shall provide Fire Department access roads before construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
20. Fire hydrant(s) shall be within 400 feet on a fire access road following an approved route established by the Authority Having Jurisdiction (AHJ) of any exterior portion of a building. The use of existing fire hydrant(s) may be used to satisfy this requirement otherwise a private fire hydrant(s) or hydrant system may be required. This distance may be increased to 600 feet for R-3 and U occupancy(s) or the building(s) is fully protected by an approved automatic fire sprinkler system(s). (IFC-2018: § 507.5.1)
21. If an approved security gate spans across a fire access road, an approved means for emergency operation shall be provided. Electric gates shall require a siren sensor device typically referred to as a “yelp gate” (IFC-2018 § 503.6)

22. All required Fire Department access roads shall be an all-weather surface. Grass pavers are not permitted. (IFC-2012: § 503.2.3)
23. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
24. The developer shall provide the approximate location of addressing on proposed building(s). Location of address should be visible from the public right-of-way or vehicular access area, whichever is applicable. Location can be shown on the building elevation sheet with a cloud/dashed line at the time of building plan review.
25. The developer shall provide a lighting study in accordance with 88-430 and recommendations from the Illuminating Engineering Society (IES). The minimum standard from IES for a parking lot would be an average-maintained lighting level of 3 foot-candles (fc) with an average to minimum ratio of 4:1 (G-1-22, Sec. 8.7). This should be submitted and reviewed by Development Management Division reviewer prior to obtaining building permits.
26. The developer shall subordinate to the City all private interest in the area of any right-of-way dedication, in accordance with Chapter 88 and as required by the Land Development Division, prior to issuance of any construction permits within said right-of-way, and that the developer shall be responsible for all costs associated with subordination activities now and in the future.
27. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
28. After the City Plan Commission enters its disposition for the development plan, the developer shall not enter into any agreement that would encumber or otherwise have any impact on the proposed right-of-way dedications for the planned project without the prior written consent of the Land Development Division.
29. The developer shall dedicate additional right of way and provide easements for N.W. Skyview Avenue as required by the adopted major street plan and/or Chapter 88 so as to provide a minimum of 50 feet of right of way as measured from the centerline, along those areas being platted. Developer shall relocate all components and site features of the existing septic system onto the private property beyond the limits of new right-of-way dedication.
30. The developer shall pay impact fees as required by Chapter 39 of the City's Code of Ordinances, as required by the Land Development Division.

31. When an existing building is being renovated, is being changed in use or occupancy, or is undergoing a building addition, and the existing water service line(s) will be reused, the water service line(s) and related appurtenances shall meet the most current version of Kansas City Water rules and regulations.
32. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to issuance of a certificate of occupancy.
33. The developer shall grant a BMP and/or surface drainage easement to the City as required by the Kansas City Water Services Department based on the drainage study conclusions, prior to issuance of any building permits.
34. The developer shall submit plans for grading, siltation, and erosion control to the Kansas City Water Services Department for review and acceptance, provide a copy of the Storm Water Pollution Prevention (SWPP) plan submitted to the Missouri Department of Natural Resources (MDNR) and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
35. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Kansas City Water Services Department, in accordance with adopted standards, including a BMP level of service analysis prior to approval and issuance of any building permits, and the developer shall secure permits to construct any improvements as required by the Kansas City Water Services Department prior to issuance of any certificate of occupancy.

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

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

..end

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

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney

CITY PLAN COMMISSION STAFF REPORT

CD-CPC-2026-00028, 00029, 00027



KANSAS CITY
Planning & Dev

The Hub

July 15, 2026

Docket #1.1, 1.2, 1.3

Request

Area Plan Amendment
Rezoning
Development Plan (Non-Residential)

Applicant

Sam Malinowsky
SM Engineering

Owner

Lamar Eby
Longview Ventures LLC

Site Information

Location	12220 NW
Area	Skyview
Zoning	22 Acres
Council District	AG-R
County	1 st
School District	Platte Platte County R-III

Surrounding Land Uses

North: Residential/Undeveloped, AG-R
South: Residential, AG-R
East: Agriculture, AG-R
West: Residential/Agriculture, AG-R

KC Spirit Playbook Alignment

Area Plan Amendment: Low alignment
Rezoning: Low alignment
Development Plan: Low alignment

Land Use Plan

The KCI Area Plan recommends Residential Low and Medium Density for this location. The proposed plan has low alignment with this designation. See Criteria A for more information.

Major Street Plan

NW Skyview is identified as a Thoroughfare on the Major Street Plan and is under MoDOT jurisdiction.

Approval Process



Overview

The applicant seeks approval of an amendment to the KCI Area Plan from Residential Low Density and Residential Medium Density to Commercial, a rezoning from district AG-R to district B4-1, and a development plan to allow multiple principal structures and indoor storage uses.

Existing Conditions

The subject site is two parcels. The eastern parcel contains two buildings: one a former school and the other a large storage building. The majority of the site not covered by buildings appears to be gravel. The western portion of the subject site appears to have mostly been used for agriculture.

Neighborhood(s)

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

Required Public Engagement

Section 88-505-12, Public Engagement does apply to this request. The applicant hosted a meeting on April 8, 2026. A meeting summary is attached; see Attachment #3.

Related Cases

ZDC-2025-1152 - Notices of violation for improper use of an AG-R zoned property for outdoor vehicle storage, small event venue, and warehousing.

CD-BZA-2026-00079 - A request to approve a variance to allow gravel in a proposed B4-1 district, and any other necessary variances, on about 23 acres generally located at 12220 NW Skyview Avenue. Scheduled for July 22, 2026 Board of Zoning Adjustment hearing

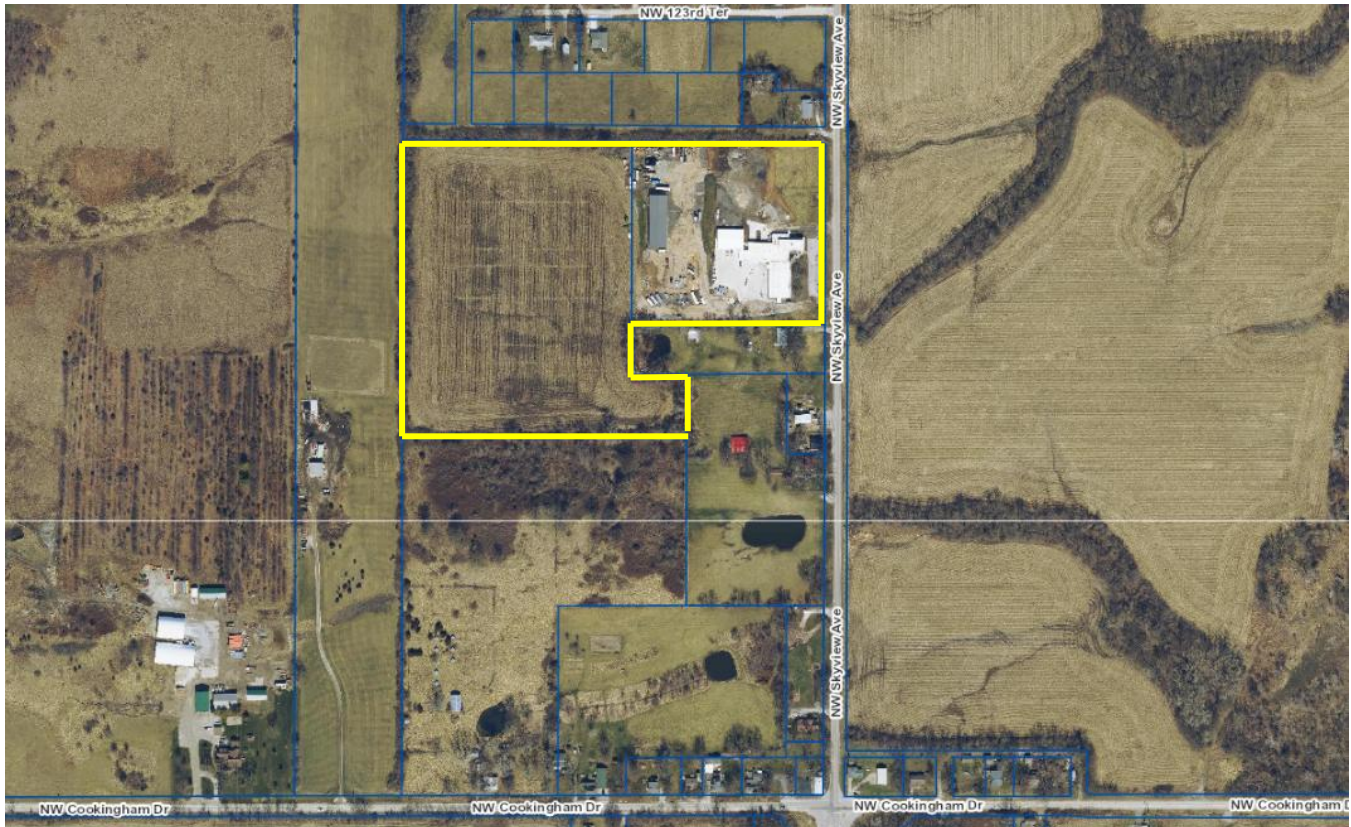
Project Timeline

The application was filed on March 3, 2036. No scheduling deviations have occurred. This case was heard and continued from the April 15th CPC meeting.

Professional Staff Recommendation

Docket #1.1 Denial
Docket #1.2 Denial
Docket #1.3 Denial

VICINITY MAP



PLAN REVIEW

The proposed development plan, in companion with area plan amendment and rezoning, were filed to abate zoning violations on the property. Three zoning violations were issued for uses not allowed in the AG-R district including warehousing, event venue, and outdoor vehicle storage. There are minimal site improvements proposed, as the two existing buildings on site are intended to remain. The former school building, the closest building to NW Skyview Avenue, is currently being reused as a mixed-use building including office, event venue, and sports and recreation, participant uses. The existing building to the west is being used as leasable storage space.

There are two existing curb cuts off NW Skyview Avenue providing access to the site and 60 parking spaces. There are gates on the north and south sides of the former school building providing security to the western portion of the site where the storage areas are located. The portion of land not covered by buildings is mostly gravel. The plans for the western parcel propose an additional 8,000 square foot building labeled as a indoor storage with gravel in front of it, while the majority of the parcel will remain used for agriculture.

Additional street trees will be provided. Proposed species include Maple and Honeylocust.

The City Plan Commission recommended continuance of this case from the April 15, 2026 hearing and directed the applicant to continue working with staff to revise the development plan, as staff

recommended denial of all companion cases. After multiple resubmittals, the applicant included a list of permitted uses for the site that correspond to uses in the Zoning and Development Code. They also identified proposed pavement for accessory outdoor storage and the total amount of gravel they are requesting a variance for through a separate application.

PLAN ANALYSIS

Standards	Meets	Notes
Lot and Building Standards (88-120)	Yes	
Parking & Loading (88-420)	No	The applicant is seeking a variance (CD-BZA-2026-00079) to allow gravel in a B4 district, which will be heard by the BZA after the rezoning and development plan are approved by City Council.
Landscaping & Screening (88-425)	Yes, subject to conditions	
Signs (88-445)	Yes, subject to conditions,	
Pedestrian Standards (88-450)	No	

SPECIFIC REVIEW CRITERIA

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

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

A. Conformance with adopted plans and planning policies.

The proposed Area Plan amendment from Residential Low Density and Residential Medium Density along with the rezoning to B4-1 are primarily to abate existing zoning violations for allowing uses that are not permitted by the AG-R district. Adopted plans and policies don't support the requested area plan amendment and rezoning.

"The proposed rezoning from AG R to B4 is not consistent with the Future Land Use Map and would require an amendment to the KCI Area Plan from "Residential Low Density" to "Commercial." Such an amendment would constitute a spot area plan amendment. The B4 zoning district allows a range and intensity of commercial uses that are generally incompatible with nearby residential land uses, and appropriate land use transitions are not provided. Rezoning the property to B4 in conjunction with an area plan amendment could also establish a precedent for additional intensive commercial or light industrial uses in the area, which would be inconsistent with the existing land use context. The KC Spirit Playbook further states that land use recommendations in adopted area plans should be used to

evaluate and guide future development and zoning changes, reinforcing concerns with the requested rezoning and amendment.

Additionally, while the updated KCI Area Plan is currently in the adoption process, the recommended future land use designation for the area "Neighborhood 1" is consistent with the previous "Residential Low Density" designation, which is intended for low-density residential development consisting primarily of detached single-family homes, along with compatible neighborhood-serving amenities that support residents' daily needs." -Alexis Berra, 1st District Planner, Community Planning Division

B. Zoning and use of nearby property.

The surrounding area is zoned AG-R and contains low density residential and agricultural uses.

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

The physical character has many sloped areas generally leading to the southeast. The surrounding area is mostly agricultural with few buildings.

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

There is an existing water main in NE Skyview Avenue. Utilities were reviewed with the development plan. See more information in Criteria E in the Development Plan section.

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

The existing building fronting NW Skyview Avenue was previously used as a school, which is permitted in the current AG-R district with a development plan. The owner has indicated to staff the building is currently being used for event space, religious assembly, sports and recreation participant, and coworking space, which are all generally permitted uses in the AG-R district with a development plan.

The other existing building is used for leasable indoor storage, which is not permitted in the current AG-R district.

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

The subject site is not vacant and has been used without proper zoning approval since 2023.

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

The rezoning would allow uses in the B4 zoning district, which could have some impact on surrounding properties. The B4 district is a heavy commercial district that allows vehicle repair uses, warehousing, wholesaling, and storage, among other uses, by right. Although there are zoning and permit violations on the site, none of them are nuisance related from the current uses.

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

The expected gain in the denial of this area plan amendment and rezoning would be to maintain the existing character and land use patterns of the agricultural area and not setting a precedent for significant rezoning efforts for properties that have been operating illegally. There is no legitimate hardship imposed on the property owner in denying this rezoning as they can still operate multiple uses out of the former school building with a development plan within the current zoning district.

Development Plan, Project Plan, or Site Plan (88-516-05)

In order to be approved, a development plan, project plan, or site plan must comply with all of the following criteria:

A. The plan must comply with all standards of the Zoning and Development Code and all other applicable city ordinances and policies.

The plan generally complies with the minimum requirements in the Zoning and Development Code. There is a significant amount of gravel currently onsite and indicated on the proposed plan, which the applicant is seeking a variance for if the rezoning to B4 is approved.

"The proposed development plan demonstrates a low level of alignment with the KCI Area Plan and the KC Spirit Playbook. Several key goals, including "Strong and Accessible Neighborhoods" and "Well Designed City," score poorly due to the project's scale, design, and relationship to surrounding uses. Additionally, the plan includes a gravel parking or storage area on the site, which is not permitted within the B4 zoning district, further indicating inconsistency with zoning standards. The overall intensity and character of the proposed development do not adequately reflect expectations for development in the area and do not meaningfully advance the guiding principles established in the area plan or the playbook." -Alexis Berra, 1st District Planner, Community Planning Division

B. The proposed use must be allowed in the district in which it is located.

Indoor storage, as identified on the existing and proposed buildings to the west of the old school building are permitted in the proposed B4 zoning, which is the main purpose for the rezoning request. Many of the other existing uses indicated by the property owner within the former school building are permitted in the current AG-R district with development plan approval.

A total of 17 allowed uses within the B4 zoning district are listed on the plan, some of which include animal services – sales and grooming, artist workspace, business equipment sales and service, event venue, office, indoor sports and recreation participant, car washing and cleaning, motor vehicle repair general, vehicle storage and towing, and self-storage warehouse.

The revised plans indicate areas to be paved for accessory outdoor storage of a lesser footprint than the indoor storage areas. There is a condition of approval on this development plan that all outdoor storage must be on a paved surface except the area identified for fire wood and temporary log storage.

- C. Vehicular ingress and egress to and from the site, and circulation within the site must provide for safe, efficient, and convenient movement of traffic not only within the site but on adjacent roadways.**

Vehicular ingress and egress off NW Skyview Avenue are adequate for the site.

- D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site.**

There are some sidewalks along the front of the building for people coming from the parking lot along NW Skyview Avenue. There are no other internal pedestrian connections shown on the west side of the school building.

- E. The plan must provide for adequate utilities based on City standards for the particular development proposed.**

Water Services reviewed and approved the plans, subject to conditions.

- F. The location, orientation, and architectural features, including design and material, of buildings and other structures on the site must be designed to be compatible with adjacent properties.**

There are no proposed changes to the exterior of the former school building. The existing storage building to the west appears to have received permits for construction as a hay barn, which requires one side to remain open. As the structure exists today, it appears to be fully enclosed, which may be an occupancy issue with the Permits Division, in addition to the permit violation for reuse of the former school building without proper change of occupancy permitting. Staff has added conditions to the development plan requiring proper permitting for all structures on the site.

A second proposed storage building is identified on the western parcel and building plans have been submitted and approved, also identifying it as a hay barn, requiring one side to be open; however, no permits have been issued for this building yet.

- G. Landscaping, berms, fences, and/or walls must be provided to buffer the site from undesirable views, noises, lighting, or other off-site negative influences and to buffer adjacent properties from negative influences that may be created by the plan.**

Additional landscape screening will be provided along NW Skyview Avenue to screen vehicular use areas around the site.

- H. The design of streets, drives, and parking areas within the project should result in a minimum of area devoted to asphalt or other impervious surfaces consistent with the needs of the project and city code requirements.**

The majority of vehicular use area on the site currently contains gravel. Gravel is permitted in the AG-R district, but not the B4 district; therefore, the applicant is seeking a variance for approximately 152,220 square feet of gravel vehicular use area.

- I. The plan must identify trees to be removed and trees to be preserved during the development of the subject property with the goal of saving trees that are not required to be removed for the development of the property.**

No existing trees are identified to be removed.

ATTACHMENTS

1. Conditions Report
2. Applicant's Submittal
3. Public Engagement Materials
4. Public Testimony
5. KC Spirit Alignment

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends DENIAL of the area plan amendment, rezoning and development plan.

Respectfully submitted,



Genevieve Kohn-Smith, AICP

Lead Planner



Plan Conditions

Report Date: July 08, 2026

Case Number: CD-CPC-2026-00027

Project: The Hub

Condition(s) by City Planning and Development Department. Contact Genevieve Kohn-Smith at (816) 513-8808 / genevieve.kohn-smith@kcmo.org with questions.

1. 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 Certificate of Occupancy. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
2. That prior to issuance of the Certificate of Occupancy for each lot within the plat the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved Street Tree Planting Plan and are healthy. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
3. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with Section 88-425-08 of the Zoning and Development Code. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
4. All signage shall conform to 88-445 and shall require a sign permit prior to installation. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
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 Certificate of Occupancy. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
6. The property owner shall abate all permit compliance violations within 6 months of development plan approval.
7. The property owner must obtain approval of a variance from the Board of Zoning Adjustment to allow gravel in a B4 zoning district within 1 month of rezoning approval from City Council.
8. All motor vehicle repair uses shall be conducted in an permitted structure and not outdoors for more than 24 hours at a time.
9. All storage containers must obtain building permits within 6 months of development plan approval or be removed from the site.
10. All vehicle storage areas on the property must be located at least 500 feet from any R and AG-R district.

Condition(s) by City Planning and Development Department. Contact Ray Rhodes at (816) 513-1487 / Raymund.rhodes@kcmo.org with questions.

11. Building plans submittal shall meet the requirements of the Kansas City Building and Rehabilitation Code in effect at the time of submission.

Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

12. The developer shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC-2018 § 507.1)
13. Proposed buildings shall have a fire department access road within 150 feet of any exterior portion of the structure. (IFC-2018: § 503.1.1)
14. The developer shall provide an approved turnaround feature (i.e cul-de-sac, hammerhead) for all dead-end fire access in excess of 150 feet in length. (IFC-2018: § 503.2.5)
15. Required fire department access roads shall designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)

Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

16. Required fire department access roads shall be a minimum unobstructed width of twenty (20) feet and 13 ft. 6 in clearance height. Check with Streets & Traffic (KCMO Public Works) or Missouri Department of Transportation (MODOT) that may have street planning regulations that supersede the Fire Code. (IFC-2018: § 503.2.1)
17. Fire hydrant distribution shall follow IFC-2018 Table C102.1
18. The developer shall provide Fire Department access roads prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
19. Fire hydrant(s) shall be within 400 feet on a fire access road following an approved route established by the Authority Having Jurisdiction (AHJ) of any exterior portion of a building. The use of existing fire hydrant(s) may be used to satisfy this requirement otherwise a private fire hydrant(s) or hydrant system may be required. This distance may be increased to 600 feet for R-3 and U occupancy(s) or the building(s) is fully protected by an approved automatic fire sprinkler system(s). (IFC-2018: § 507.5.1)
20. If an approved security gate spans across a fire access road, an approved means for emergency operation shall be provided. Electric gates shall require a siren sensor device typically referred to as a “yelp gate” (IFC-2018 § 503.6)
21. All required fire department access roads shall be an all weather surface. Grass pavers are not permitted. (IFC-2012: § 503.2.3)
22. The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)

Condition(s) by KCPD. Contact Jeffrey Krebs at (816)651-8809 / Jeffrey.Krebs@kcmo.org with questions.

23. Provide the approximate location of addressing on proposed building(s). Location of address should be visible from the public right-of-way or vehicular access area, whichever is applicable. Location can be shown on the building elevation sheet with a cloud/dashed line at the time of building plan review. Development Management Division reviewer may satisfy this condition.
24. Provide a lighting study in accordance with 88-430 and recommendations from the Illuminating Engineering Society (IES). The minimum standard from IES for a parking lot would be an average-maintained lighting level of 3 foot-candles (fc) with an average to minimum ratio of 4:1 (G-1-22, Sec. 8.7). This should be submitted and reviewed by Development Management Division reviewer prior to obtaining building permits.

Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

25. The developer must subordinate to the City all private interest in the area of any right-of-way dedication, in accordance with Chapter 88 and as required by the Land Development Division, prior to issuance of any construction permits within said right-of-way, and that the owner/developer shall be responsible for all costs associated with subordination activities now and in the future.
26. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
27. After the City Plan Commission enters its disposition for the development plan, the developer shall not enter into any agreement that would encumber or otherwise have any impact on the proposed right-of-way dedications for the planned project without the prior written consent of the Land Development Division.
28. The developer shall dedicate additional right of way [and provide easements] for NW Skyview Ave as required by the adopted [Major Street Plan and/or Chapter 88] so as to provide a minimum of 50 feet of right of way as measured from the centerline, along those areas being platted. Developer shall relocate all components and site features of the existing septic system onto the private property beyond the limits of new right-of-way dedication.
29. The developer shall pay impact fees as required by Chapter 39 of the City’s Code of ordinances as required by the Land Development Division.

Condition(s) by Water Services Department. Contact Heather Massey at (816) 513-2111 / heather.massey@kcmo.org with questions.

30. When an existing building is being renovated, is being changed in use or occupancy, or is undergoing a building addition, and the existing water service line(s) will be reused, the water service line(s) and related appurtenances shall meet the most current version of KC Water Rules and Regulations.

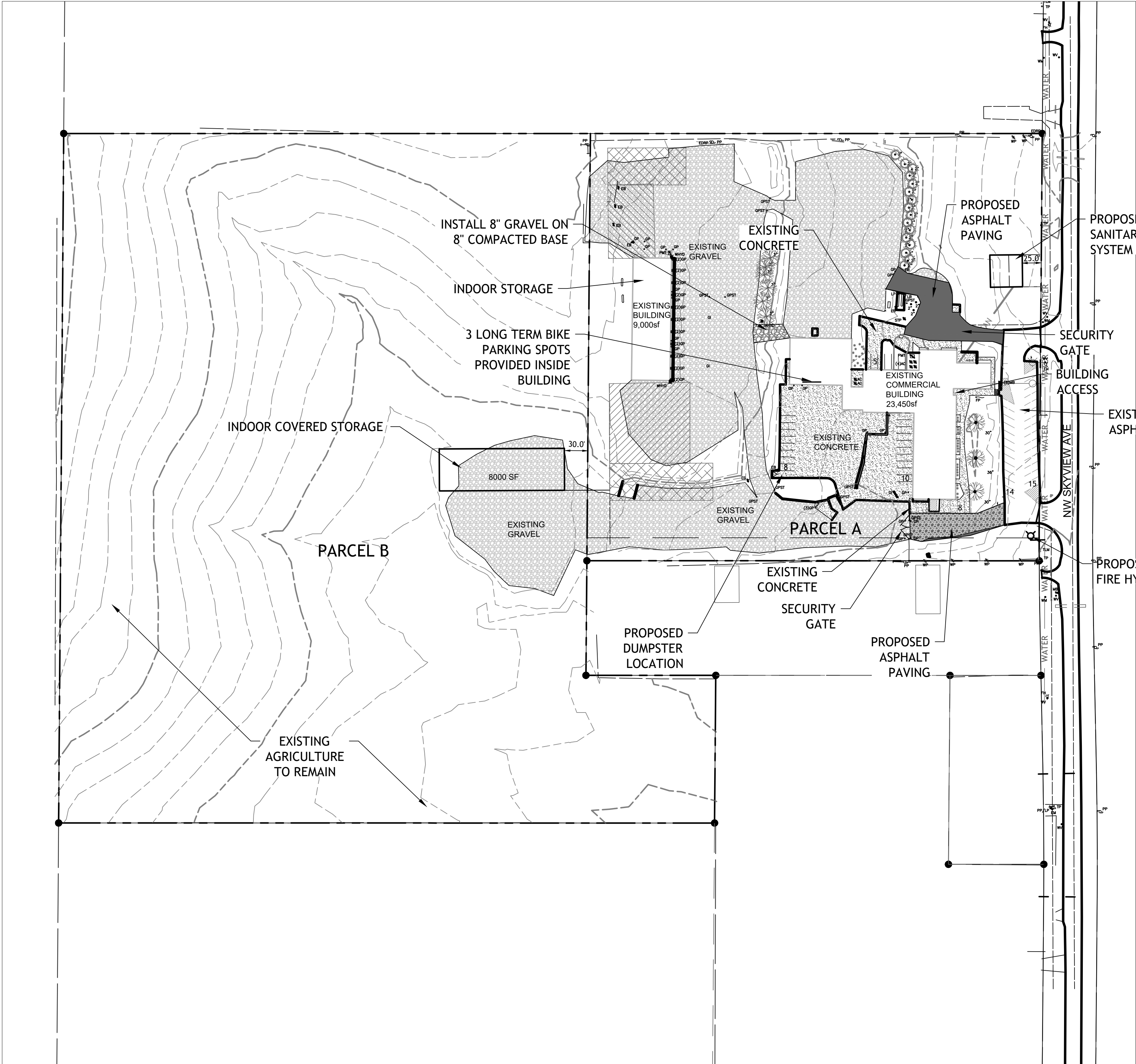
Condition(s) by Water Services Department. Contact Heather Massey at (816) 513-2111 / heather.massey@kcmo.org with questions.

31. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to issuance of Certificate of Occupancy.

<https://www.kcwater.us/wp-content/uploads/2025/02/2025-Final-Rules-and-Regulations-for-Water-Service-Lines.pdf>

Condition(s) by Water Services Department. Contact Philip Taylor at (816) 513-0146 / philip.taylor@kcmo.org with questions.

32. The developer shall grant a [BMP and/or Surface Drainage Easement] to the City as required by KC Water based on the drainage study conclusions, prior to issuance of any building permits.
33. The developer shall submit plans for grading, siltation, and erosion control to KC Water for review and acceptance, provide a copy of the Storm Water Pollution Prevention (SWPP) plan submitted to the Missouri Dept. of Natural Resources (MDNR) and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
34. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to KC Water, in accordance with adopted standards, including a BMP level of service analysis prior to approval and issuance of any building permits, and that the developer secure permits to construct any improvements as required by KC Water prior to issuance of any certificate of occupancy.



LEGEND

- FIRE WOOD AND TEMPORARY LOG STORAGE
- PAVED TRUCK AND TRAILER PARKING - 16,950sf
- CONTAINER STORAGE
- GRAVEL SURFACE

NOTE: ALL OUTDOOR STORAGE WILL OCCUR ON A PAVED SURFACE, WITH THE EXCEPTION OF THE AREA IDENTIFIED FOR FIRE WOOD AND TEMPORARY LOG STORAGE

PROPERTY DESCRIPTION PARCET A: (Longview Ventures, LLC; Warranty Deed, Bk. 1326, Pg. 300)
TRACT 1:
A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 1B, TOWNSHIP 52, RANGE 33, PLATTE COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT 2640 FEET EAST AND 1474 FEET NORTH OF THE SOUTHWEST CORNER OF SECTION EIGHTEEN, IN TOWNSHIP FIFTY TWO OF RANGE THIRTY THREE; THENCE WEST 626.13 FEET TO A STAKE; THENCE NORTH 416.42 FEET TO A STAKE; THENCE EAST 626.13 FEET TO A POINT ON THE CENTER TINE OF HIGHWAY C 416.42 FEET NORTH OF THE POINT OF BEGINNING; THENCE SOUTH 416.42 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART IN ROAD.

TRACT 2:
A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 1B, TOWNSHIP 52, RANGE 33, PLATTE COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EAST TINE OF THE SOUTHWEST QUARTER OF SECTION 1B, TOWNSHIP 52, RANGE 33, 1890.42 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 1B, TOWNSHIP 52, RANGE 33, SAID POINT BEING THE NORTHEAST CORNER OF THE SCHOOL DISTRICT TRACT; THENCE WEST ALONG THE NORTH TINE OF THE SCHOOL DISTRICT TRACT 626.13 FEET; THENCE NORTH 139.14 FEET; THENCE EAST 626.13 FEET TO THE EAST TINE OF SAID SOUTHWEST QUARTER OF SECTION 1 B, TOWNSHIP 52, RANGE 33; THENCE SOUTH ALONG SAID EAST TINE 139.14 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART IN ROAD.

PROPERTY DESCRIPTION PARCEL B: (Longview Ventures, LLC; Warranty Deed, Bk. 1419, Pg. 209)
TRACT 3:
A TRACT OF LAND IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 1B, TOWNSHIP 52, RANGE 33, KANSAS CITY, PLATTE COUNTY, MISSOURI DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTH TINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1B, SAID POINT BEING SOUTH B9°49'50" WEST 1,313.5 FEET FROM THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 1B; THENCE NORTH 0°27'47" EAST ALONG THE WEST TINE OF THE EAST HALF OF SAID SOUTHWEST QUARTER 1,132.16 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT TO BE HEREIN DESCRIBED; THENCE NORTH 0°27'47" EAST ALONG THE WEST TINE OF THE EAST HALF OF SAID SOUTHWEST QUARTER 902.36 FEET; THENCE NORTH B9°58'40" EAST AND PARALLEL TO THE NORTH TINE OF SAID SOUTHWEST QUARTER 687.76 FEET; THENCE SOUTH 0°25'25" WEST AND PARALLEL TO THE EAST TINE OF SAID SOUTHWEST QUARTER 708.72 FEET; THENCE NORTH S9°53'15" EAST 169.63 FEET; THENCE SOUTH 0°28'28" WEST AND PARALLEL TO THE EAST TINE OF SAID SOUTHWEST QUARTER 193.91 FEET; THENCE SOUTH B9°58'40" WEST AND PARALLEL TO THE NORTH TINE OF SAID SOUTHWEST QUARTER B57.21 FEET TO THE TRUE POINT OF BEGINNING.

SITE DATA	Existing	Proposed	Deviation Requested?	Approved
Zoning	AG-R	B-4		
Gross Land Area				
in square feet	984,533			
in acres	22.60			
Right-of-way Dedication				
in square feet	0			
in acres	0			
Net Land Area				
in square feet	984,533			
in acres	22.60			
Building Area (sq. ft.)	32,450	40,450		
Floor Area Ratio	0.033	0.041		
Building Ht above grade	25'	25'	NO	

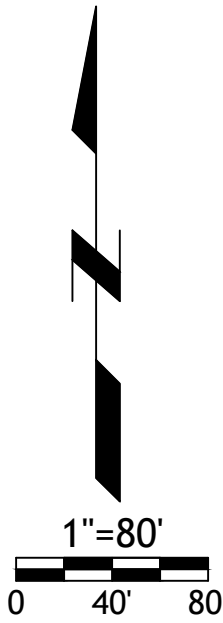
- THE FOLLOWING USES ARE PERMITTED
1. RELIGIOUS ASSEMBLY
 2. ANIMAL SERVICES- SALES AND GROOMING
 3. ARTIST WORK AND SALES SPACE
 4. BUILDING MAINTENANCE SERVICE
 5. BUSINESS EQUIPMENT SALES AND SERVICE
 6. BUSINESS SUPPORT SERVICE (NOT DAY LABOR EMPLOYMENT)
 7. INDOOR SMALL VENUE
 8. OFFICE, ADMINISTRATIVE, PROFESSIONAL OR GENERAL
 9. ACCESSORY AND NON-ACCESSORY PARKING
 10. PERSONAL IMPROVEMENT SERVICE
 11. INDOOR SPORTS AND RECREATION
 12. CAR WASHING AND CLEANING SERVICE
 13. MOTOR VEHICLE REPAIR GENERAL
 14. VEHICLE PARKING/TOWING
 15. ARTISAN MANUFACTURING
 16. SELF-STORAGE WAREHOUSE
 17. TEMPORARY TRUCK AND TRAILER PARKING

PARKING
OFFICE ADMIN. PROFESSIONAL OR GENERAL; 1-2 / 1000 SF - (11,450 SF) 11 TO 23 PARKS
RELIGIOUS ASSEMBLY; 1-2 / 7 SEATS - (5,000 SF, 100 SEATS) 14 TO 28 PARKS
COMMUNITY CENTER; 2.5-5 / 1000 SF - (5,000 SF) 13 TO 25 PARKS
MOTOR VEHICLE REPAIR; 2-4 / SERVICE BAY - (2,000 SF, 2 BAYS) 4 TO 8 PARKS
TOTAL PARKS REQUIRED = 42 TO 84 PARKS
TOTAL PROVIDED = 60
BILE SPACES REQUIRED AND PROVIDED = 3

- OPERATING CHARACTERISTICS
1. SECURITY CAMERAS ARE IN PLACE AND ARE CONTINUALLY MONITORED.
 2. SECURITY GATES LIMIT ACCESS TO BACK OF THE PROPERTY.

TOTAL AREA OF GRAVEL SURFACE = 152,220sf

VARIANCE IS BEING SOUGHT FROM THE BOARD OF ZONING ADJUSTMENT



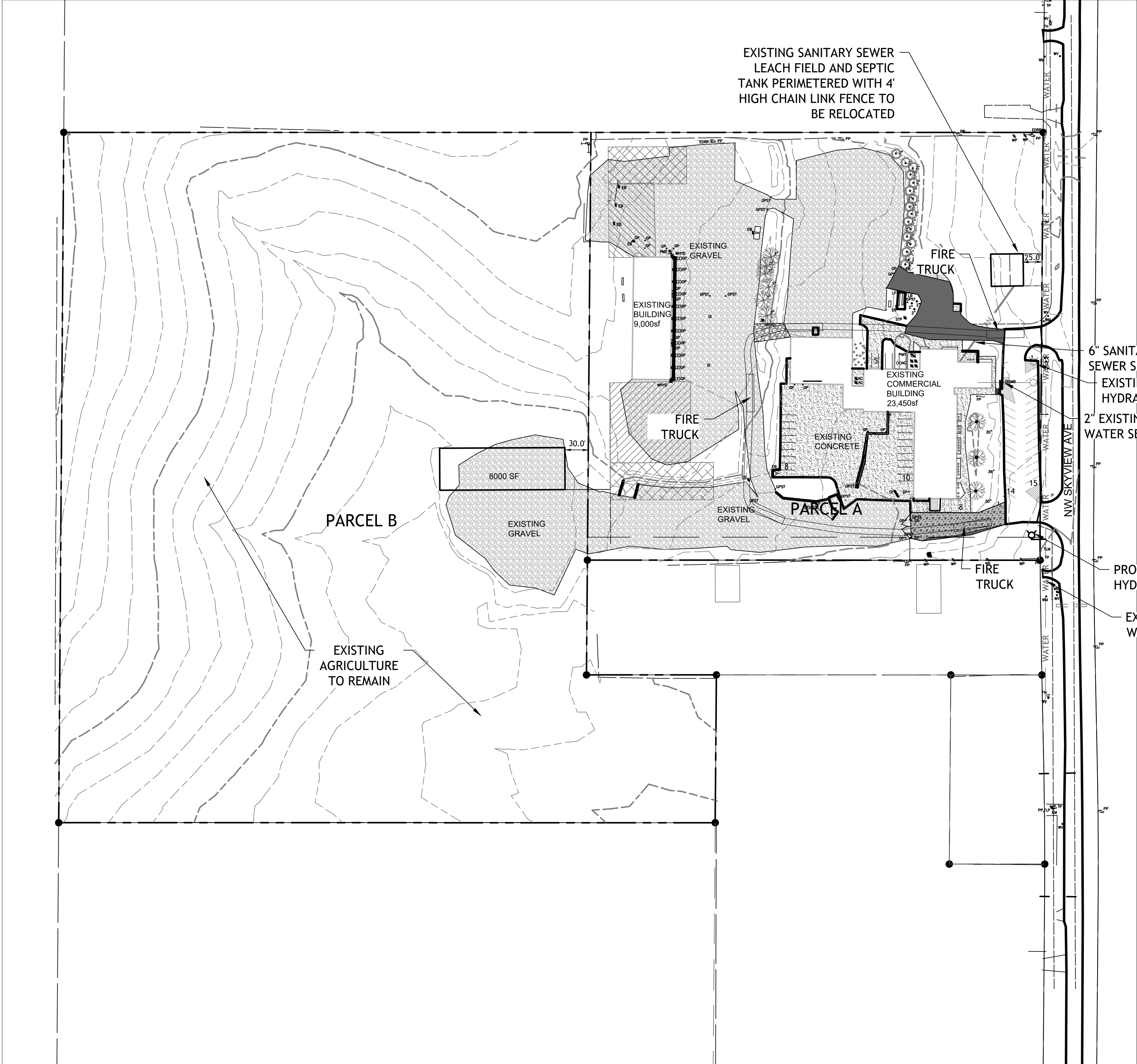
Drawings and/or Specifications are original proprietary work and property of the Engineer and intended specifically for this project. Use of items contained herein without consent of the Engineer is prohibited. Drawings illustrate best information available to the Engineer. Field verification of actual elements, conditions, and dimensions is required.



Revisions
3-5-26 CITY COMMENTS
6-29-26 CITY COMMENTS

DEVELOPMENT PLAN

12220 NW SKYVIEW AVE
KANSAS CITY, MO



PROPERTY DESCRIPTION PARCET A: (Longview Ventures, LLC; Warranty Deed, Bk. 1326, Pg. 300)

TRACT 1:
A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 1B, TOWNSHIP 52, RANGE 33, PLATTE COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT 2640 FEET EAST AND 1474 FEET NORTH OF THE SOUTHWEST CORNER OF SECTION EIGHTEEN, IN TOWNSHIP FIFTY TWO OF RANGE THIRTY THREE; THENCE WEST 626.13 FEET TO A STAKE; THENCE NORTH 416.42 FEET TO A STAKE; THENCE EAST 626.13 FEET TO A POINT ON THE CENTER TINE OF HIGHWAY C 416.42 FEET NORTH OF THE POINT OF BEGINNING; THENCE SOUTH 416.42 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART IN ROAD.

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SM Engineering
SME
5507 High Meadow Circle
Manhattan Kansas, 66503
smcivilengr@gmail.com
785.341.9747

Drawings and/or Specifications are original
proprietary work and property of the
Engineer and intended specifically for this
project. Use of items contained herein
without consent of the Engineer is
prohibited. Drawings illustrate best
information available to the Engineer. Field
verification of actual elements, conditions,
and dimensions is required.

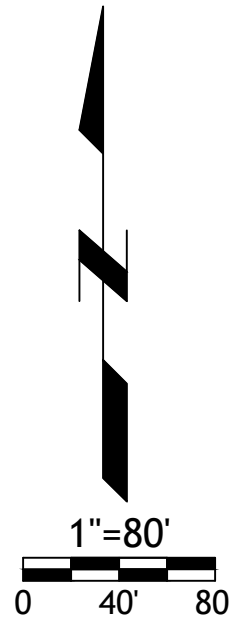


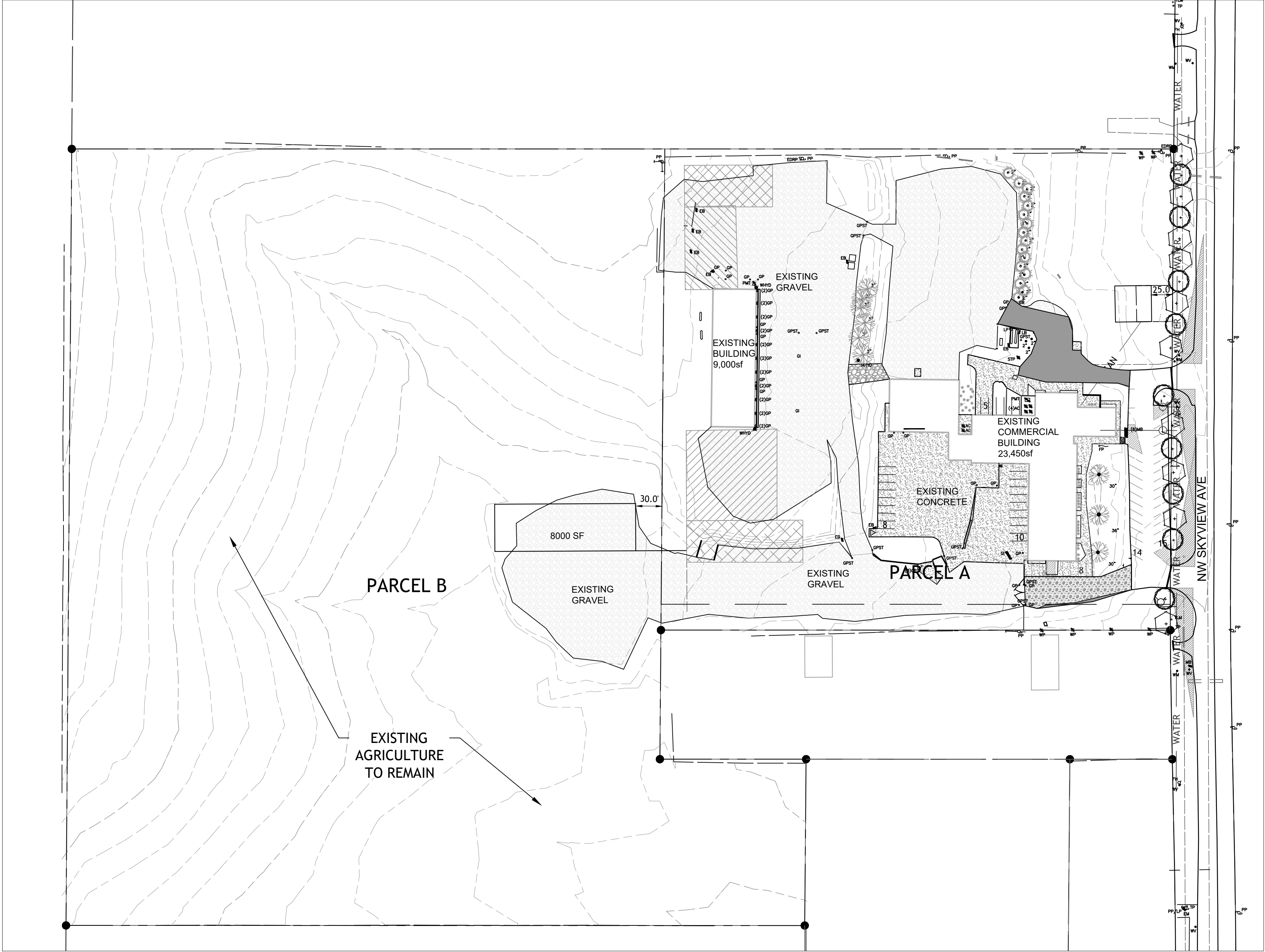
Revisions
3-5-26 CITY COMMENTS
6-29-26 CITY COMMENTS

DEVELOPMENT PLAN

12220 NW SKYVIEW AVE
KANSAS CITY, MO

s h e e t
C2.0
Civil
UTILITY PLAN
p e r m i t
25 FEBRUARY 2026





LANDSCAPE NOTES
CONTRACTOR REQUIRED TO LOCATE ALL UTILITIES BEFORE INSTALLATION TO BEGIN.

Contractor shall verify all landscape material quantities and shall report any discrepancies to the Landscape Architect prior to installation.

No plant material substitutions are allowed without Landscape Architect or Owners approval.

Contractor shall guarantee all landscape work and plant material for a period of one year from date of acceptance of the work by the Owner. Any plant material which dies during the one year guarantee period shall be replaced by the contractor during normal planting seasons.

Contractor shall be responsible for maintenance of the plants until completion of the job and acceptance by the Owner.

Successful landscape contractor shall be responsible for design that complies with minimum irrigation requirements, and installation of an irrigation system. Irrigation system to be approved by the owner before starting any installation.

All plant material shall be specimen quality stock as determined in the "American Standards For Nursery Stock" published by The American Association of Nurseryman, free of plant diseases and pest, of typical growth of the species and having a healthy, normal root system.

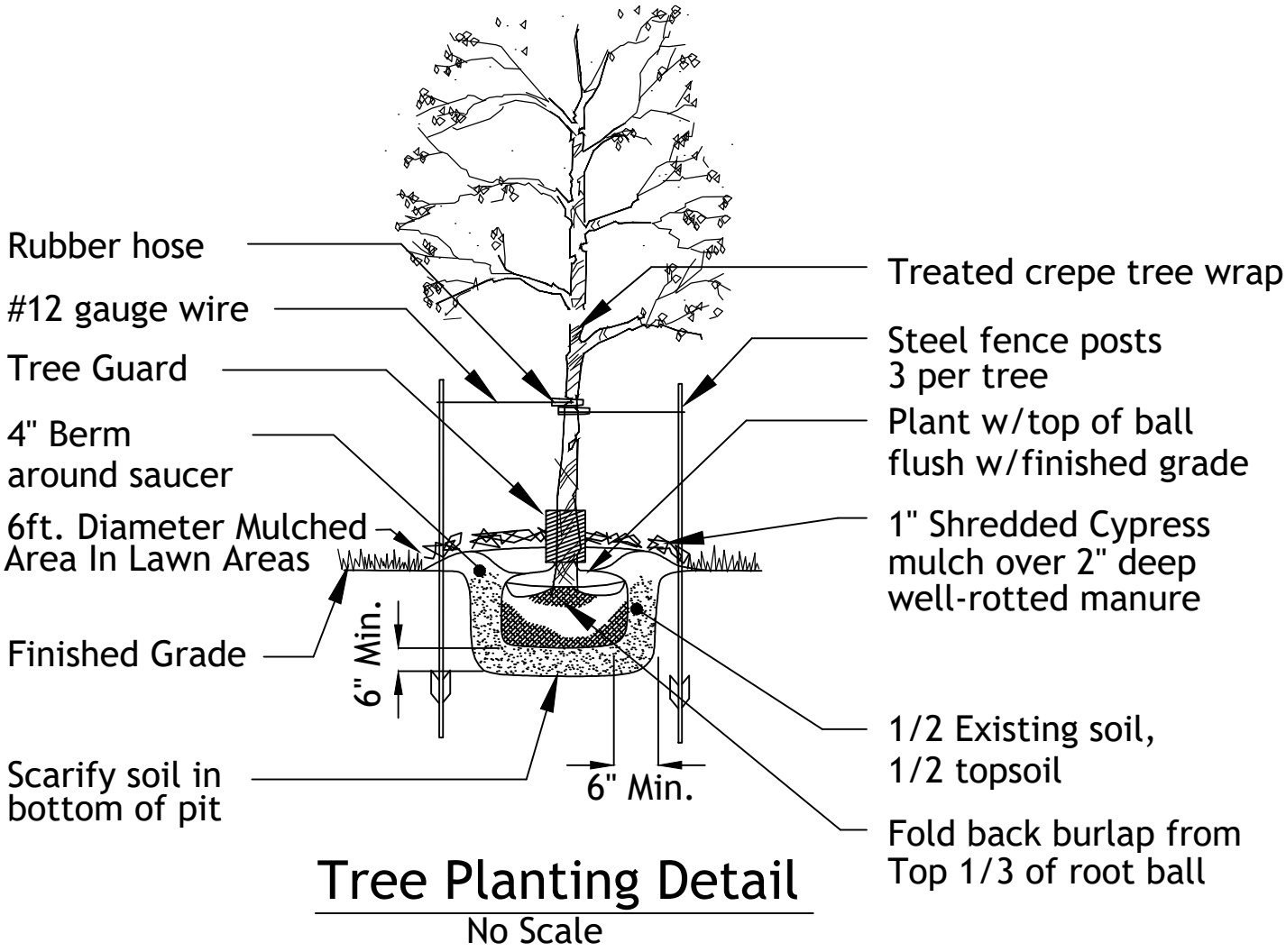
Sizes indicated on the plant list are the minimum, acceptable size. In no case will sizes less than specified be accepted.

All shrub beds within lawn areas to receive a manicured edge.

All shrub beds shall be mulched with 3" of shredded cedar mulch.

All sod areas to be fertilized & sodded with a Turf-Type-Tall Fescue seed blend.

All seed areas shall be hydro-seeded with a Turf-Type-Tall Fescue seed blend.



Tree List		Quantity	Common Name	Botanical Name	Size	Condition	Spacing
Symbol							
		9	October Glory Maple	Acer Rubrum 'October Glory'	2" cal	BB	As Shown
		10	Skyline Honeylocust	Gleditsia Triacanthos 'Skyline'	2" cal	BB	As Shown

LANDSCAPE DATA:
WINNER RD 560'
REQUIRED
STREET TREES 1/30'

= 19

PROVIDED
STREET TREES

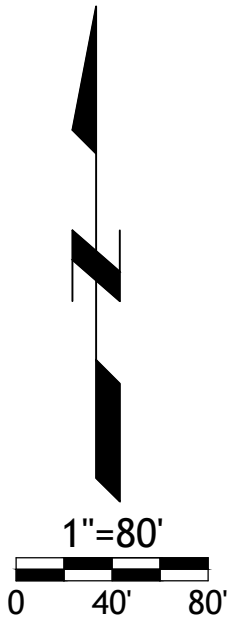
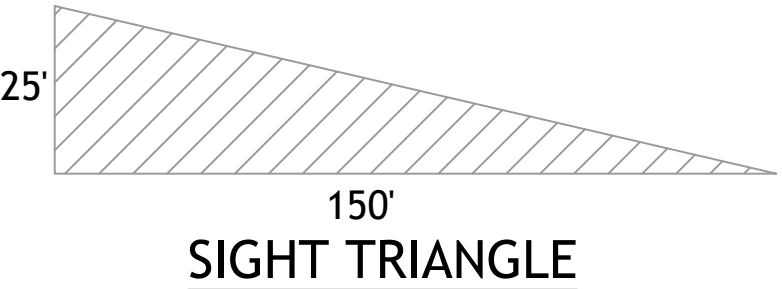
= 19

INTERIOR LANDSCAPE
REQUIRED
PARKING AREA 35SF / STALL
PARKING STALLS 1 TREE / 5 STALLS
PARKING STALLS 1 SHRUB / STALL

= 1,295 SF
= 7
= 37

PROVIDED
PARKING AREA
EXISTING TREES
EXISTING SHRUBS

= 1,877 SF
= 20
= 42



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SAE
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Manhattan Kansas, 66503
smcivilengr@gmail.com
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Drawings and/or Specifications are original proprietary work and property of the Engineer and intended specifically for this project. Use of items contained herein without consent of the Engineer is prohibited. Drawings illustrate best information available to the Engineer. Field verification of actual elements, conditions, and dimensions is required.

Revisions
3-5-26 CITY COMMENTS
6-29-26 CITY COMMENTS

DEVELOPMENT PLAN
12220 NW SKYVIEW AVE
KANSAS CITY, MO

s h e e t
C3.0
Civil
LANDSCAPE PLAN
p e r m i t
25 FEBRUARY 2026

The Hub at East Platte
12220 NW Skyview Ave
Kansas City, MO 64164

March 25, 2026

Please join us for a meeting regarding rezoning of The Hub at East Platte,
case # CD-CPC-2026-00027, proposed for the following address:
12220 NW Skyview Ave
Kansas City, MO 64164

MEETING DATE: Wednesday, April 8, 2026
MEETING TIME: 5:15pm
MEETING LOCATION: ZOOM (login information below)
Meeting ID: 932 914 190 266 9
Passcode: hP63KV

Project Description: The Hub at East Platte is seeking rezoning from KCMO in order to be
compliant with our current usage.

If you have any questions, please contact:

Lamar Eby
816-510-5937
Lamar.eby@gmail.com

Thank you

Lamar Eby

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

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

Meeting Sign-In Sheet

Project Name and Address

The Hub at East Platte, 12220 NW Skyview KCMO

Case # CD-CPC-2021-00027

Name	Address	Phone	Email
Michelle Marquez	6133 NW 123 Terrace		
Logan Paris	6118 NW 123 Terrace		
Erin Sandgren	6057 NW 123 Terrace		
Sam Malinowsky	Engineer		
Lamar Eby	Owner		
Tammie Eby	Owner		



CITY OF
SANTA CLARA
ARIZONA

CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # CD-CPC-2026-00027

Meeting Date: 4-8-26

Meeting Location: Virtual via TEAMS

Meeting Time (include start and end time): 5:15 pm - 5:45 pm

Additional Comments (optional):

Michelle is concerned about the traffic on their street (123rd Terrace) and would like a turn around installed at the end of NW 123rd Terrace

From: [Donovan Bateman](#)
To: [Kohn-Smith, Genevieve](#)
Cc: cityclerk@kcmo.org
Subject: Rezoning of The Hub at East Platte /. Case number # CD-CPC-2026-00027
Date: Tuesday, April 7, 2026 7:58:52 PM

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

Dear Genevieve Kohn-Smith

I am writing to formally express my opposition to the proposed rezoning of the approximately 23-acre property located behind my residence 6133 NW 123rd Ter Kansas City, MO 64164

My family and I live in a rural residential area, and the existing commercial activity behind our home has already created ongoing concerns. Expanding this commercial zoning further would significantly worsen the impact on our quality of life, safety, and the character of our neighborhood.

One of our primary concerns is safety related to increased traffic. Our street is a dead-end road with no outlet, yet we already experience frequent issues with vehicles entering our street, turning around, and even pulling into our private driveway and yard. This creates dangerous and unpredictable situations, especially with children and pets present. Additional commercial development will inevitably increase traffic volume, leading to more of these incidents.

The situation is made more concerning by the fact that our road has no sidewalks and no street lighting. This lack of infrastructure makes it difficult for drivers to see pedestrians, children, or animals, particularly during early morning or evening hours. Increased traffic in these conditions poses a serious safety risk.

We are also concerned about:

- Increased noise levels beyond what we already experience from the existing commercial property
- Higher traffic congestion and speeding on a road not designed for commercial overflow
- The incompatibility of expanded commercial use with a rural residential setting
- The continued intrusion of vehicles onto private property due to limited turnaround space

This area was chosen as a residential, country setting, and further commercial expansion directly conflicts with that environment. The proposed rezoning would not only intensify existing problems but create new risks for residents.

At a minimum, if this rezoning is considered, I strongly urge the City to require substantial protections such as:

- Traffic control measures to prevent non-resident vehicles from entering the dead-end street
- Physical barriers or signage to stop vehicles from using private property for turnarounds
- Buffers, fencing, or landscaping to reduce noise and intrusion
- Strict limits on operating hours and commercial activity

However, based on the current conditions and impacts already being experienced, I respectfully request that this rezoning application be denied.

Thank you for your time and consideration of these concerns.

Sincerely,

Donovan Bateman

Sent from my iPhone

SUMMARY

Area Plan Alignment:

*High, Medium, **Low***

KC Spirit Playbook Alignment:

*High, Medium, **Low**, N/A*

CC- Connected City

DO - Diversity & Opportunity

HAC- History, Arts & Culture

HE - Healthy Environment

PAA - People of All Ages

POS - Parks & Open Spaces

SAN - Strong & Accessible Neighborhoods

SC - Smart City

SEG - Sustainable & Equitable Growth

WDC - Well Designed City

Evaluation	Goal	Notes
High		
Medium	WDC HE	WDC: Project features gravel on site HE: Project features appropriate landscaping
Low	SAN	SAN: Rezoning is inconsistent with surrounding Future Land Use

Alignment Comments:

Rezoning and Area Plan Amendment:

The proposed rezoning from AG R to B4 is not consistent with the Future Land Use Map and would require an amendment to the KCI Area Plan from "Residential Low Density" to "Commercial." Such an amendment would constitute a spot area plan amendment. The B4 zoning district allows a range and intensity of commercial uses that are generally incompatible with nearby residential land uses, and appropriate land use transitions are not provided. Rezoning the property to B4 in conjunction with an area plan amendment could also establish a precedent for additional intensive commercial or light industrial uses in the area, which would be inconsistent with the existing land use context. The KC Spirit Playbook further states that land use recommendations in adopted area plans should be used to evaluate and guide future development and zoning changes, reinforcing concerns with the requested rezoning and amendment.

Additionally, while the updated KCI Area Plan is currently in the adoption process, the recommended future land use designation for the area "Neighborhood 1" is consistent with the previous "Residential Low Density" designation, which is intended for low-density residential development consisting primarily of detached single-family homes, along with compatible neighborhood-serving amenities that support residents' daily needs.

Development Plan:

The proposed development plan demonstrates a low level of alignment with the KCI Area Plan and the KC Spirit Playbook. Several key goals, including “Strong and Accessible Neighborhoods” and “Well Designed City,” score poorly due to the project's scale, design, and relationship to surrounding uses. Additionally, the plan includes a gravel parking or storage area on the site, which is not permitted within the B4 zoning district, further indicating inconsistency with zoning standards. The overall intensity and character of the proposed development do not adequately reflect expectations for development in the area and do not meaningfully advance the guiding principles established in the area plan or the playbook.

Docket Item #1.1, 1.2, 1.3

CD-CPC-2026-00028

Area Plan Amendment

CD-CPC-2026-00029

Rezoning

CD-CPC-2026-00027

Development Plan (Non-Residential)

The Hub – 12220 NW Skyview Rd & City PIN 231373

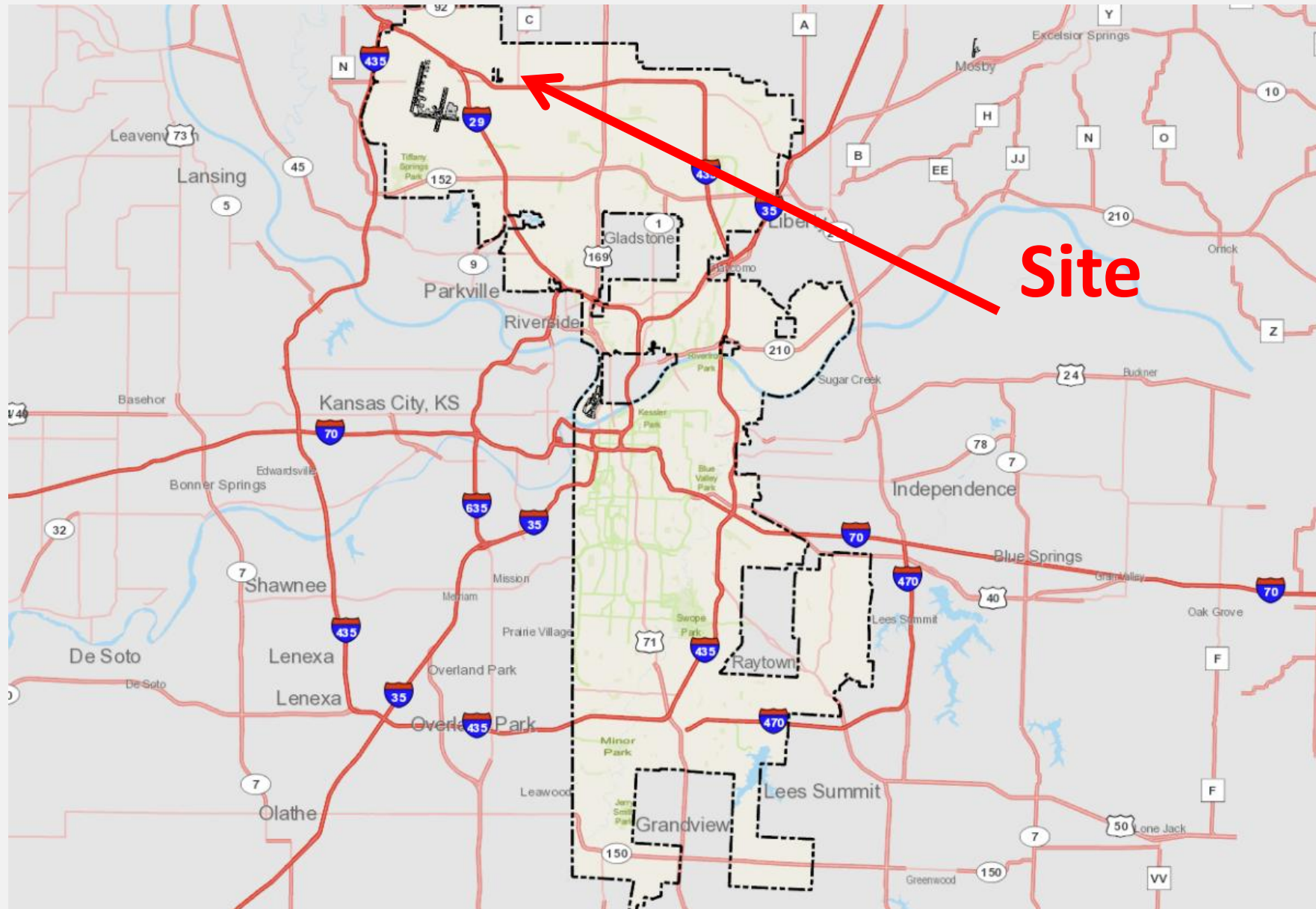
April 15, 2026

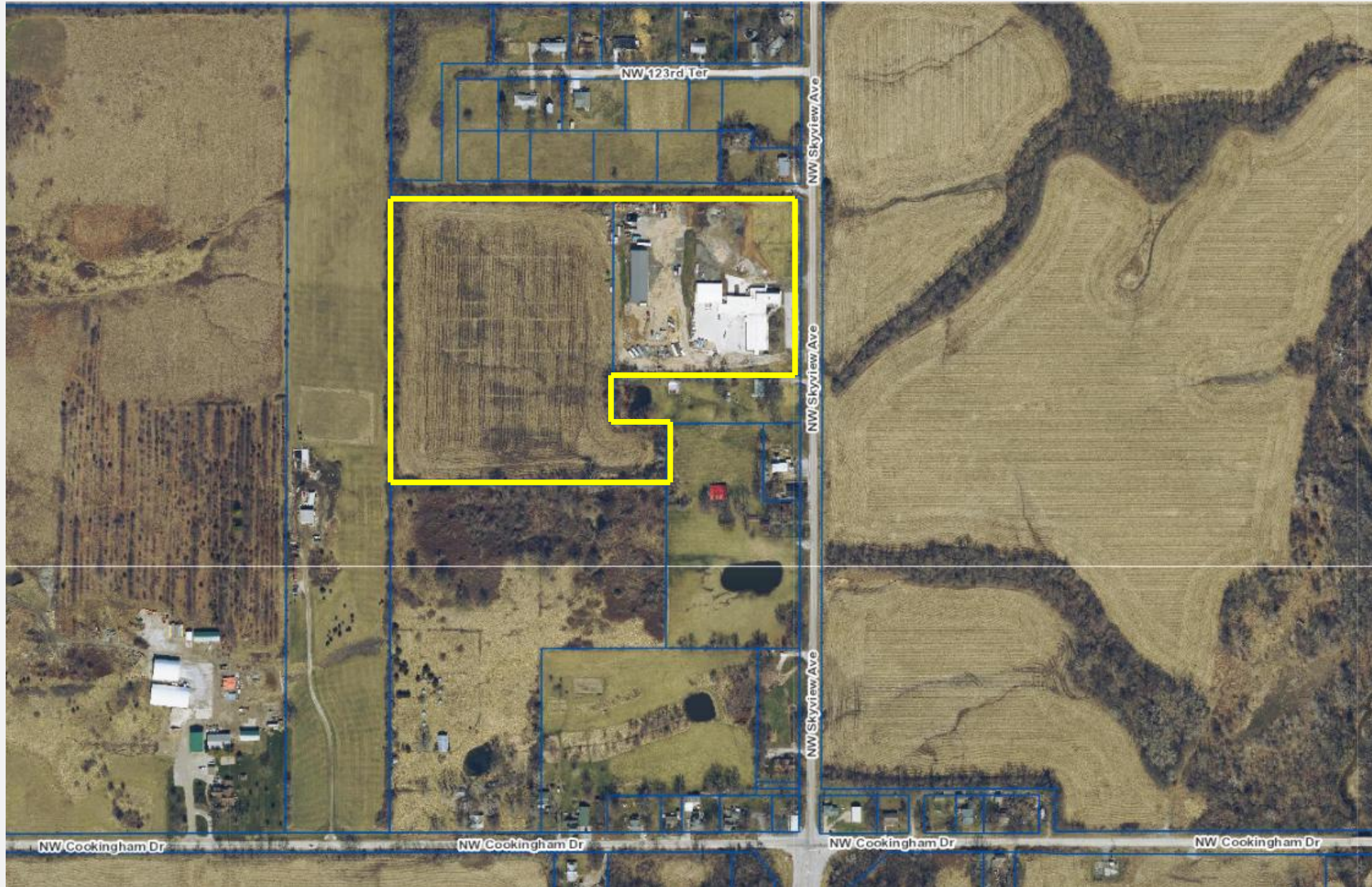
July 15, 2026

Prepared for

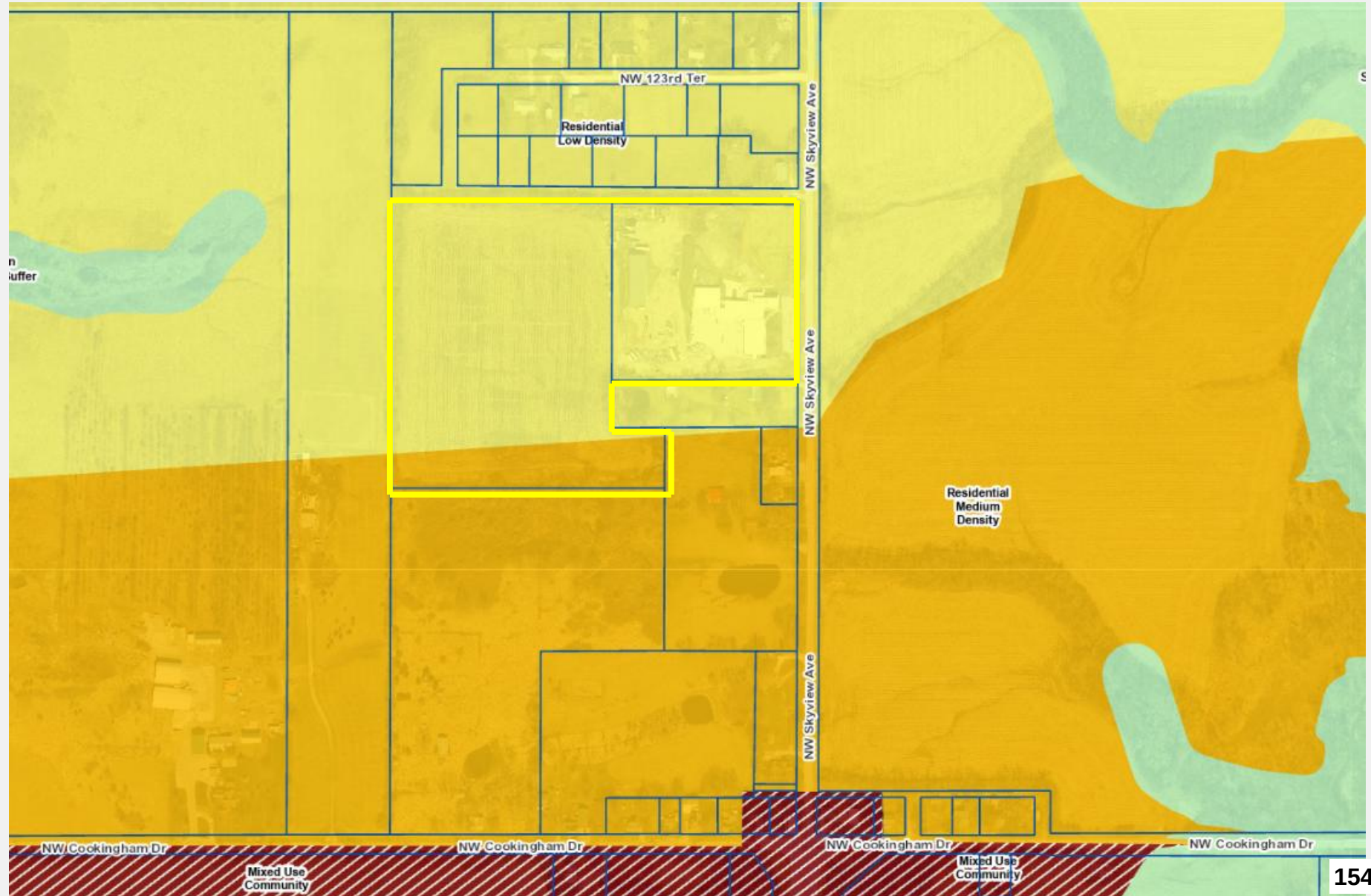
City Plan Commission



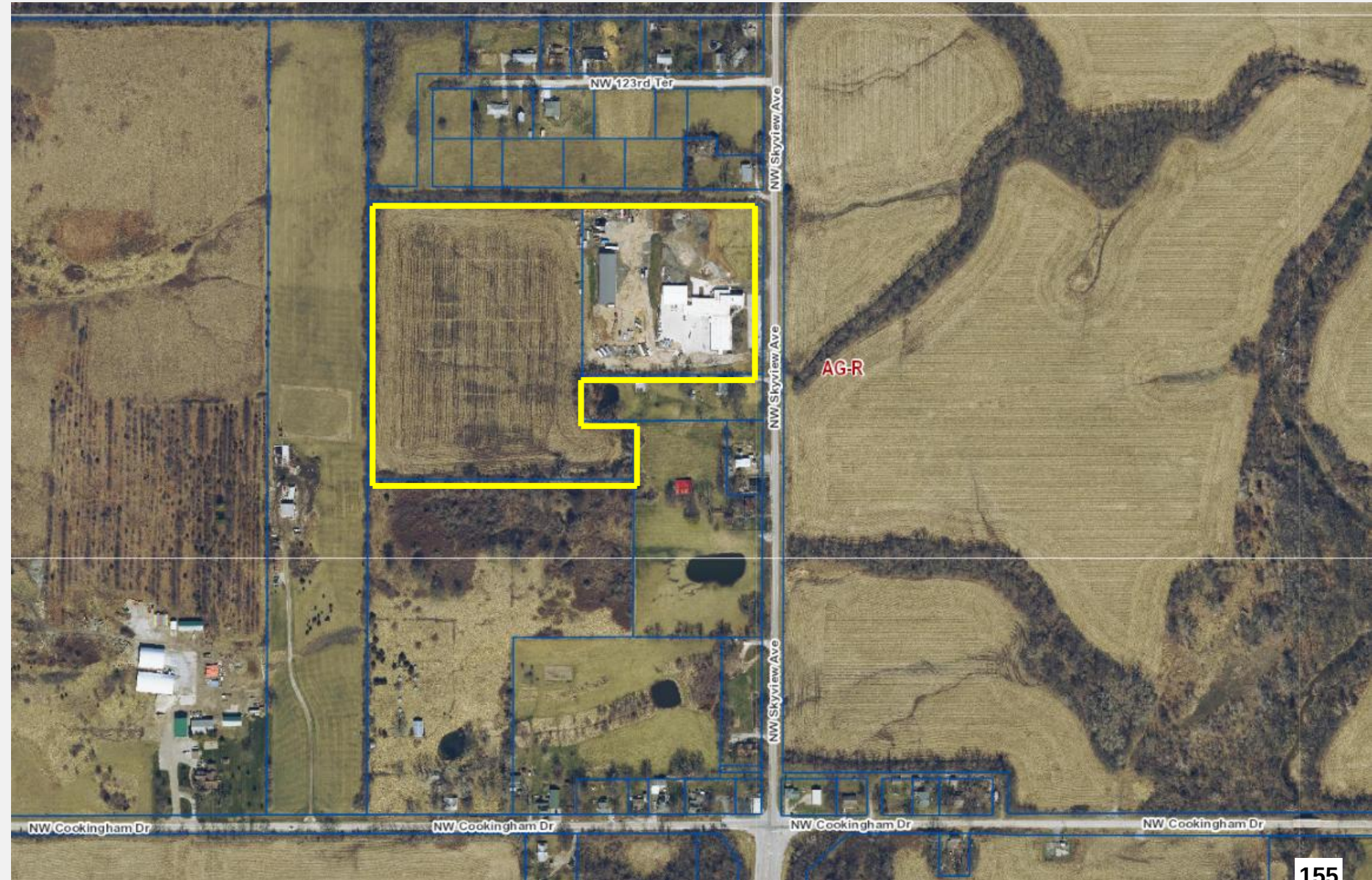




Request to KCI Area
Plan from **Residential
Low Density** and
**Residential Medium
Density** to
Commercial

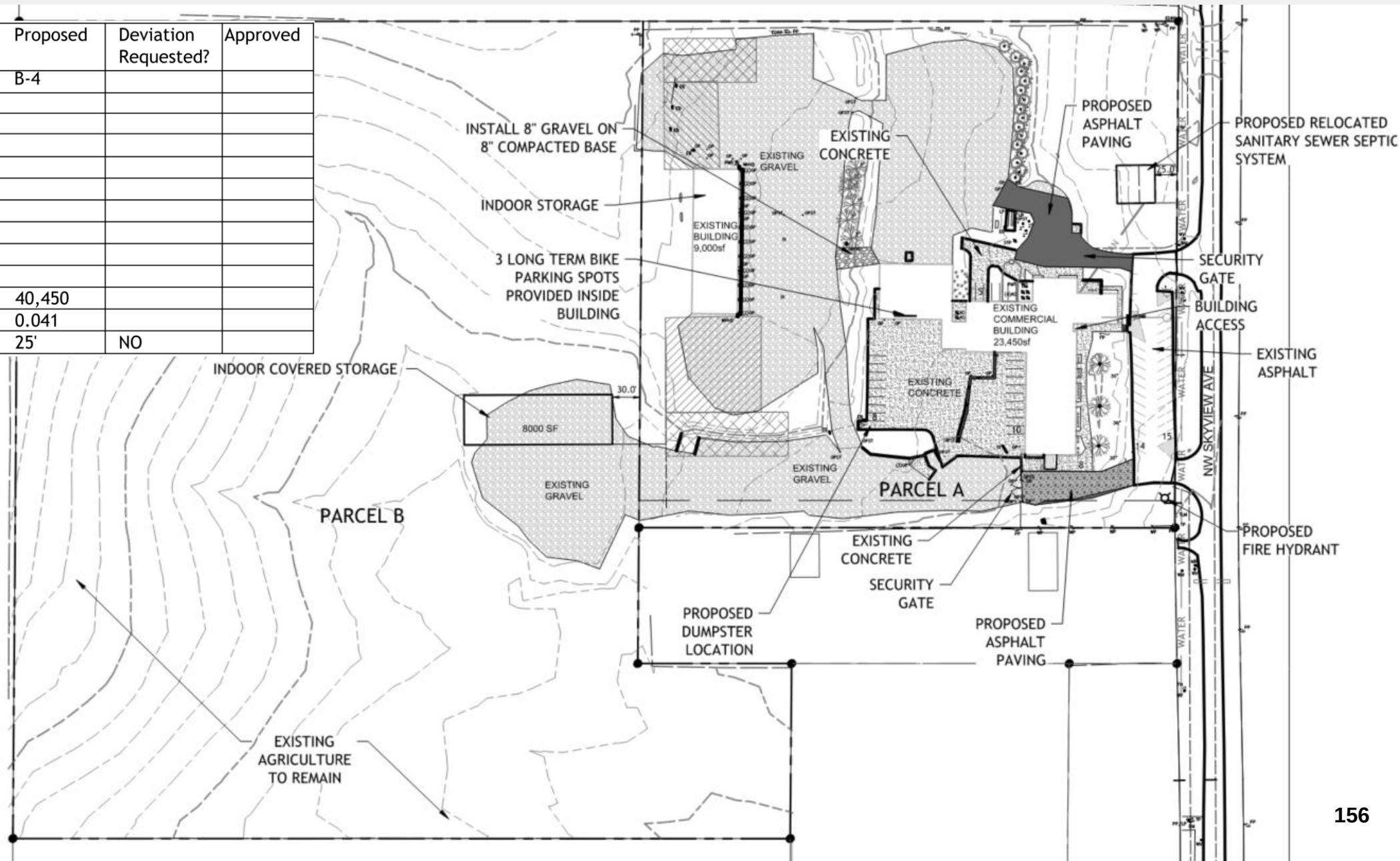


Rezoning from **AG-R**
to **B4-1**





SITE DATA	Existing	Proposed	Deviation Requested?	Approved
Zoning	AG-R	B-4		
Gross Land Area				
in square feet	984,533			
in acres	22.60			
Right-of-way Dedication				
in square feet	0			
in acres	0			
Net Land Area				
in square feet	984,533			
in acres	22.60			
Building Area (sq. ft.)	32,450	40,450		
Floor Area Ratio	0.033	0.041		
Building Ht above grade	25'	25'	NO	



THE FOLLOWING USES ARE PERMITTED

1. RELIGIOUS ASSEMBLY
2. ANIMAL SERVICES- SALES AND GROOMING
3. ARTIST WORK AND SALES SPACE
4. BUILDING MAINTENANCE SERVICE
5. BUSINESS EQUIPMENT SALES AND SERVICE
6. BUSINESS SUPPORT SERVICE (NOT DAY LABOR EMPLOYMENT)
7. INDOOR SMALL VENUE
8. OFFICE, ADMINISTRATIVE, PROFESSIONAL OR GENERAL
9. ACCESSORY AND NON-ACCESSORY PARKING
10. PERSONAL IMPROVEMENT SERVICE
11. INDOOR SPORTS AND RECREATION
12. CAR WASHING AND CLEANING SERVICE
13. MOTOR VEHICLE REPAIR GENERAL
14. VEHICLE PARKING/TOWING
15. ARTISAN MANUFACTURING
16. SELF-STORAGE WAREHOUSE
17. TEMPORARY TRUCK AND TRAILER PARKING

LEGEND



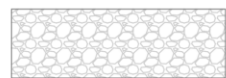
FIRE WOOD AND TEMPORARY LOG STORAGE



PAVED TRUCK AND TRAILER PARKING - 16,950sf

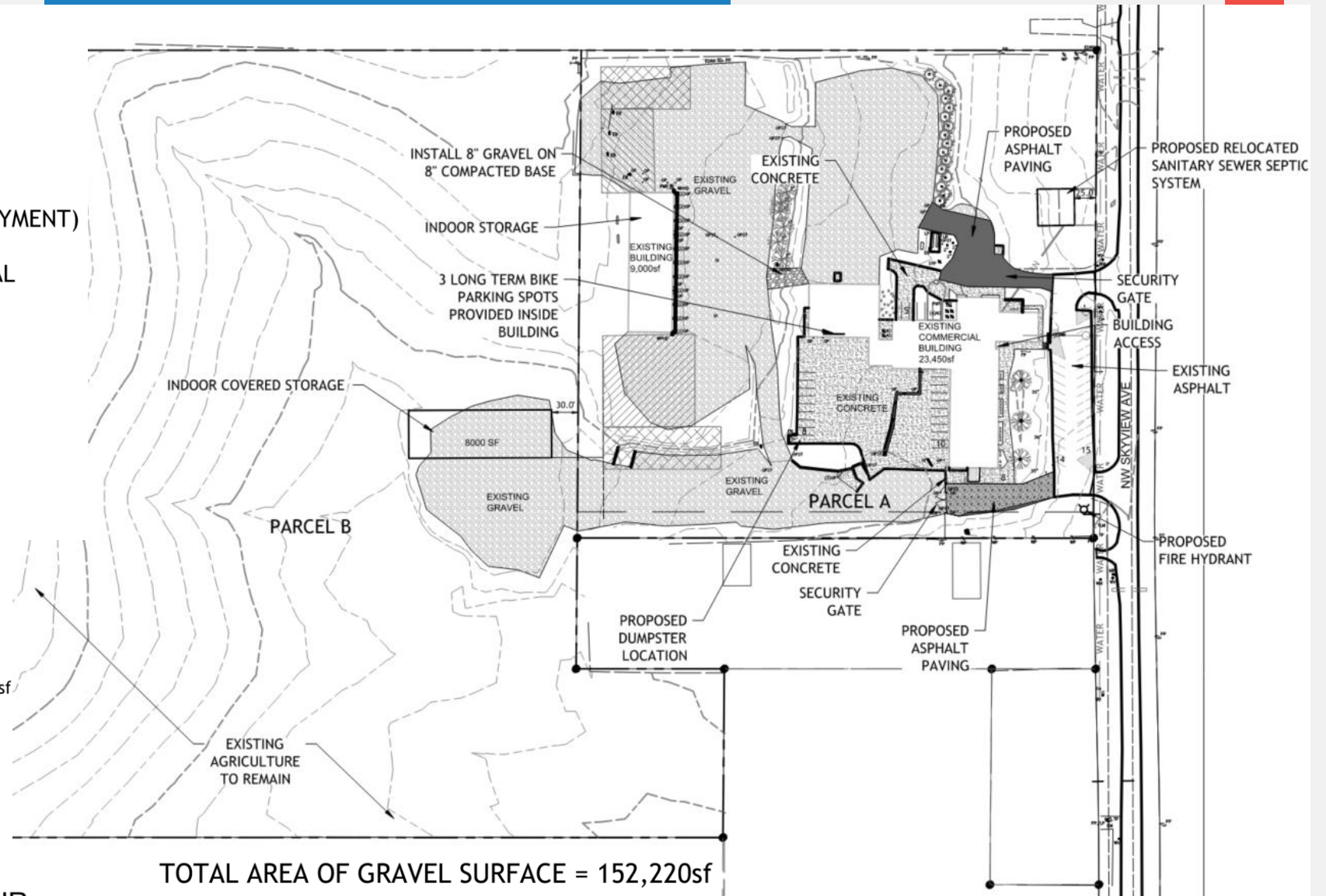


CONTAINER STORAGE



GRAVEL SURFACE

NOTE: ALL OUTDOOR STORAGE WILL OCCUR ON A PAVED SURFACE, WITH THE EXCEPTION OF THE AREA IDENTIFIED FOR FIRE WOOD AND TEMPORARY LOG STORAGE



VARIANCE IS BEING SOUGHT FROM THE BOARD OF ZONING ADJUSTMENT

Rezoning Criteria

88-515-08-A. conformance with adopted plans and planning policies;

88-515-08-B. zoning and use of nearby property;

88-515-08-C. physical character of the area in which the subject property is located;

88-515-08-D. whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;

88-515-08-E. suitability of the subject property for the uses to which it has been restricted under the existing zoning regulations;

88-515-08-F. length of time the subject property has remained vacant as zoned;

88-515-08-G. the extent to which approving the rezoning will detrimentally affect nearby properties; and

88-515-08-H. the gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.



View of site from NW Skyview Ave

Individual Business
Mailboxes



East side of site – facing NW Skyview Ave



View of site from NW Skyview Ave



North side of site





- Outdoor storage:
 - Large equipment
 - Trailers/Campers
 - Combustible, organic materials (wood and mulch from commercial businesses)
 - Commercial vehicles





View of site from NW Skyview Ave



South side of site





- Outdoor storage:
 - Large equipment
 - Trailers
 - Commercial vehicles
 - Shipping containers
 - Construction materials





Staff Recommendation

CD-CPC-2026-00028 – Area Plan Amendment

Denial

CD-CPC-2026-00029 – Rezoning

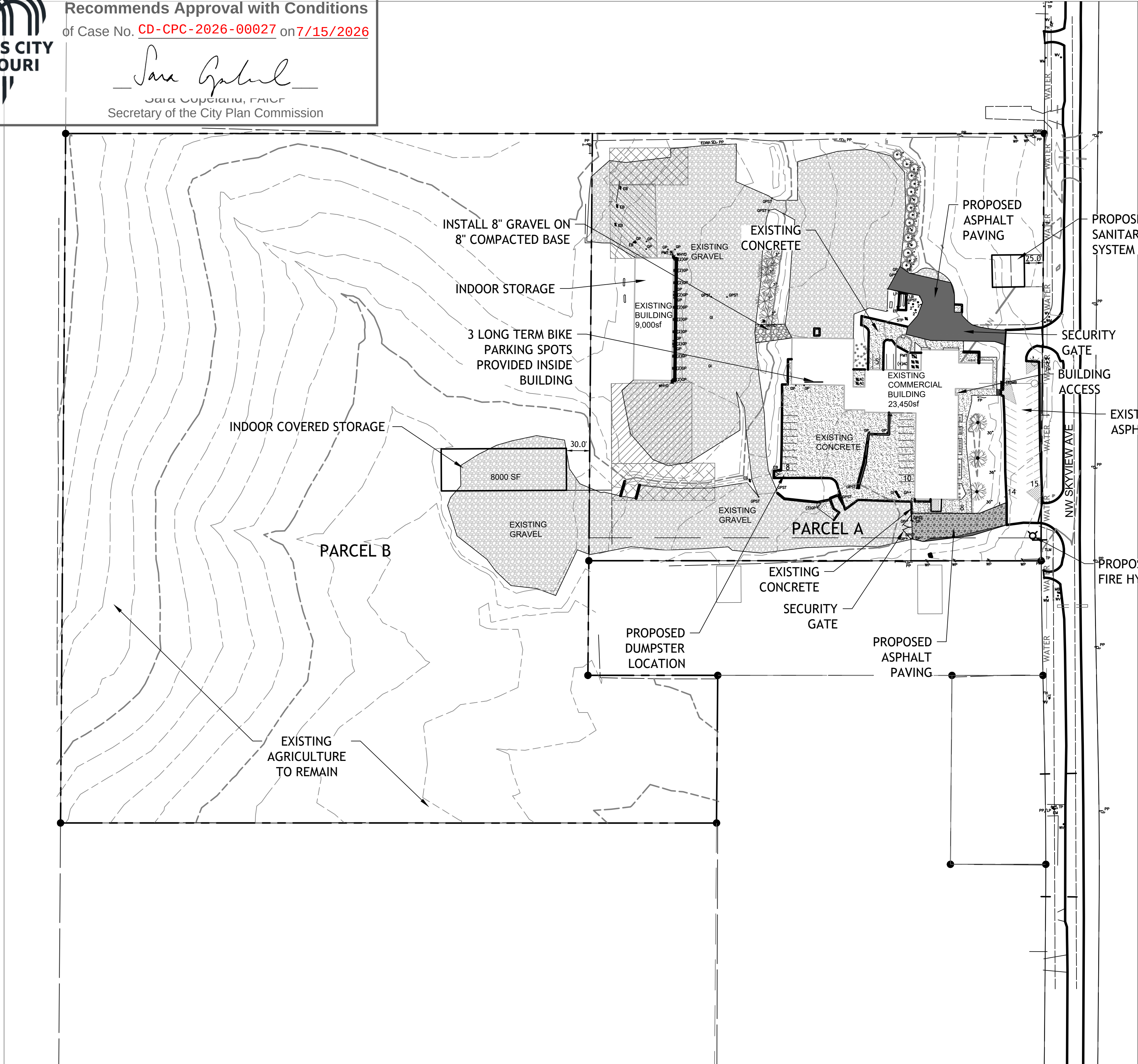
Denial

CD-CPC-2026-00027 – Development Plan

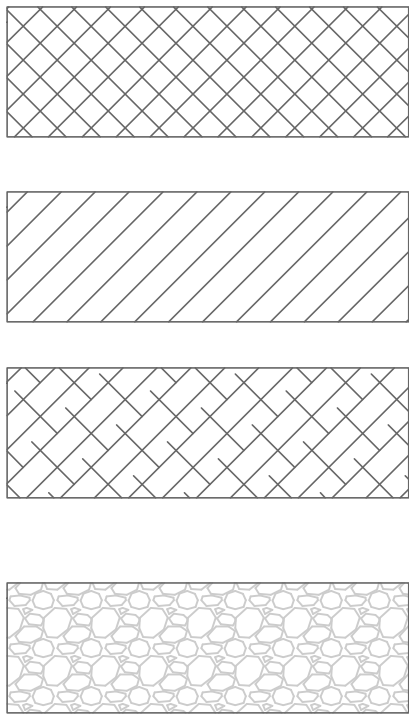
Denial



City Plan Commission
Recommends Approval with Conditions
of Case No. **CD-CPC-2026-00027** on **7/15/2026**
Sara Copeland
Sara Copeland, FAICP
Secretary of the City Plan Commission



LEGEND



FIRE WOOD AND TEMPORARY LOG STORAGE

PAVED TRUCK AND TRAILER PARKING - 16,950sf

CONTAINER STORAGE

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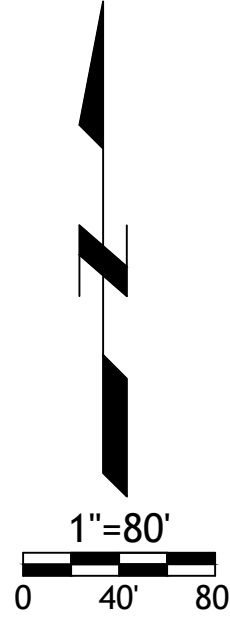
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 16. SELF-STORAGE WAREHOUSE
 17. TEMPORARY TRUCK AND TRAILER PARKING

PARKING
OFFICE ADMIN. PROFESSIONAL OR GENERAL; 1-2 / 1000 SF - (11,450 SF) 11 TO 23 PARKS
RELIGIOUS ASSEMBLY; 1-2 / 7 SEATS - (5,000 SF, 100 SEATS) 14 TO 28 PARKS
COMMUNITY CENTER; 2.5-5 / 1000 SF - (5,000 SF) 13 TO 25 PARKS
MOTOR VEHICLE REPAIR; 2-4 / SERVICE BAY - (2,000 SF, 2 BAYS) 4 TO 8 PARKS
TOTAL PARKS REQUIRED = 42 TO 84 PARKS
TOTAL PROVIDED = 60
BILE SPACES REQUIRED AND PROVIDED = 3

- OPERATING CHARACTERISTICS
1. SECURITY CAMERAS ARE IN PLACE AND ARE CONTINUALLY MONITORED.
 2. SECURITY GATES LIMIT ACCESS TO BACK OF THE PROPERTY.



TOTAL AREA OF GRAVEL SURFACE = 152,220sf

VARIANCE IS BEING SOUGHT FROM THE BOARD OF ZONING ADJUSTMENT

SM Engineering
SAE
5507 High Meadow Circle
Manhattan Kansas, 66503
smcivilengr@gmail.com
785.341.9747

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Revisions
3-5-26 CITY COMMENTS
6-29-26 CITY COMMENTS

DEVELOPMENT PLAN
12220 NW SKYVIEW AVE
KANSAS CITY, MO

s h e e t
C1.0
Civil
SITE PLAN
permit
25 FEBRUARY 2026



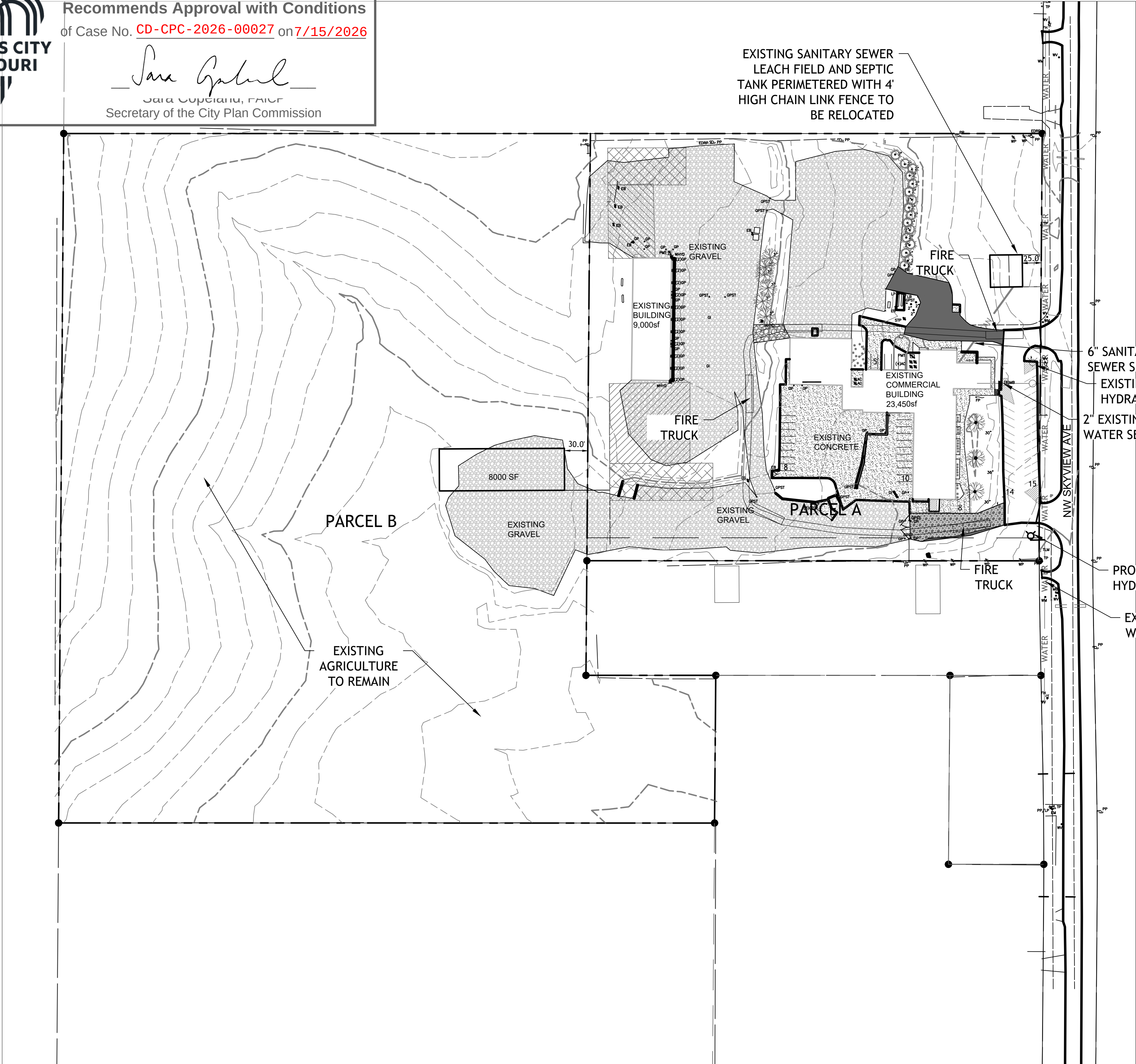
City Plan Commission

Recommends Approval with Conditions

of Case No. **CD-CPC-2026-00027** on **7/15/2026**



Sara Copeland, PAIC
Secretary of the City Plan Commission



EXISTING SANITARY SEWER LEACH FIELD AND SEPTIC TANK PERIMETERED WITH 4' HIGH CHAIN LINK FENCE TO BE RELOCATED

EXISTING BUILDING 9,000sf

EXISTING GRAVEL

EXISTING GRAVEL

8000 SF

EXISTING CONCRETE

EXISTING COMMERCIAL BUILDING 23,450sf

EXISTING FIRE TRUCK

EXISTING FIRE TRUCK

EXISTING FIRE TRUCK

6" SANITARY SEWER SERVICE

EXISTING FIRE HYDRANT

2" EXISTING WATER SERVICE

PROPOSED FIRE HYDRANT

EXISTING WATER MAIN

NW SKYVIEW AVE

PARCEL A

PARCEL B

EXISTING AGRICULTURE TO REMAIN

PROPERTY DESCRIPTION PARCET A: (Longview Ventures, LLC; Warranty Deed, Bk. 1326, Pg. 300)

TRACT 1:
A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 1B, TOWNSHIP 52, RANGE 33, PLATTE COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT 2640 FEET EAST AND 1474 FEET NORTH OF THE SOUTHWEST CORNER OF SECTION EIGHTEEN, IN TOWNSHIP FIFTY TWO OF RANGE THIRTY THREE; THENCE WEST 626.13 FEET TO A STAKE; THENCE NORTH 416.42 FEET TO A STAKE; THENCE EAST 626.13 FEET TO A POINT ON THE CENTER TINE OF HIGHWAY C 416.42 FEET NORTH OF THE POINT OF BEGINNING; THENCE SOUTH 416.42 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART IN ROAD.

TRACT 2:
A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 1B, TOWNSHIP 52, RANGE 33, PLATTE COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EAST TINE OF THE SOUTHWEST QUARTER OF SECTION 1B, TOWNSHIP 52, RANGE 33, 1B90.42 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 1B, TOWNSHIP 52, RANGE 33, SAID POINT BEING THE NORTHEAST CORNER OF THE SCHOOL DISTRICT TRACT; THENCE WEST ALONG THE NORTH TINE OF THE SCHOOL DISTRICT TRACT 626.13 FEET; THENCE NORTH 139.14 FEET; THENCE EAST 626.13 FEET TO THE EAST TINE OF SAID SOUTHWEST QUARTER OF SECTION 1 B, TOWNSHIP 52, RANGE 33; THENCE SOUTH ALONG SAID EAST TINE 139.14 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART IN ROAD.

PROPERTY DESCRIPTION PARCEL B: (Longview Ventures, LLC; Warranty Deed, Bk. 1419, Pg. 209)

TRACT 3:
A TRACT OF LAND IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 1B, TOWNSHIP 52, RANGE 33, KANSAS CITY, PLATTE COUNTY, MISSOURI DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTH TINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1B, SAID POINT BEING SOUTH B9°49'50" WEST 1,313.5 FEET FROM THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 1B; THENCE NORTH 0°27'47" EAST ALONG THE WEST TINE OF THE EAST HALF OF SAID SOUTHWEST QUARTER 1,132.16 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT TO BE HEREIN DESCRIBED; THENCE NORTH 0°27'47" EAST ALONG THE WEST TINE OF THE EAST HALF OF SAID SOUTHWEST QUARTER 902.36 FEET; THENCE NORTH B9°58'40" EAST AND PARALLEL TO THE NORTH TINE OF SAID SOUTHWEST QUARTER 6B7.76 FEET; THENCE SOUTH 0°2s-2s- WEST AND PARALLEL TO THE EAST TINE OF SAID SOUTHWEST QUARTER 70B.72 FEET; THENCE NORTH s9°53'15" EAST 169.63 FEET; THENCE SOUTH 0°28'2B" WEST AND PARALLEL TO THE EAST TINE OF SAID SOUTHWEST QUARTER 193.91 FEET; THENCE SOUTH B9°58'40" WEST AND PARALLEL TO THE NORTH TINE OF SAID SOUTHWEST QUARTER B57.21 FEET TO THE TRUE POINT OF BEGINNING.

SM Engineering



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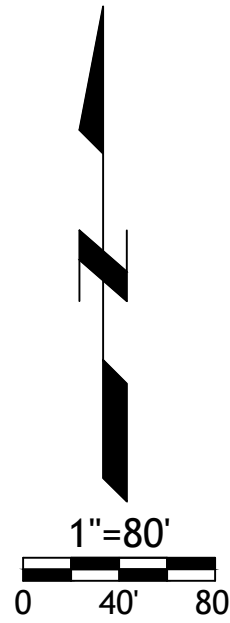


Revisions
3-5-26 CITY COMMENTS
6-29-26 CITY COMMENTS

DEVELOPMENT PLAN

12220 NW SKYVIEW AVE
KANSAS CITY, MO

sheet
C2.0
Civil
UTILITY PLAN
permit
25 FEBRUARY 2026



1"=80'

0 40' 80'

170

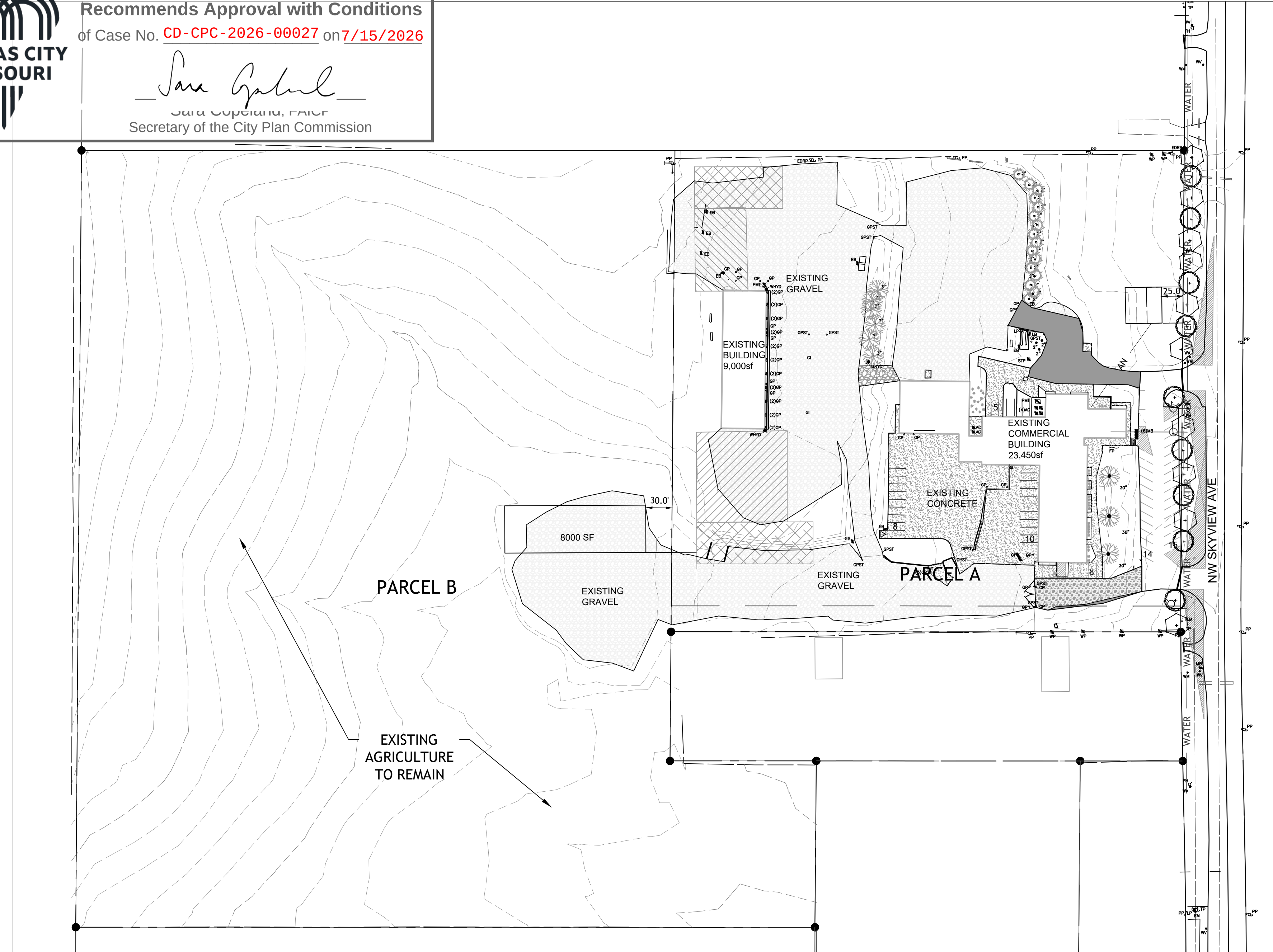


City Plan Commission

Recommends Approval with Conditions

of Case No. **CD-CPC-2026-00027** on **7/15/2026**

Sara Copeland
Sara Copeland, FAICP
Secretary of the City Plan Commission



LANDSCAPE NOTES
CONTRACTOR REQUIRED TO LOCATE ALL UTILITIES BEFORE INSTALLATION TO BEGIN.

Contractor shall verify all landscape material quantities and shall report any discrepancies to the Landscape Architect prior to installation.

No plant material substitutions are allowed without Landscape Architect or Owners approval.

Contractor shall guarantee all landscape work and plant material for a period of one year from date of acceptance of the work by the Owner. Any plant material which dies during the one year guarantee period shall be replaced by the contractor during normal planting seasons.

Contractor shall be responsible for maintenance of the plants until completion of the job and acceptance by the Owner.

Successful landscape contractor shall be responsible for design that complies with minimum irrigation requirements, and installation of an irrigation system. Irrigation system to be approved by the owner before starting any installation.

All plant material shall be specimen quality stock as determined in the "American Standards For Nursery Stock" published by The American Association of Nurseryman, free of plant diseases and pest, of typical growth of the species and having a healthy, normal root system.

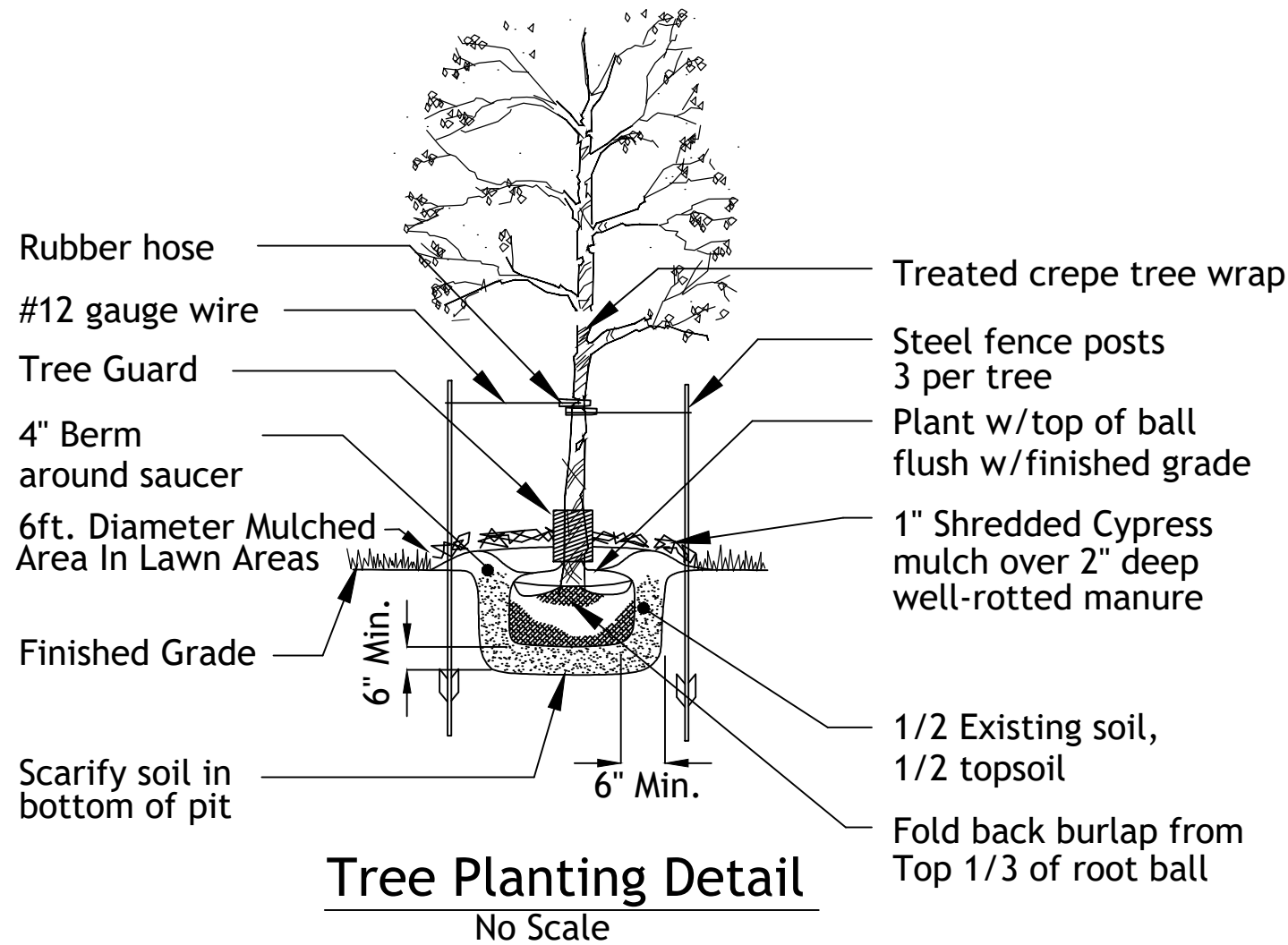
Sizes indicated on the plant list are the minimum, acceptable size. In no case will sizes less than specified be accepted.

All shrub beds within lawn areas to receive a manicured edge.

All shrub beds shall be mulched with 3" of shredded cedar mulch.

All sod areas to be fertilized & sodded with a Turf-Type-Tall Fescue seed blend.

All seed areas shall be hydro-seeded with a Turf-Type-Tall Fescue seed blend.



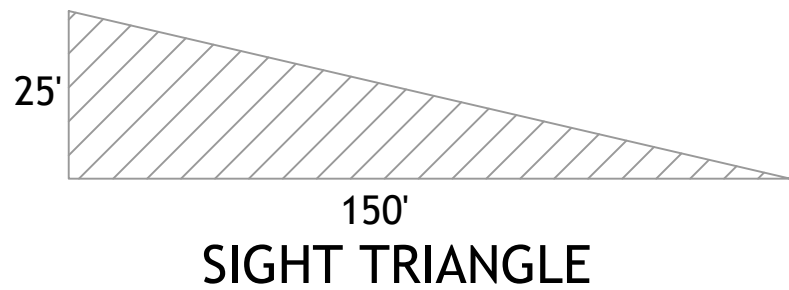
LANDSCAPE DATA:

WINNER RD 560'
REQUIRED
STREET TREES 1/30' = 19

PROVIDED
STREET TREES = 19

INTERIOR LANDSCAPE
REQUIRED
PARKING AREA 35SF / STALL = 1,295 SF
PARKING STALLS 1 TREE / 5 STALLS = 7
PARKING STALLS 1 SHRUB / STALL = 37

PROVIDED
PARKING AREA = 1,877 SF
EXISTING TREES = 20
EXISTING SHRUBS = 42



Tree List

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	9	October Glory Maple	Acer Rubrum 'October Glory'	2" cal	BB	As Shown
	10	Skyline Honeylocust	Gleditsia Triacanthos 'Skyline'	2" cal	BB	As Shown

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6-29-26 CITY COMMENTS

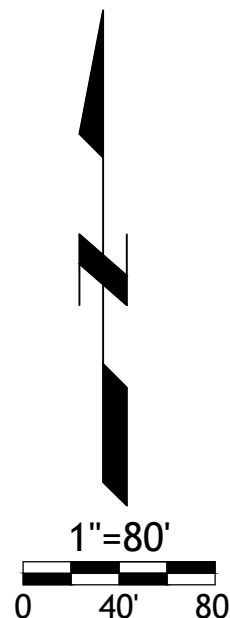
DEVELOPMENT PLAN

12220 NW SKYVIEW AVE
KANSAS CITY, MO

s h e e t

C3.0

Civil
LANDSCAPE PLAN
permit
25 FEBRUARY 2026





CITY PLAN COMMISSION

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

KCMO.gov/Planning

July 16, 2026

Sam Malinowsky
SM Engineering
5507 High Meadow Cir
Manhattan, KS 66503

Re: **CD-CPC-2026-00027** - A request to approve a non-residential development plan to allow a variety of uses and multiple buildings on one lot in proposed district B4-1 on about 23 acres generally located at 12220 NW Skyview Avenue.

Dear Sam Malinowsky:

At its meeting on July 15, 2026, the City Plan Commission acted as follows on the above-referenced case.

Approved with Conditions

The Commission's action is only a recommendation. Your request must receive final action from the Council. All conditions imposed by the Commission, if any, are available on the following page(s).

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

- If revised plans are required, you must make such revisions and upload the revised plans prior to proceeding to final action.
- If revised plans are not required, your request will automatically be submitted for Council consideration.

If you have any questions, please contact me at genevieve.kohn-smith@kcmo.org or (816) 513-8808.

Sincerely,

A handwritten signature in cursive script that reads "Genevieve Kohn-Smith".

Genevieve Kohn-Smith, AICP
Lead Planner

Condition(s) by City Planning and Development Department. Contact Genevieve Kohn-Smith at (816) 513-8808 / genevieve.kohn-smith@kcmo.org with questions.

1. 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 Certificate of Occupancy. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
2. That prior to issuance of the Certificate of Occupancy for each lot within the plat the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved Street Tree Planting Plan and are healthy. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
3. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with Section 88-425-08 of the Zoning and Development Code. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
4. All signage shall conform to 88-445 and shall require a sign permit prior to installation. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
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 Certificate of Occupancy. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
6. The property owner shall abate all permit compliance violations within 6 months of development plan approval.
7. The property owner must obtain approval of a variance from the Board of Zoning Adjustment to allow gravel in a B4 zoning district within 1 month of rezoning approval from City Council.
8. All motor vehicle repair uses shall be conducted in an permitted structure and not outdoors for more than 24 hours at a time.
9. All storage containers must obtain building permits within 6 months of development plan approval or be removed from the site.
10. All vehicle storage areas on the property must be located at least 500 feet from any R and AG-R district.
11. Permitted uses identified on the development plan shall only apply to Parcel A (12220 NW Skyview Avenue).

Condition(s) by City Planning and Development Department. Contact Ray Rhodes at (816) 513-1487 / Raymund.rhodes@kcmo.org with questions.

12. Building plans submittal shall meet the requirements of the Kansas City Building and Rehabilitation Code in effect at the time of submission.

Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

13. The developer shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC-2018 § 507.1)
14. Proposed buildings shall have a fire department access road within 150 feet of any exterior portion of the structure. (IFC-2018: § 503.1.1)
15. The developer shall provide an approved turnaround feature (i.e cul-de-sac, hammerhead) for all dead-end fire access in excess of 150 feet in length. (IFC-2018: § 503.2.5)
16. Required fire department access roads shall designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
17. Required fire department access roads shall be a minimum unobstructed width of twenty (20) feet and 13 ft. 6 in clearance height. Check with Streets & Traffic (KCMO Public Works) or Missouri Department of Transportation (MODOT) that may have street planning regulations that supersede the Fire Code. (IFC-2018: § 503.2.1)

Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

18. Fire hydrant distribution shall follow IFC-2018 Table C102.1
19. The developer shall provide Fire Department access roads prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
20. Fire hydrant(s) shall be within 400 feet on a fire access road following an approved route established by the Authority Having Jurisdiction (AHJ) of any exterior portion of a building. The use of existing fire hydrant(s) may be used to satisfy this requirement otherwise a private fire hydrant(s) or hydrant system may be required. This distance may be increased to 600 feet for R-3 and U occupancy(s) or the building(s) is fully protected by an approved automatic fire sprinkler system(s). (IFC-2018: § 507.5.1)
21. If an approved security gate spans across a fire access road, an approved means for emergency operation shall be provided. Electric gates shall require a siren sensor device typically referred to as a "yelp gate" (IFC-2018 § 503.6)
22. All required fire department access roads shall be an all weather surface. Grass pavers are not permitted. (IFC-2012: § 503.2.3)
23. The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)

Condition(s) by KCPD. Contact Jeffrey Krebs at (816)651-8809 / Jeffrey.Krebs@kcmo.org with questions.

24. Provide the approximate location of addressing on proposed building(s). Location of address should be visible from the public right-of-way or vehicular access area, whichever is applicable. Location can be shown on the building elevation sheet with a cloud/dashed line at the time of building plan review. Development Management Division reviewer may satisfy this condition.
25. Provide a lighting study in accordance with 88-430 and recommendations from the Illuminating Engineering Society (IES). The minimum standard from IES for a parking lot would be an average-maintained lighting level of 3 foot-candles (fc) with an average to minimum ratio of 4:1 (G-1-22, Sec. 8.7). This should be submitted and reviewed by Development Management Division reviewer prior to obtaining building permits.

Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

26. The developer must subordinate to the City all private interest in the area of any right-of-way dedication, in accordance with Chapter 88 and as required by the Land Development Division, prior to issuance of any construction permits within said right-of-way, and that the owner/developer shall be responsible for all costs associated with subordination activities now and in the future.
27. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
28. After the City Plan Commission enters its disposition for the development plan, the developer shall not enter into any agreement that would encumber or otherwise have any impact on the proposed right-of-way dedications for the planned project without the prior written consent of the Land Development Division.
29. The developer shall dedicate additional right of way [and provide easements] for NW Skyview Ave as required by the adopted [Major Street Plan and/or Chapter 88] so as to provide a minimum of 50 feet of right of way as measured from the centerline, along those areas being platted. Developer shall relocate all components and site features of the existing septic system onto the private property beyond the limits of new right-of-way dedication.
30. The developer shall pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.

Condition(s) by Water Services Department. Contact Heather Massey at (816) 513-2111 / heather.massey@kcmo.org with questions.

31. When an existing building is being renovated, is being changed in use or occupancy, or is undergoing a building addition, and the existing water service line(s) will be reused, the water service line(s) and related appurtenances shall meet the most current version of KC Water Rules and Regulations.

Condition(s) by Water Services Department. Contact Heather Massey at (816) 513-2111 / heather.massey@kcmo.org with questions.

32. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to issuance of Certificate of Occupancy.
<https://www.kcwater.us/wp-content/uploads/2025/02/2025-Final-Rules-and-Regulations-for-Water-Service-Lines.pdf>

Condition(s) by Water Services Department. Contact Philip Taylor at (816) 513-0146 / philip.taylor@kcmo.org with questions.

33. The developer shall grant a [BMP and/or Surface Drainage Easement] to the City as required by KC Water based on the drainage study conclusions, prior to issuance of any building permits.
34. The developer shall submit plans for grading, siltation, and erosion control to KC Water for review and acceptance, provide a copy of the Storm Water Pollution Prevention (SWPP) plan submitted to the Missouri Dept. of Natural Resources (MDNR) and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
35. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to KC Water, in accordance with adopted standards, including a BMP level of service analysis prior to approval and issuance of any building permits, and that the developer secure permits to construct any improvements as required by KC Water prior to issuance of any certificate of occupancy.



CITY PLAN COMMISSION

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414 East 12th Street
Kansas City, Missouri 64106

KCMO.gov/Planning

July 16, 2026

Sam Malinowsky
SM Engineering
5507 High Meadow Cir
Manhattan, KS 66503

Re: **CD-CPC-2026-00028** - A request to approve a rezoning from district AG-R to B4-1 on about 23 acres generally located at 12220 NW Skyview Avenue.

Dear Sam Malinowsky:

At its meeting on July 15, 2026, the City Plan Commission acted as follows on the above-referenced case.

Approved with Conditions

The Commission's action is only a recommendation. Your request must receive final action from the Council. All conditions imposed by the Commission, if any, are available on the following page(s).

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

- If revised plans are required, you must make such revisions and upload the revised plans prior to proceeding to final action.
- If revised plans are not required, your request will automatically be submitted for Council consideration.

If you have any questions, please contact me at genevieve.kohn-smith@kcmo.org or (816) 513-8808.

Sincerely,

A handwritten signature in cursive script that reads "Genevieve Kohn-Smith".

Genevieve Kohn-Smith, AICP
Lead Planner

Condition(s) by City Planning and Development Department. Contact Genevieve Kohn-Smith at (816) 513-8808 / genevieve.kohn-smith@kcmo.org with questions.

1. Only Parcel A, 12220 NW Skyview Ave, shall be rezoned to B4-1. This adjustment will be reflected in the ordinance request.



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: TMP-7085

Submitted Department/Preparer: City Planning

Revised 01/30/25

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

Executive Summary

Rezoning an area of about 7.6 acres generally located at 12220 NW Skyview Avenue from District AG-R to District B4-1 and approving a development plan to allow for a variety of uses and multiple buildings on one lot. (CD-CPC-2026-00028 & CD-CPC-2026-00027).

Discussion

The proposed development plan, in companion with area plan amendment and rezoning, were filed to abate zoning violations on the property. Three zoning violations were issued for uses not allowed in the AG-R district including warehousing, event venue, and outdoor vehicle storage. There are minimal site improvements proposed, as the two existing buildings on site are intended to remain.

The former school building, the closest building to NW Skyview Avenue, is currently being reused as a mixed-use building including office, event venue, and sports and recreation, participant uses. The existing building to the west is being used as leasable storage space.

There are two existing curb cuts off NW Skyview Avenue providing access to the site and 60 parking spaces. There are gates on the north and south sides of the former school building providing security to the western portion of the site where the storage areas are located. The portion of land not covered by buildings is mostly gravel. The plans for the western parcel propose an additional 8,000 square foot building labeled as a indoor storage with gravel in front of it, while the majority of the parcel will remain used for agriculture.

Additional street trees will be provided. Proposed species include Maple and Honeylocust.

The City Plan Commission recommended continuance of this case from the April 15, 2026 hearing and directed the applicant to continue working with staff to revise the development plan, as staff recommended denial of all companion cases. After multiple resubmittals, the applicant included a list of permitted uses for the site that correspond to uses in the Zoning and

Development Code. They also identified proposed pavement for accessory outdoor storage and the total amount of gravel they are requesting a variance for through a separate application.

Staff recommended denial of the area plan amendment, rezoning, and development plan. CPC recommended approval of the area plan amendment and rezoning of only 1 of the subject parcels and approval with conditions of the development plan with the modification that it will only govern the parcel to be rezoned to B4-1.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
Not applicable as this ordinance authorizes physical development and change of zoning on a private property.
3. How does the legislation affect the current fiscal year?
Not applicable as this ordinance authorizes physical development and change of zoning on a 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 authorizes physical development and change of zoning on a private property.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this ordinance authorizes physical development and change of zoning on a 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 fiscal impact in this ordinance.

Citywide Business Plan (CWBP) Impact

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

Prior Legislation

Related Cases:

ZDC-2025-1152 – Notices of violation for improper use of an AG-R zoned property for outdoor vehicle storage, small event venue, and warehousing.

CD-BZA-2026-00079 - A request to approve a variance to allow gravel in a proposed B4-1 district, and any other necessary variances, on about 23 acres generally located at 12220 NW Skyview Avenue. Scheduled for August 12, 2026 Board of Zoning Adjustment hearing

Service Level Impacts

None

Staff Recommendation

City Planning and Development

Select One: ☒ Sponsored

☐ Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One: ☒ Recommend
☐ Do Not Recommend
☐ Not Applicable

City Plan Commission recommends approval.

Other Impacts

1. What will be the potential health impacts to any affected groups?
This resolution was not evaluated for health impacts.
2. How have those groups been engaged and involved in the development of this ordinance?
Area Plan amendments don't require public engagement but public engagement was completed for the companion rezoning and development plan ordinance.
3. How does this legislation contribute to a sustainable Kansas City?
None
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

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

No - CREO's review is not applicable (Press tab after selecting)
Please provide reasoning why not:
[Click or tap here to enter text.](#)
6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

Click or tap here to enter text.

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

Rezoning Exhibit – Section 88-20A-1553





Legislation Text

File #: 260681

ORDINANCE NO. 260681

Sponsor: Director of City Planning and Development Department

Approving a development plan on about 10.08 acres in District UR generally located at the intersection of State Line Road and American Way Drive, specifically located at the Hyvee Arena, to amend the uses allowed within the plan area. (CD-CPC-2026-00068)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District UR (Urban Redevelopment) generally located at intersection of State Line Road and American Way Drive, specifically located at the Hyvee Arena, and more specifically described as follows:

TRACT 1: Lot 1, Mosaic Arena, a subdivision in Kansas City, Jackson County, Missouri, in accordance with that certain Plat recorded August 7, 2017, as Instrument No. 2017E0072394 in Plat Book 171, Page 75.

is hereby approved, subject to the following conditions:

1. This major amendment to the UR plan approves the existing 5,188 square foot data center. Any future expansion meeting 88-516-06 shall require an amendment to the plan. All new data centers shall require approval of a special use permit in compliance with the Zoning and Development Code.
2. Should a use require additional entitlement as listed in the DX district (Table 130-1), the property owner shall apply for and receive approval of all necessary entitlement prior to the issuance of any permits or zoning clearances.
3. Any future amendments to the existing data center, meeting the standards listed in 88-525-14 (Major Amendments to Special Use Permits) shall receive approval of a special use permit prior to the issuance of any permit or zoning clearance.
4. All signage shall conform to Section 88-445 and shall require a sign permit prior to installation.

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 development plan hereinabove, all public notices and hearings required by the Zoning and Development Code have been given and had.

..end

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

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney

CITY PLAN COMMISSION STAFF REPORT

CD-CPC-2026-00068



KANSAS CITY
Planning & Dev

Kemper Arena UR Plan Amendment

July 15, 2022

Docket #4

Request

Major Amendment to UR

Applicant

Steve Foutch
Foutch Brothers, LLC

Owner

FBKC Sports Arena LLC
c/o Foutch Brothers LLC

Site Information

Location	1800 Genessee St.
Area	10.08 Acres
Zoning	UR
Council District	4 th
County	Jackson
School District	Kansas City

Surrounding Land Uses

North: Residential/Parking, UR/M3-5
South: Civic/Public, M3-5
East: Surface Parking, M3-5
West: State of Kansas

KC Spirit Playbook Alignment

CD-CPC-2026-00068, High

Land Use Plan

The Greater Downtown Area Plan recommends Downtown Mixed Use for this location. The proposed plan has a high alignment with this designation. See Criteria A for more information.

Major Street Plan

American Royal Drive is identified as a Thoroughfare in this location.

Approval Process



Overview

The applicant seeks approval of a major amendment to a previously approved UR Plan to amend the uses allowed within the plan area on about 10.08 acres, located at the intersection of State Line Road and American Way Drive, specifically located at the Hyvee Arena.

Existing Conditions

The site is currently developed with the Hyvee Arena and accessory surface parking.

Neighborhood(s)

This site is located within the Historic West Bottoms Association.

Required Public Engagement

Section 88-505-12, Public Engagement does apply to this request. The applicant hosted a meeting on June 18, 2026. A meeting summary is attached; see Attachment #3.

Controlling + Related Cases

CD-AA-2018-00082 - UR Final Plan for the Kemper Arena renovation project (approved September 24, 2018).

Project Timeline

The application was filed on May 21, 2026. Scheduling deviations have occurred due to the cancelled July 1, 2026 City Plan Commission meeting.

Professional Staff Recommendation

Docket #4 Approval, subject to conditions

VICINITY MAP



RELATED CASES

Case 14806-UR - Approved a rezoning from District M3-5 to District UR and a preliminary development plan for the same to allow repurposing and rehabilitation of Kemper Arena (Ord. 170210 approved March 30, 2017)

PLAN REVIEW

The controlling plan was approved with the condition that a statement be added to the UR Final Plan site plan that uses as allowed in a DX district are allowed. However, when the UR Final Plan was approved, the required note was not included, therefore only the allowed uses as listed on the plan were allowed: Offices, Gallery, Meeting, Exercise, Court Floor.

The proposed amendment is to allow additional uses within the previously approved UR Plan and to include the note that all uses allowed within the DX district be allowed. The applicant also provided a list of prohibited uses, including adult businesses, animal services, gasoline and fuel sales, drive-through facilities, pawn shops, vehicle sales and service, and day labor employment agencies. The submitted plan includes language that allows for the existing data center to remain as is currently constructed (5,188 square feet).

PLAN ANALYSIS

Standards	Meets	Notes
Lot and Building Standards (88-260)	Yes	No changes to the footprint of the building are proposed.

Standards	Meets	Notes
Data Centers-Specific Standards (88-339)	Yes, subject to conditions	See below.
Signs (88-445)	Yes, subject to conditions	

88-339 – Data Centers

Data Centers require a special use permit in DX districts. This amendment does not allow new data centers as of right and will require entitlement for any new data centers or expansions. Staff has added a condition (Condition #1) that any future data centers comply with the standards as required in this section of code.

SPECIFIC REVIEW CRITERIA

Development Plan, Project Plan, or Site Plan (88-516-05)

In order to be approved, a development plan, project plan, or site plan must comply with all of the following criteria:

A. The plan must comply with all standards of the Zoning and Development Code and all other applicable city ordinances and policies.

The proposed amendment complies with all applicable standards of the Zoning and Development Code. Staff is including a condition that any future data centers (new or expansions) receive the appropriate entitlement prior to the issuance of permits.

“This major amendment to the Hy-Vee Arena has a high alignment with the KC Spirit Playbook and the Greater Downtown Area Plan, as it clarifies allowed uses and more aligns with the existing Downtown Mixed Use future land use. No area plan amendment is needed. With no change to site access, building facade, landscaping, or other design elements, there are limited items to review against Playbook’s Goal Supporting Criteria.” – Luke Ranker, 4th District Planner, Community Planning Division

B. The proposed use must be allowed in the district in which it is located.

The applicant is proposing to add uses to the site as originally required when the controlling plan was approved. Approval of this request will allow for additional uses on the site. The applicant also provided a list of prohibited uses on the site plan.

C. Vehicular ingress and egress to and from the site, and circulation within the site must provide for safe, efficient, and convenient movement of traffic not only within the site but on adjacent roadways.

Vehicular ingress and egress is not changing, Staff does not expect any impact to the circulation on and off the site or impact to the movement of traffic within the site.

D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site.

There are no proposed changes to the layout, parking count, or building orientation on the site.

E. The plan must provide for adequate utilities based on City standards for the particular development proposed.

This is a request to amend the allowed uses in the proposed plan. Staff has included a condition (Condition 1) requiring special use permits for future data centers or an expansion to the existing data center. The public facilities will be reviewed with future building permits or expansion requests.

F. The location, orientation, and architectural features, including design and material, of buildings and other structures on the site must be designed to be compatible with adjacent properties.

There are no proposed changes to the layout, parking count, or building orientation on the site. The location, orientation, and architectural features are expected of the use and compatible with the use to the south.

G. Landscaping, berms, fences, and/or walls must be provided to buffer the site from undesirable views, noises, lighting, or other off-site negative influences and to buffer adjacent properties from negative influences that may be created by the plan.

There are no proposed changes to the layout, parking count, or building orientation on the site. There are no expected changes to the views, noise, lighting or other off-site negative influences with this proposed amendment.

H. The design of streets, drives, and parking areas within the project should result in a minimum of area devoted to asphalt or other impervious surfaces consistent with the needs of the project and city code requirements.

There is no change to the layout, building orientation, or parking count with this application. The design of the site is to be expected with the existing use and is compatible with the use to the south.

I. The plan must identify trees to be removed and trees to be preserved during the development of the subject property with the goal of saving trees that are not required to be removed for the development of the property.

The applicant was not required to submit a landscaping plan, therefore no trees have been identified as "to remove or to preserve". The proposal does not expand the building or change the layout of the site.

ATTACHMENTS

1. Conditions Report
2. Applicant's Submittal
3. Public Engagement Materials
4. KC Spirit Alignment

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends Approval, subject to conditions as stated in the conditions report.

Respectfully submitted,

Larisa Chambi, AICP

Planning Supervisor



Plan Conditions

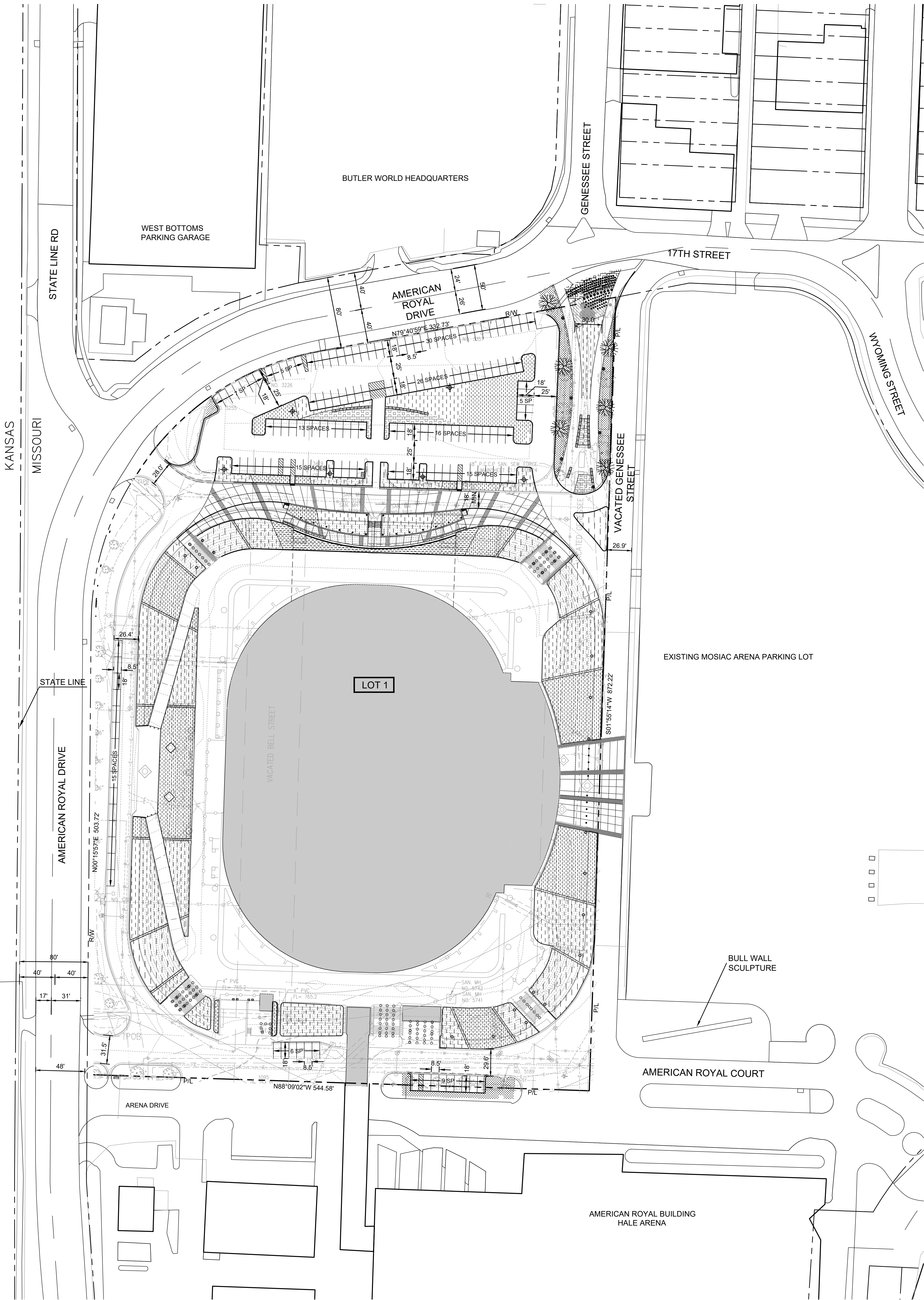
Report Date: July 08, 2026

Case Number: CD-CPC-2026-00068

Project: Kemper Arena UR Plan Amendment

Condition(s) by City Planning and Development Department. Contact Larisa Chambi at (816) 513-8822 / Larisa.Chambi@kcmo.org with questions.

1. This major amendment to the UR Plan is approving the existing 5,188 square foot data center. Any future expansion meeting 88-516-06 shall require an amendment to the plan. All new data centers shall require approval of a special use permit in compliance with the Zoning and Development Code.
2. Should a use require additional entitlement as listed in the DX district (Table 130-1), the property owner shall apply for and receive approval of all necessary entitlement prior to the issuance of any permits or zoning clearances.
3. Any future amendments to the existing data center, meeting the standards listed in 88-525-14 (Major Amendments to Special Use Permits) shall receive approval of a special use permit prior to the issuance of any permit or zoning clearance.
4. All signage shall conform to Section 88-445 and shall require a sign permit prior to installation. This condition may be satisfied by an assigned City Planning and Development Department Building Inspector.



FINAL PROJECT PLAN

MOSAIC ARENA

1800 W. 23RD STREET KANSAS CITY, MO

PLAN AREA DESCRIPTION (PROPOSED):

A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER OF FRACTIONAL SECTION 7, TOWNSHIP 49 NORTH, RANGE 33 WEST, KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE S 00°15'57\"W, ALONG THE WEST LINE OF SAID QUARTER SECTION, 856.65 FEET; THENCE S 89°44'03\"E, 76.00 FEET, TO THE EASTERLY RIGHT-OF-WAY LINE OF AMERICAN ROYAL DRIVE AS ESTABLISHED BY ORDINANCE NO. 43419, FOR THE POINT OF BEGINNING; THENCE N 00°15'57\"E, ALONG SAID RIGHT OF WAY LINE, 503.72; THENCE NORTHEASTERLY ALONG THE EASTERLY AND SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID AMERICAN ROYAL DRIVE, ON A CURVE TO THE RIGHT WITH A RADIUS OF 297.03 FEET, A CENTRAL ANGLE OF 79°25'01\" AN ARC DISTANCE OF 411.71 FEET, (CHORD = N 39°58'28\"E, 379.53 FEET); THENCE N 79°40'59\"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, 332.73 FEET; THENCE S 01°55'14\"W, 872.22 FEET; THENCE N 88°09'02\"W, 544.58 FEET, TO THE POINT OF BEGINNING, CONTAINING 439,065 SQUARE FEET OR 10.08 ACRES MORE OR LESS AND BEING SUBJECT TO ALL EASEMENTS AND ENCUMBRANCES OF RECORD.

ZONING & DENSITY INFORMATION

A. ZONING INFORMATION

- EXISTING ZONING: M-3.5 (MANUFACTURING DISTRICT)
- PROPOSED ZONING: UR (URBAN REDEVELOPMENT DISTRICT) WITH ALL USES ALLOWED IN DX.

B. TOTAL LAND AREA

439,065 SQ. FT. (10.08 ACRES)

C. LAND AREA FOR STREET RIGHT-OF-WAY

- EXISTING STREET RIGHT-OF-WAY: 0 SQ. FT. (0.00 ACRES)
- PROPOSED ADDITIONAL STREET RIGHT-OF-WAY: 0 SQ. FT. (0.00 ACRES) LAND TO BE DEDICATED TO R/W
- PROPOSED REMOVED STREET RIGHT-OF-WAY: 0 SQ. FT. (0.00 ACRES) RIGHT-OF-WAY TO BE VACATED
- PROPOSED TOTAL STREET RIGHT-OF-WAY: 0 SQ. FT. (0.00 ACRES) AFTER VACATION & DEDICATION

D. NET LAND AREA

439,065 SQ. FT. (10.08 ACRES) AFTER R/W DEDICATION AND VACATION

E. F. & G. BUILDING USE AND HEIGHT INFORMATION

DEVELOPMENT SUMMARY TABLE

Name	Use	Above Grade	No. Floors	No.	Usage	Area (sf)	Spaces	Amount
Mosaic Arena	SPORTRC	80'	4	1	OFFICES, GALLERY	32,547	72,550	
				2	COURT FLOOR, MEETING	125,984	125,984	
				3	COURT FLOOR, MEETING	81,992	81,992	
				4	OFFICE, EXERCISE	76,730	76,730	
Totals								257,254

- Height above grade is measured from 1st floor elevation to top of roof.
- Total Area (sf) per zoning requirements.
- FAR = 0.81
- Building Coverage = 125,984 sf
- Total parking required - 0 spaces
- Total parking provided - 162 spaces
- Total short term bicycle parking required: 16 spaces
- Total long term bicycle parking required: 205 spaces (1 + 1 per 10,000 S.F.)

H. BUILDING COVERAGE AND FLOOR AREA RATIO

- BUILDING COVERAGE: 125,984 SF
- FLOOR AREA RATIO: 0.81

I. DENSITY

- GROSS DENSITY: 35,449 S.F. / ACRE (BASED ON TOTAL LAND AREA)
- NET DENSITY: 35,449 S.F. / ACRE (NET LAND AREA)

J. PROPOSED PARKING SPACES

VEHICLE PARKING

PER 88-420-04-L, PARKING PROVIDED: 162 (LOCATED IN NORTH PARKING LOT)

BICYCLE PARKING

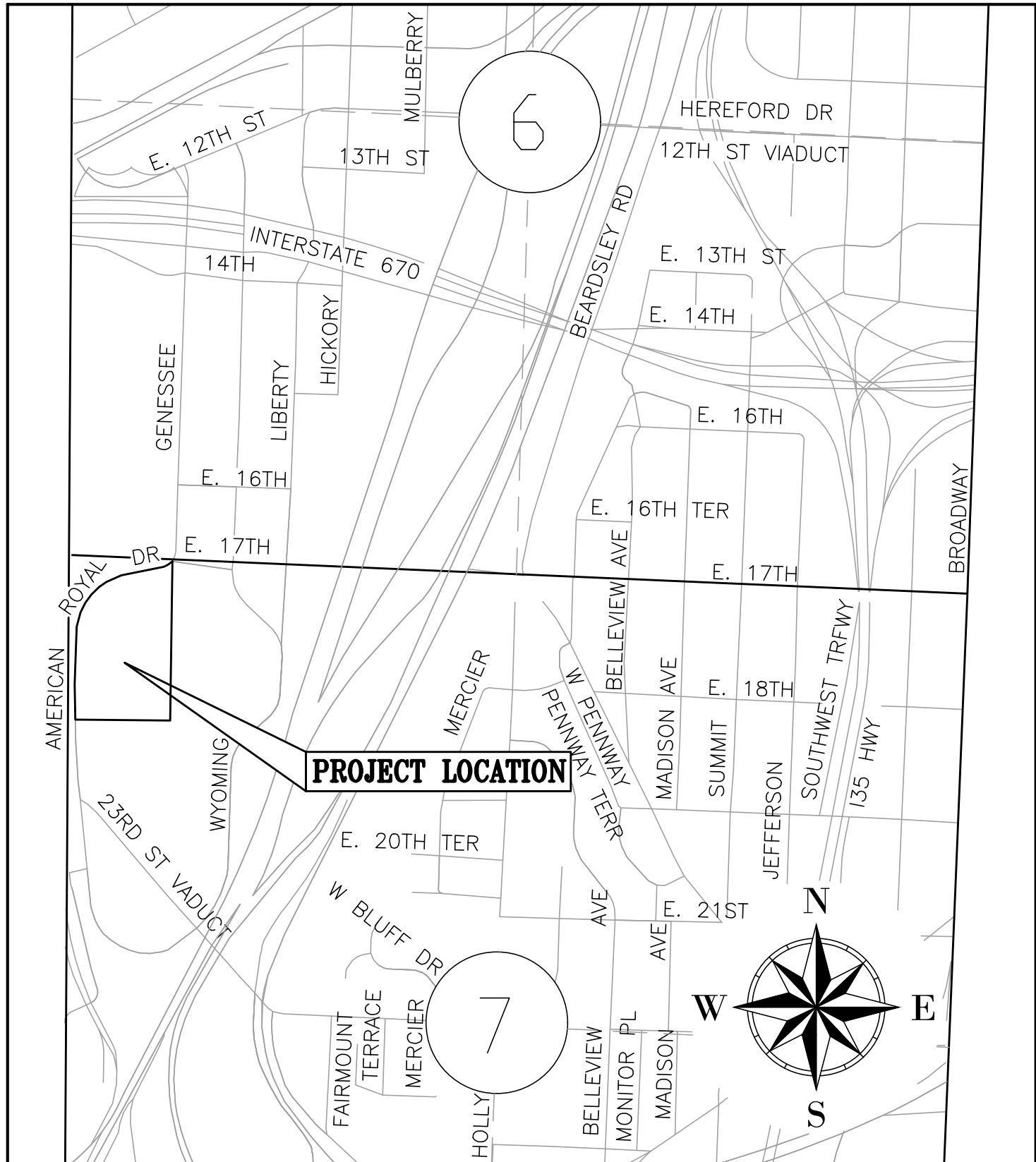
REQUIRED NO. OF SPACES:
SHORT TERM BICYCLE PARKING REQUIRED: 16 (155 PARKING SPACES x 10%)
LONG TERM BICYCLE PARKING REQUIRED: 205 (1+1 PER 10,000 S.F.)

K. PROJECT TIMELINE:

CONSTRUCTION START: FALL 2017
CONSTRUCTION END: FALL 2019

LANDSCAPE LEGEND:

- TOP SOIL AND NATIVE-GRASS (LITTLE BLUESTEM), HYDROSEED
- TOP SOIL AND NATIVE-GRASS (BLUE GRAMMA), HYDROSEED
- TOP SOIL AND NATIVE-GRASS (SIDE OATS GRAMMA), HYDROSEED
- GARDEN ROOF ASSEMBLY -OR- NATIVE-GRASS. RE: DETAILS. (PRAIRIE JUNEGRASS)
- NEW LAWN
- 6\"DEEP RIVER ROCK OVER HEAVY DUTY GEOTEXTILE WEED BARRIER / FILTER FABRIC AND COMPACTED EARTH
- 4\" DARK HARDWOOD MULCH HEAVY DUTY GEOTEXTILE WEED BARRIER / FILTER FABRIC AND COMPACTED EARTH
- LED POLE MOUNTED PARKING LIGHT MODEL: REFER TO ELECTRICAL SCHEDULE
- LED POLE MOUNTED AREA LIGHT MODEL: REFER TO ELECTRICAL SCHEDULE
- LED LANDSCAPE BOLLARD MODEL: REFER TO ELECTRICAL SCHEDULE
- RETROFITTED LED FIXTURE HEAD MODEL: REFER TO ELECTRICAL SCHEDULE
- RETROFITTED LED FIXTURE HEAD MODEL: REFER TO ELECTRICAL SCHEDULE
- REMOVABLE BOLLARD
- LIMESTONE QUARRY SEATING BLOCK 48\"(L) x 28\"(W) x 18\"(H)
- NAVY GREY STAINED AND SEALED CONCRETE.



Public Meeting Notice

Please join Steve Foutch and HyVee Arena
for a meeting about correcting the current UR zoning to "UR with all uses allowed in DX"
case number CD-CPC-2026-00068
proposed for the following address: **1800 Genessee**

Meeting Date: June 18, 2026

Meeting Time: 11 am to Noon

Meeting Location: <https://teams.microsoft.com/meet/228343615847925?p=qXPHSHE7xzBqvB3NCP>
Meeting ID: 228 343 615 847 925 Passcode: S88Pn3MB

Project Description:

Amend the UR Zoning designation created in 2017 during the planning process to be the correct UR Zoning "with all uses allowed in DX" (downtown mixed-use)

If you have any questions, please contact:

Name: **Steve Foutch**

Phone: **(816)520-3948**

Email: **steve@foutch.biz**

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



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

Sincerely,

Steve Foutch

Digitally signed by Steve Foutch
Date: 2026.05.15 12:41:35 -05'00'

KC Spirit Play Book Alignment: **High**

Greater Downtown Area Plan Alignment: **High**

Staff Comments:

This major amendment to the Hy-Vee Arena has a high alignment with the KC Spirit Playbook and the Greater Downtown Area Plan, as it clarifies allowed uses and more aligns with the existing Downtown Mixed Use future land use. No area plan amendment is needed. With no change to site access, building facade, landscaping, or other design elements, there are limited items to review against Playbook's Goal Supporting Criteria.

Staff Comments:

- Clean up the use table or clarify that DX uses are allowed at this location.



CITY PLAN COMMISSION

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

KCMO.gov/Planning

July 16, 2026

Steve Foutch
Foutch Brothers, LLC
7505 NW Tiffany Springs Parkway #100
Kansas City, MO 64153

Re: **CD-CPC-2026-00068** - A request to approve a major amendment to a previously approved UR Plan to amend the uses allowed within the plan area on about 10.08 acres generally located at the intersection of State Line Road and American Way Drive, specifically located at the Hyvee Arena.

Dear Steve Foutch:

At its meeting on July 15, 2026, the City Plan Commission acted as follows on the above-referenced case.

Approved with Conditions

The Commission's action is only a recommendation. Your request must receive final action from the City Council. All conditions imposed by the Commission, if any, are available on the following page(s).

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

- If revised plans are required, you must make such revisions and upload the revised plans prior to proceeding to final action.
- If revised plans are not required, your request will automatically be submitted for City Council consideration.

If you have any questions, please contact me at Larisa.Chambi@kcmo.org or (816) 513-8822.

Sincerely,

A handwritten signature in black ink that reads "Larisa Chambi". The signature is written in a cursive, flowing style.

Larisa Chambi
Planning Supervisor

That plans, revised as noted below, are submitted and accepted by staff prior to scheduling for City Council.

Condition(s) by City Planning and Development Department. Contact Larisa Chambi at (816) 513-8822 / Larisa.Chambi@kcmo.org with questions.

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CD-CPC-2026-00068

1800 Genessee Street
Major Amendment

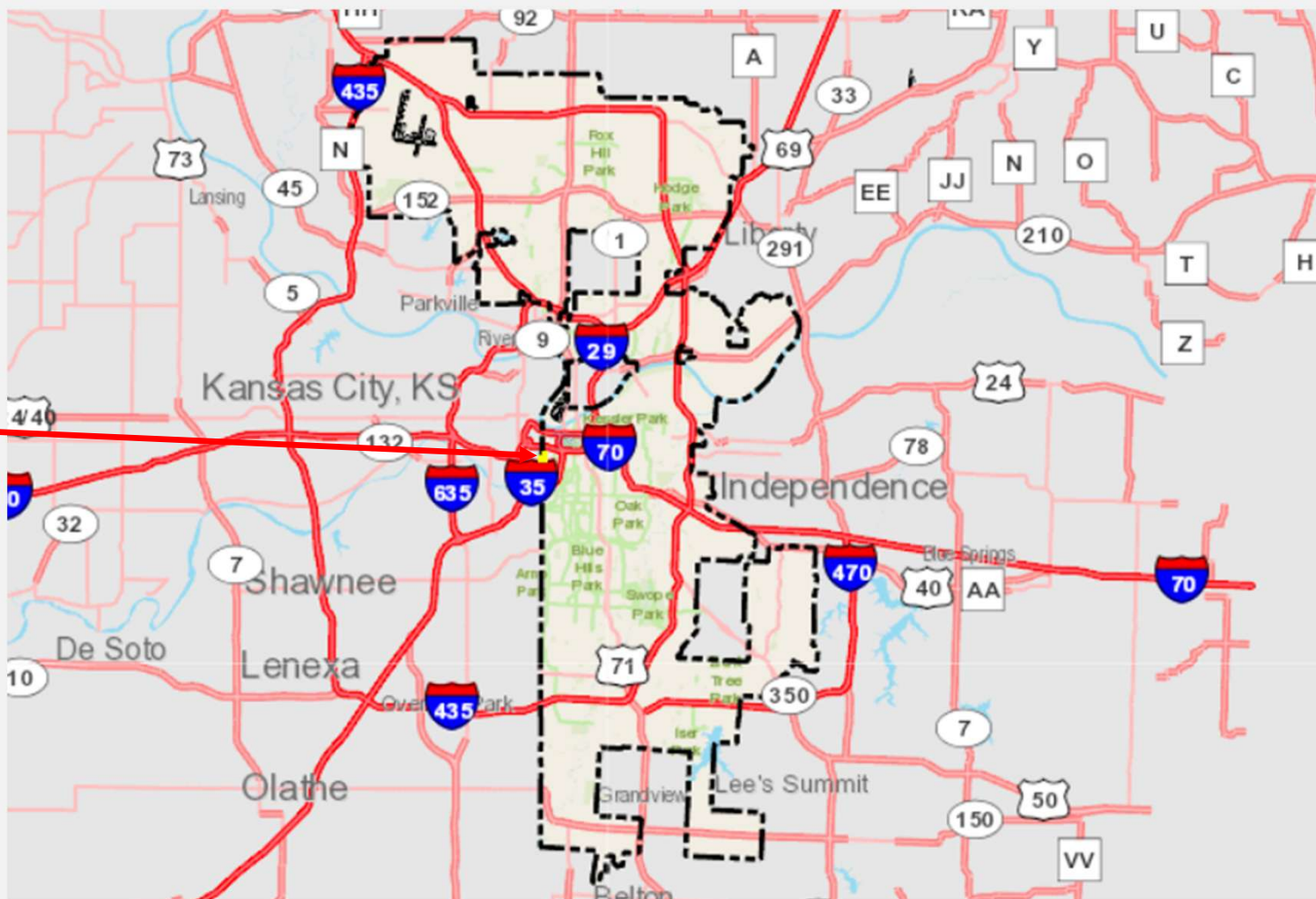
July 15, 2026

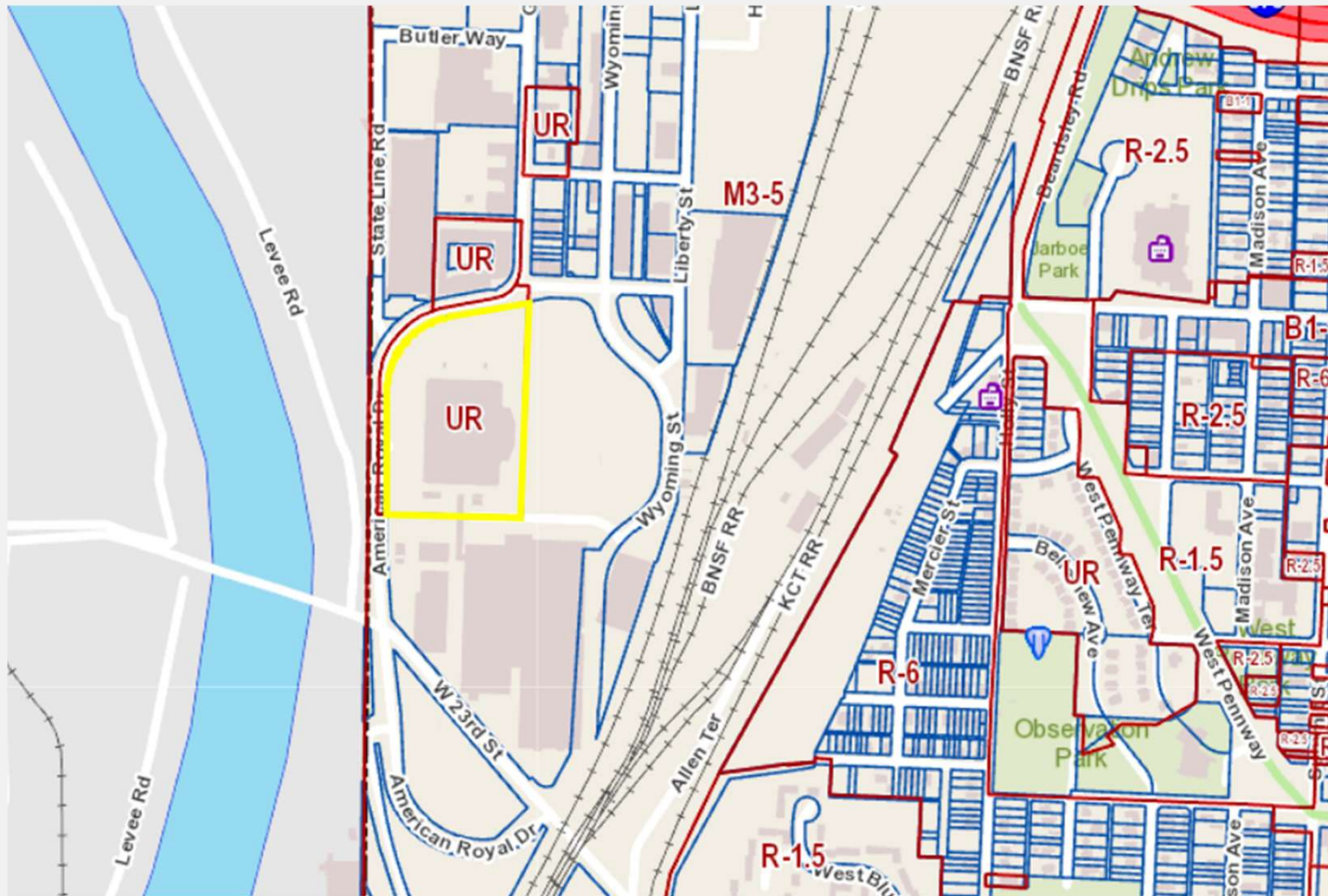
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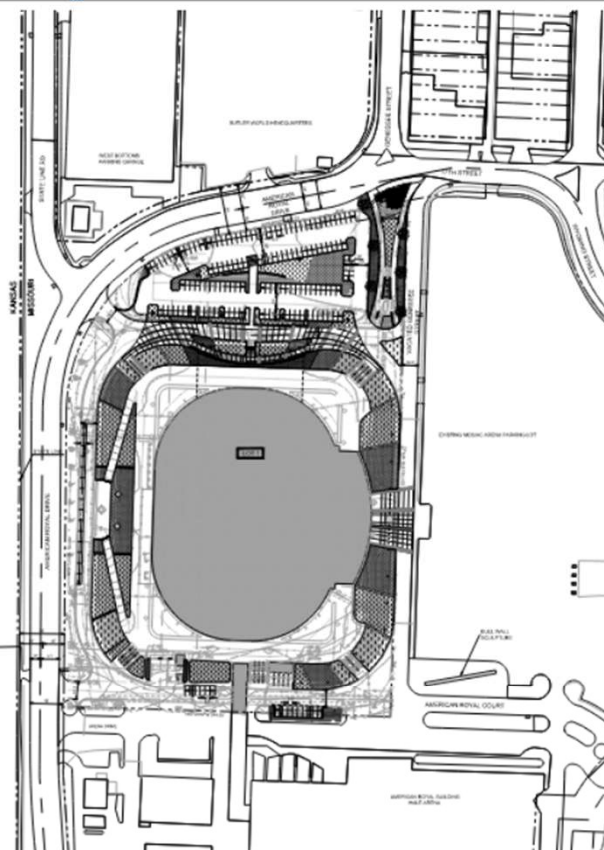


Subject
Property









FINAL PROJECT PLAN

MOSAIC ARENA
1800 W. 23RD STREET
KANSAS CITY, MO

Table of Contents
1. PROJECT DESCRIPTION
2. ZONING & DENSITY INFORMATION
3. BUILDING USE AND HEIGHT INFORMATION
4. DEVELOPMENT SUMMARY TABLE
5. VEHICLE PARKING
6. LANDSCAPE DESIGN
7. UTILITIES
8. CONSTRUCTION
9. OTHER INFORMATION

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2. PROPOSED ZONING: UR (URBAN REDEVELOPMENT DISTRICT)

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439,065 SQ. FT. (10.08 ACRES)

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E., F., & G. BUILDING USE AND HEIGHT INFORMATION

Name	Use	Above Grade	No. Floors	No.	Usage	Area (sf)	Spaces	Area (sf)
Mosaic Arena	SPORTS	80'	4	1	OFFICES, GALLERY	72,560		72,560
				2	COURT FLOOR, MEETING	125,984		125,984
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				4	OFFICE, EXERCISE	76,790		76,790
Totals:								357,326

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				4	OFFICE, EXERCISE	76,790		76,790
Totals:								357,326

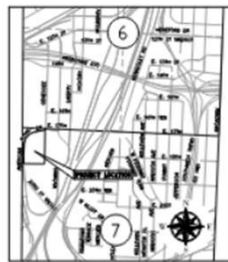
Name	Use	Above Grade	No. Floors	No.	Usage	Area (sf)	Spaces	Area (sf)
Mosaic Arena	SPORTS	80'	4	1	OFFICES, GALLERY	72,560		72,560
				2	COURT FLOOR, MEETING	125,984		125,984
				3	COURT FLOOR, MEETING	81,992		81,992
				4	OFFICE, EXERCISE	76,790		76,790
Totals:								357,326

Name	Use	Above Grade	No. Floors	No.	Usage	Area (sf)	Spaces	Area (sf)
Mosaic Arena	SPORTS	80'	4	1	OFFICES, GALLERY	72,560		72,560
				2	COURT FLOOR, MEETING	125,984		125,984
				3	COURT FLOOR, MEETING	81,992		81,992
				4	OFFICE, EXERCISE	76,790		76,790
Totals:								357,326

Name	Use	Above Grade	No. Floors	No.	Usage	Area (sf)	Spaces	Area (sf)
Mosaic Arena	SPORTS	80'	4	1	OFFICES, GALLERY	72,560		72,560
				2	COURT FLOOR, MEETING	125,984		125,984
				3	COURT FLOOR, MEETING	81,992		81,992
				4	OFFICE, EXERCISE	76,790		76,790
Totals:								357,326

Name	Use	Above Grade	No. Floors	No.	Usage	Area (sf)	Spaces	Area (sf)
Mosaic Arena	SPORTS	80'	4	1	OFFICES, GALLERY	72,560		72,560
				2	COURT FLOOR, MEETING	125,984		125,984
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				4	OFFICE, EXERCISE	76,790		76,790
Totals:								357,326

Name	Use	Above Grade	No. Floors	No.	Usage	Area (sf)	Spaces	Area (sf)
Mosaic Arena	SPORTS	80'	4	1	OFFICES, GALLERY	72,560		72,560
				2	COURT FLOOR, MEETING	125,984		125,984
				3	COURT FLOOR, MEETING	81,992		81,992
				4	OFFICE, EXERCISE	76,790		76,790
Totals:								357,326



**ADMINISTRATIVE
APPROVED**
DATE: 04/20/18
BY: Christopher Hughes
CDD: KCD-18-0001

1. HEIGHT ABOVE GRADE
2. TOTAL AREA (SF) PER ZONING REQUIREMENTS
3. FAR = 0.81
4. BUILDING COVERAGE = 125,984 SF
5. TOTAL PARKING REQUIRED - 0 SPACES
6. TOTAL SHORT TERM BICYCLE PARKING REQUIRED: 16 SPACES
7. TOTAL LONG TERM BICYCLE PARKING REQUIRED: 205 SPACES (1 + 1 PER 10,000 S.F.)

H. BUILDING COVERAGE AND FLOOR AREA RATIO
1. BUILDING COVERAGE: 125,984 SF
2. FLOOR AREA RATIO: 0.81

I. DENSITY
1. GROSS DENSITY: 35,449 S.F. / ACRE (BASED ON TOTAL LAND AREA)
2. NET DENSITY: 35,449 S.F. / ACRE (NET LAND AREA)

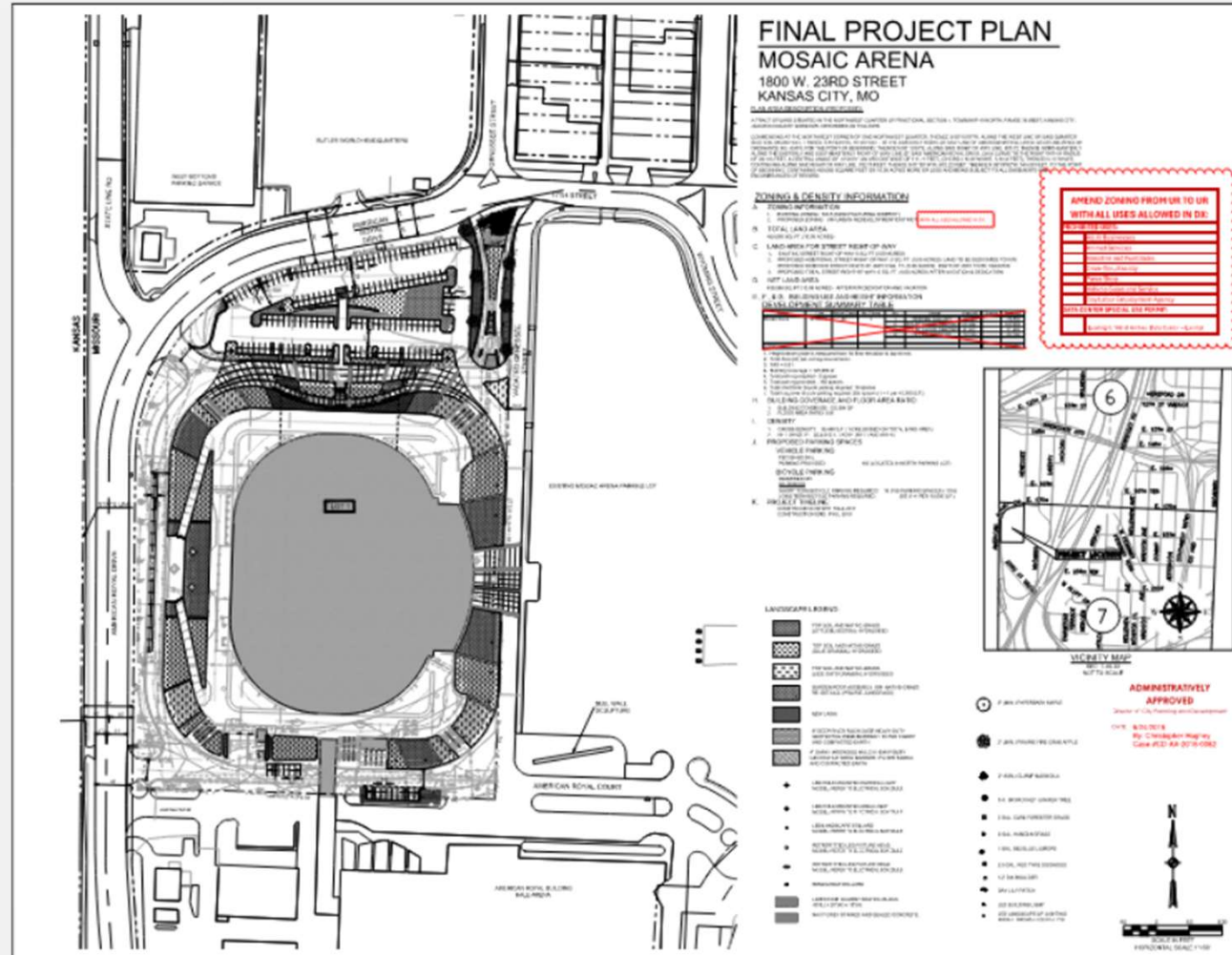
J. PROPOSED PARKING SPACES
VEHICLE PARKING

E., F., & G. BUILDING USE AND HEIGHT INFORMATION

DEVELOPMENT SUMMARY TABLE

Name	Use	Above Grade	No. Floors	No.	Usage	Area (sf)	Spaces	Area (sf)
Mosaic Arena	SPORTS	80'	4	1	OFFICES, GALLERY	72,560		72,560
				2	COURT FLOOR, MEETING	125,984		125,984
				3	COURT FLOOR, MEETING	81,992		81,992
				4	OFFICE, EXERCISE	76,790		76,790
Totals:								357,326

1. Height above grade is measured from 1st floor elevation to top of roof.





CONTINUING ALONG SAID RIGHT OF WAY LINE, 332.73 FEET; THENCE S 01°55'14"W, 872.22 FEET; THENCE N 88°09'02"W, 544.58 FEET, TO THE POINT OF BEGINNING, CONTAINING 439,065 SQUARE FEET OR 10.08 ACRES MORE OR LESS AND BEING SUBJECT TO ALL EASEMENTS AND ENCUMBRANCES OF RECORD.

ZONING & DENSITY INFORMATION

A. ZONING INFORMATION

1. EXISTING ZONING: M3-5 (MANUFACTURING DISTRICT)
2. PROPOSED ZONING: UR (URBAN REDEVELOPMENT DISTRICT)

WITH ALL USES ALLOWED IN DX.

B. TOTAL LAND AREA

439,065 SQ. FT. (10.08 ACRES)

C. LAND AREA FOR STREET RIGHT-OF-WAY

1. EXISTING STREET RIGHT-OF-WAY 0 SQ. FT. (0.00 ACRES)
2. PROPOSED ADDITIONAL STREET-RIGHT-OF-WAY: 0 SQ. FT. (0.00 ACRES) LAND TO BE DEDICATED TO R/W
3. PROPOSED REMOVED STREET-RIGHT-OF-WAY: 0 SQ. FT. (0.00 ACRES) RIGHT-OF-WAY TO BE VACATED
3. PROPOSED TOTAL STREET-RIGHT-OF-WAY: 0 SQ. FT. (0.00 ACRES) AFTER VACATION & DEDICATION

D. NET LAND AREA

439,065 SQ. FT. (10.08 ACRES) AFTER R/W DEDICATION AND VACATION

E., F., & G. BUILDING USE AND HEIGHT INFORMATION

DEVELOPMENT SUMMARY TABLE

Name	Use	Above Grade	No. Floors	No.	Usage	Area (sf)	Spaces	Area (sf)
Mosaic Arena	SPORTS	80'	4	1	OFFICES, GALLERY	72,560		72,560
				2	COURT FLOOR, MEETING	125,984		125,984
				3	COURT FLOOR, MEETING	81,992		81,992
				4	OFFICE, EXERCISE	76,790		76,790
Totals								357,326

1. Height above grade is measured from 1st floor elevation to top of roof.

AMEND ZONING FROM UR TO UR WITH ALL USES ALLOWED IN DX:

PROHIBITED USES:

Adult Businesses

Animal Services

Gasoline and Fuel Sales

Drive-Thru Facility

Pawn Shop

Vehicle Sales and Service

Day Labor Employment Agency

DATA CENTER SPECIAL USE PERMIT:

Existing 5,188 sf Archive Data Center = Exempt



View looking at the Hyvee Arena

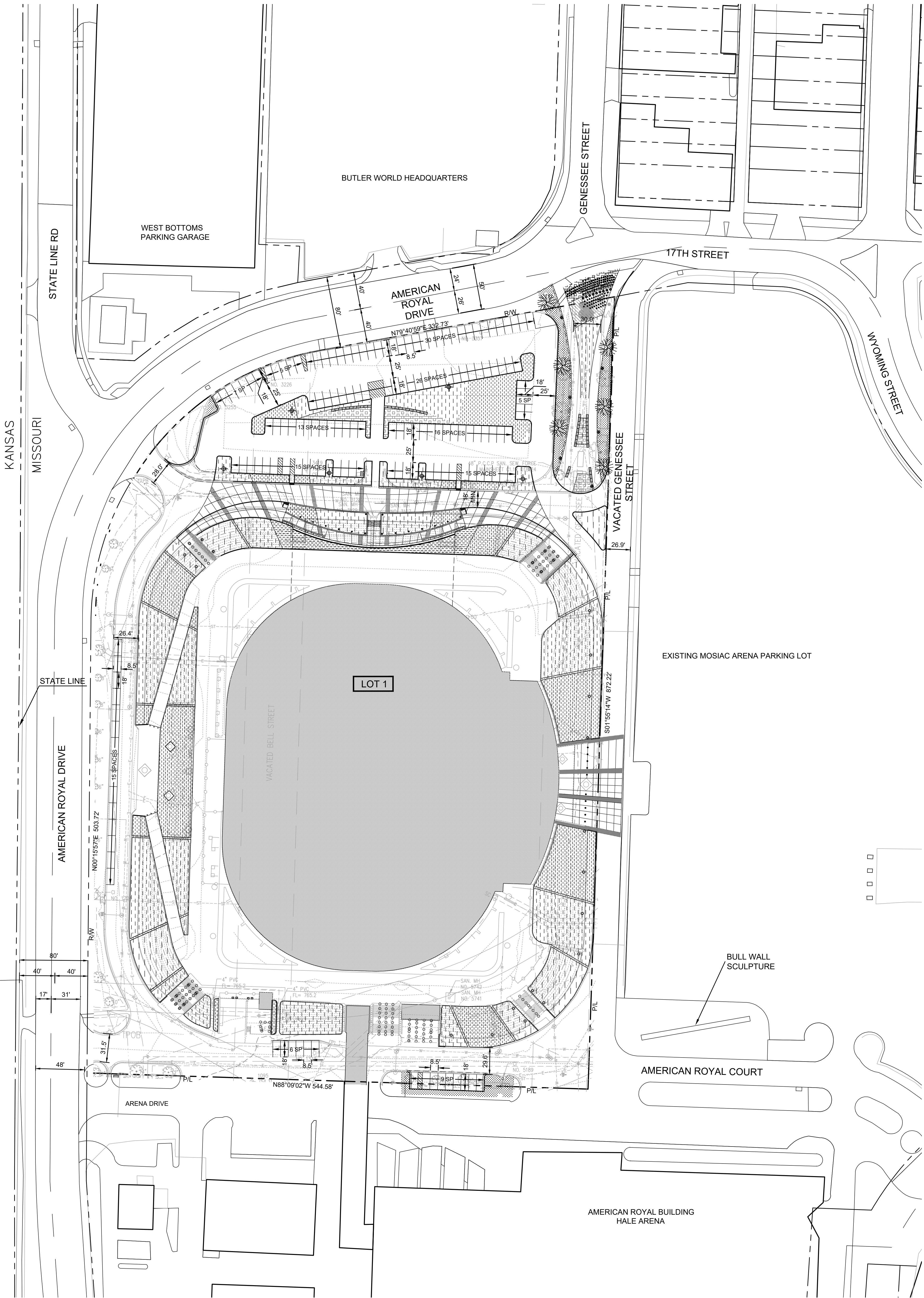


View looking North towards the site

CD-CPC-2026-00068

Staff Recommendation:

Approval with Conditions



FINAL PROJECT PLAN

MOSAIC ARENA

1800 W. 23RD STREET KANSAS CITY, MO

PLAN AREA DESCRIPTION (PROPOSED):

A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER OF FRACTIONAL SECTION 7, TOWNSHIP 49 NORTH, RANGE 33 WEST, KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE S 00°15'57\"W, ALONG THE WEST LINE OF SAID QUARTER SECTION, 856.65 FEET; THENCE S 89°44'03\"E, 76.00 FEET, TO THE EASTERLY RIGHT-OF-WAY LINE OF AMERICAN ROYAL DRIVE AS ESTABLISHED BY ORDINANCE NO. 43419, FOR THE POINT OF BEGINNING; THENCE N 00°15'57\"E, ALONG SAID RIGHT OF WAY LINE, 503.72; THENCE NORTHEASTERLY ALONG THE EASTERLY AND SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID AMERICAN ROYAL DRIVE, ON A CURVE TO THE RIGHT WITH A RADIUS OF 297.03 FEET, A CENTRAL ANGLE OF 79°25'01\" AN ARC DISTANCE OF 411.71 FEET, (CHORD = N 39°58'28\"E, 379.53 FEET); THENCE N 79°40'59\"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, 332.73 FEET; THENCE S 01°55'14\"W, 872.22 FEET; THENCE N 88°09'02\"W, 544.58 FEET, TO THE POINT OF BEGINNING, CONTAINING 439,065 SQUARE FEET OR 10.08 ACRES MORE OR LESS AND BEING SUBJECT TO ALL EASEMENTS AND ENCUMBRANCES OF RECORD.

ZONING & DENSITY INFORMATION

A. ZONING INFORMATION

- EXISTING ZONING: M3-5 (MANUFACTURING DISTRICT)
- PROPOSED ZONING: UR (URBAN REDEVELOPMENT DISTRICT) **WITH ALL USES ALLOWED IN DX.**

B. TOTAL LAND AREA

439,065 SQ. FT. (10.08 ACRES)

C. LAND AREA FOR STREET RIGHT-OF-WAY

- EXISTING STREET RIGHT-OF-WAY: 0 SQ. FT. (0.00 ACRES)
- PROPOSED ADDITIONAL STREET RIGHT-OF-WAY: 0 SQ. FT. (0.00 ACRES) LAND TO BE DEDICATED TO R/W
- PROPOSED REMOVED STREET RIGHT-OF-WAY: 0 SQ. FT. (0.00 ACRES) RIGHT-OF-WAY TO BE VACATED
- PROPOSED TOTAL STREET RIGHT-OF-WAY: 0 SQ. FT. (0.00 ACRES) AFTER VACATION & DEDICATION

D. NET LAND AREA

439,065 SQ. FT. (10.08 ACRES) AFTER R/W DEDICATION AND VACATION

E. F. & G. BUILDING USE AND HEIGHT INFORMATION

DEVELOPMENT SUMMARY TABLE

Name	Use	Above Grade	No. Floors	No.	Usage	Area (sf)	Spaces	Amount
Mosaic Arena	SPORTRC	80'	4	1	OFFICES: GALLERY	29,547	72,590	
				2	COURT FLOOR: MEETING	125,984	125,984	
				3	COURT FLOOR: MEETING	81,992	81,992	
				4	OFFICE: EXERCISE	76,730	76,730	
Totals								256,294

- Height above grade is measured from 1st floor elevation to top of roof.
- Total Area (sf) per zoning requirements.
- FAR = 0.81
- Building Coverage = 125,984 sf
- Total parking required - 0 spaces
- Total parking provided - 162 spaces
- Total short term bicycle parking required: 16 spaces
- Total long term bicycle parking required: 205 spaces (1 + 1 per 10,000 S.F.)

H. BUILDING COVERAGE AND FLOOR AREA RATIO

- BUILDING COVERAGE: 125,984 SF
- FLOOR AREA RATIO: 0.81

I. DENSITY

- GROSS DENSITY: 35,449 S.F. / ACRE (BASED ON TOTAL LAND AREA)
- NET DENSITY: 35,449 S.F. / ACRE (NET LAND AREA)

J. PROPOSED PARKING SPACES

VEHICLE PARKING

PER 88-420-04-L, PARKING PROVIDED: 162 (LOCATED IN NORTH PARKING LOT)

BICYCLE PARKING

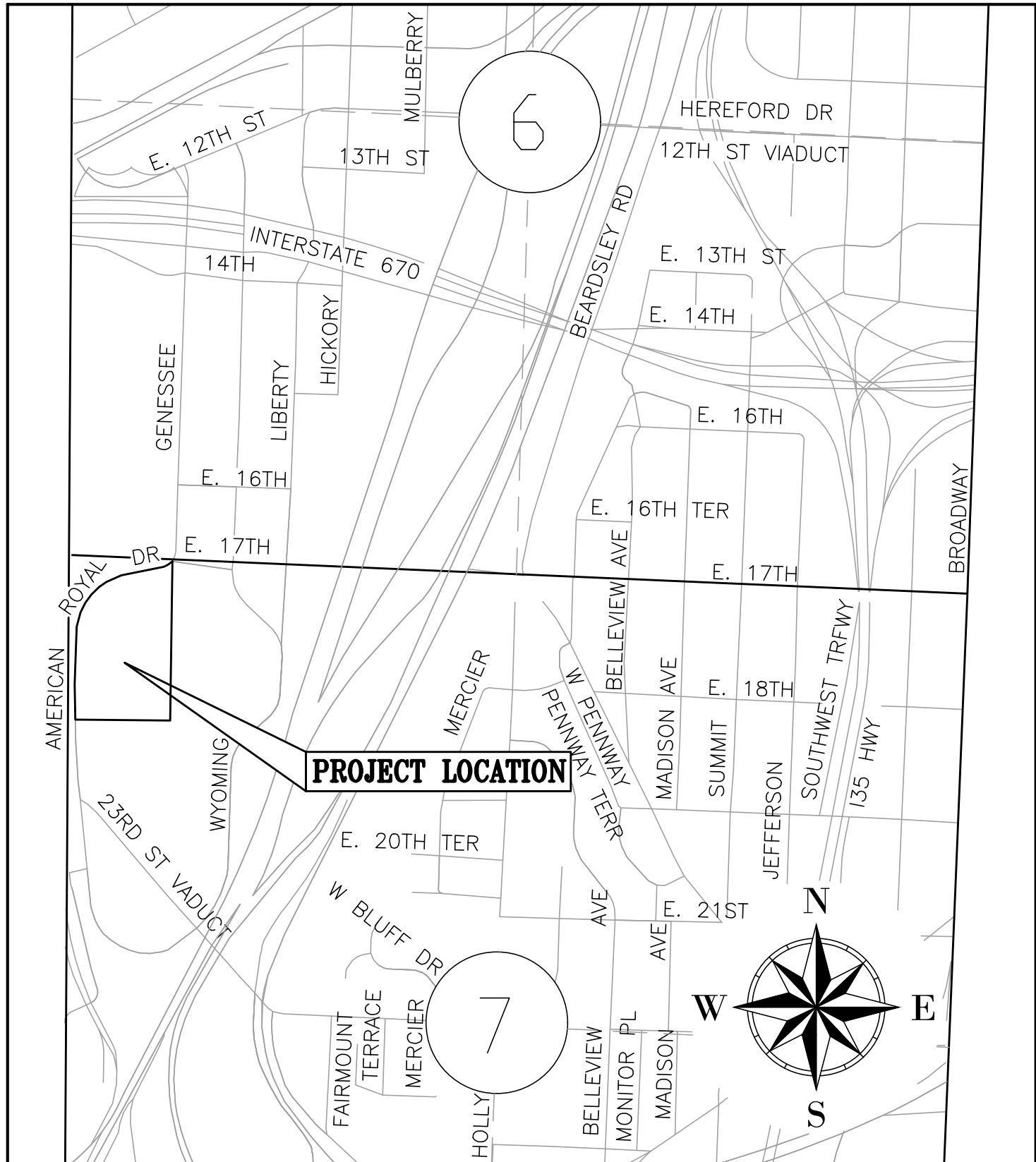
REQUIRED NO. OF SPACES:
SHORT TERM BICYCLE PARKING REQUIRED: 16 (155 PARKING SPACES x 10%)
LONG TERM BICYCLE PARKING REQUIRED: 205 (1+1 PER 10,000 S.F.)

K. PROJECT TIMELINE:

CONSTRUCTION START: FALL 2017
CONSTRUCTION END: FALL 2019

LANDSCAPE LEGEND:

- TOP SOIL AND NATIVE-GRASS (LITTLE BLUESTEM), HYDROSEED
- TOP SOIL AND NATIVE-GRASS (BLUE GRAMMA), HYDROSEED
- TOP SOIL AND NATIVE-GRASS (SIDE OATS GRAMMA), HYDROSEED
- GARDEN ROOF ASSEMBLY -OR- NATIVE-GRASS. RE: DETAILS. (PRAIRIE JUNEGRASS)
- NEW LAWN
- 6\"DEEP RIVER ROCK OVER HEAVY DUTY GEOTEXTILE WEED BARRIER / FILTER FABRIC AND COMPACTED EARTH
- 4\" DARK HARDWOOD MULCH HEAVY DUTY GEOTEXTILE WEED BARRIER / FILTER FABRIC AND COMPACTED EARTH
- LED POLE MOUNTED PARKING LIGHT MODEL: REFER TO ELECTRICAL SCHEDULE
- LED POLE MOUNTED AREA LIGHT MODEL: REFER TO ELECTRICAL SCHEDULE
- LED LANDSCAPE BOLLARD MODEL: REFER TO ELECTRICAL SCHEDULE
- RETROFITTED LED FIXTURE HEAD MODEL: REFER TO ELECTRICAL SCHEDULE
- RETROFITTED LED FIXTURE HEAD MODEL: REFER TO ELECTRICAL SCHEDULE
- REMOVABLE BOLLARD
- LIMESTONE QUARRY SEATING BLOCK 48\"(L) x 28\"(W) x 18\"(H)
- NAVY GREY STAINED AND SEALED CONCRETE.



VICINITY MAP
SEC 7-49-33
NOT TO SCALE

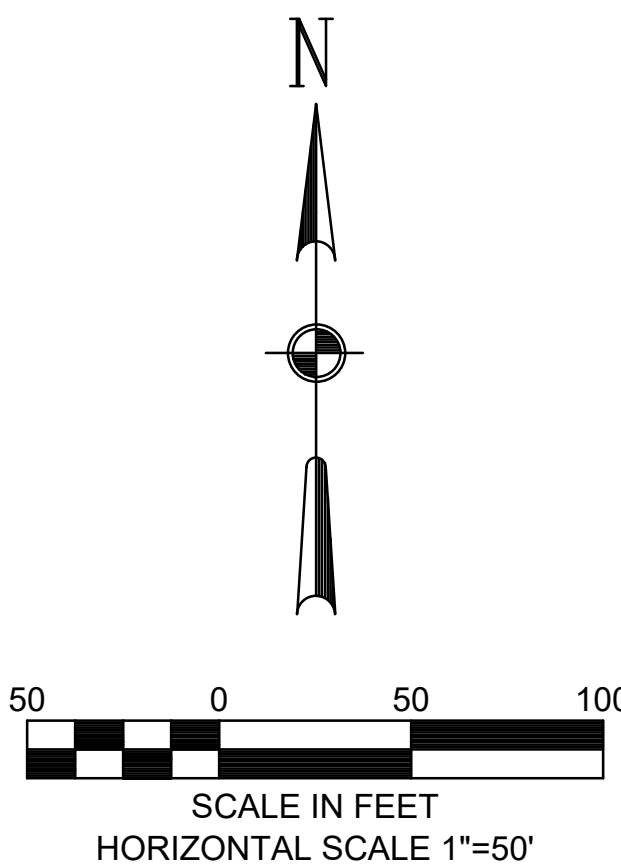
ADMINISTRATIVELY APPROVED

Director of City Planning and Development

DATE: 9/24/2018
By: Christopher Hughey
Case #CD-AA-2018-0082

ISSUED FOR:

PERMIT - AUGUST 31, 2018

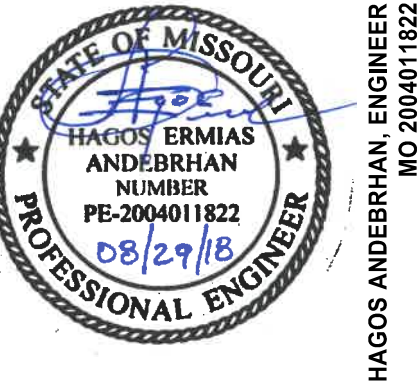


FINAL PLAN

C100

City Plan Commission
Recommends Approval with Conditions
of Case No. **CD-CPC-2026-00068** on **07/15/2026**

Joe E. Cooper, Mayor
Secretary of the City Plan Commission



FOUTCH BROTHERS, LLC
8201 NW 97th Terrace
Kansas City, Missouri 64153
816 / 746-9100
www.foutchbrothers.com

MEP ENGINEER

Henderson Engineers, Inc.
1801 Main St., Suite 300
Kansas City, MO 64108
816 / 663.8700

STRUCTURAL ENGINEER

Thornton Tomasetti
2323 Grand Blvd., Suite 900
Kansas City, MO 64108
816 / 221.7771

CIVIL ENGINEER

Taliaferro & Browne Inc.
1020 E. 8th St.
Kansas City, MO 64106
816 / 283.3456



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: TMP-7060

Submitted Department/Preparer: City Planning

Revised 01/30/25

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

Executive Summary

Approving a major amendment to a previously approved UR Plan to amend the uses allowed within the plan area on about 10.08 acres, located at the intersection of State Line Road and American Way Drive, specifically located at the Hyvee Arena. (CD-CPC-2026-00068)

Discussion

The applicant is seeking to allow additional uses within the previously approved UR Plan. The previously approved plan was approved with a condition that a statement be added to the UR Final Plan allowing uses in the DX district. However, when the UR Final Plan was submitted, no note was included on the plan. Therefore, the plan moved forward with uses restricted to Sports (Offices, Gallery, Meeting, Exercise, Court Floor).

The applicant is amending the plan to add the previously required note allowing uses in the DX district. The applicant also included a list of prohibited uses and an additional note allowing the existing (5,188 square foot) data center to continue operating. Staff included a condition that any new data centers or expansions of the existing data center be reviewed and approved in accordance with the Code.

The City Plan Commission hear the case on July 15, 2026 and recommended approval with conditions. No public testimony was given at the meeting or received prior to the meeting.

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 approving additional uses on the subject property.

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

This ordinance has no fiscal impact.

Citywide Business Plan (CWBP) Impact

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

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

Prior Legislation

CD-AA-2018-00082 – UR Final Plan for the Kemper Arena renovation project (approved September 24, 2018).

Ord. 170210 – approved a rezoning from District M3-5 to District UR and a preliminary development plan for the same to allow repurposing and rehabilitation of Kemper Arena (approved March 30, 2017).

Service Level Impacts

Not applicable, as this is a zoning ordinance approving additional uses on the subject property.

Staff Recommendation

City Plan Commission

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

Select One: ☒ Recommend
☐ Do Not Recommend
☐ Not Applicable

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

Other Impacts

1. What will be the potential health impacts to any affected groups?
 Not applicable, as this is a zoning ordinance approving additional uses on the subject property.

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

Public engagement is required for Major Amendments. The applicant held a public engagement meeting on June 18, 2026 in compliance with the Zoning and Development Code.

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

Not applicable, as this is a zoning ordinance approving additional uses on the subject property.

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

No (Press tab after selecting)

N/A

N/A

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

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

Please provide reasoning why not:

N/A

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

No(Press tab after selecting)

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

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

No(Press tab after selecting)



Legislation Text

File #: 260682

RESOLUTION NO. 260682

Sponsor: Director of City Planning and Development Department

Approving an amendment to the KCI Area Plan on about 7.6 acres generally located at 12220 N.W. Skyview Avenue by changing the recommended land use from Neighborhood 1 to Business Center for The Hub. (CD-CPC-2026-00029)

WHEREAS, on July 23, 2026, the City Council by Resolution No. 260559 adopted the KCI Area Plan; and

WHEREAS, after further review it has been deemed appropriate to amend the KCI Area Plan as it affects the area of approximately 7.6 acres generally located at 12220 N.W. Skyview Avenue by changing the recommended land use from Neighborhood 1 to Business Center; and

WHEREAS, the City Plan Commission considered this amendment to the KCI Area Plan on July 15, 2026, and recommended approval of an amendment from residential low density, corresponding to the new Neighborhood 1 land use, to commercial, corresponding to the new Business Center land use; and

WHEREAS, after all interested persons were given an opportunity to present testimony, the City Plan Commission did, on July 15, 2026, recommend approval of the proposed amendment to the KCI Area Plan to the City Council; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section A. That the KCI Area Plan is hereby amended for that area described above by changing the recommended land use from Neighborhood 1 to Business Center.

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

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

..end

CITY PLAN COMMISSION STAFF REPORT

CD-CPC-2026-00028, 00029, 00027



KANSAS CITY
Planning & Dev

The Hub

July 15, 2026

Docket #1.1, 1.2, 1.3

Request

Area Plan Amendment
Rezoning
Development Plan (Non-Residential)

Applicant

Sam Malinowsky
SM Engineering

Owner

Lamar Eby
Longview Ventures LLC

Site Information

Location	12220 NW
Area	Skyview
Zoning	22 Acres
Council District	AG-R
County	1 st
School District	Platte Platte County R-III

Surrounding Land Uses

North: Residential/Undeveloped, AG-R
South: Residential, AG-R
East: Agriculture, AG-R
West: Residential/Agriculture, AG-R

KC Spirit Playbook Alignment

Area Plan Amendment: Low alignment
Rezoning: Low alignment
Development Plan: Low alignment

Land Use Plan

The KCI Area Plan recommends Residential Low and Medium Density for this location. The proposed plan has low alignment with this designation. See Criteria A for more information.

Major Street Plan

NW Skyview is identified as a Thoroughfare on the Major Street Plan and is under MoDOT jurisdiction.

Approval Process



Overview

The applicant seeks approval of an amendment to the KCI Area Plan from Residential Low Density and Residential Medium Density to Commercial, a rezoning from district AG-R to district B4-1, and a development plan to allow multiple principal structures and indoor storage uses.

Existing Conditions

The subject site is two parcels. The eastern parcel contains two buildings: one a former school and the other a large storage building. The majority of the site not covered by buildings appears to be gravel. The western portion of the subject site appears to have mostly been used for agriculture.

Neighborhood(s)

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

Required Public Engagement

Section 88-505-12, Public Engagement does apply to this request. The applicant hosted a meeting on April 8, 2026. A meeting summary is attached; see Attachment #3.

Related Cases

ZDC-2025-1152 - Notices of violation for improper use of an AG-R zoned property for outdoor vehicle storage, small event venue, and warehousing.

CD-BZA-2026-00079 - A request to approve a variance to allow gravel in a proposed B4-1 district, and any other necessary variances, on about 23 acres generally located at 12220 NW Skyview Avenue. Scheduled for July 22, 2026 Board of Zoning Adjustment hearing

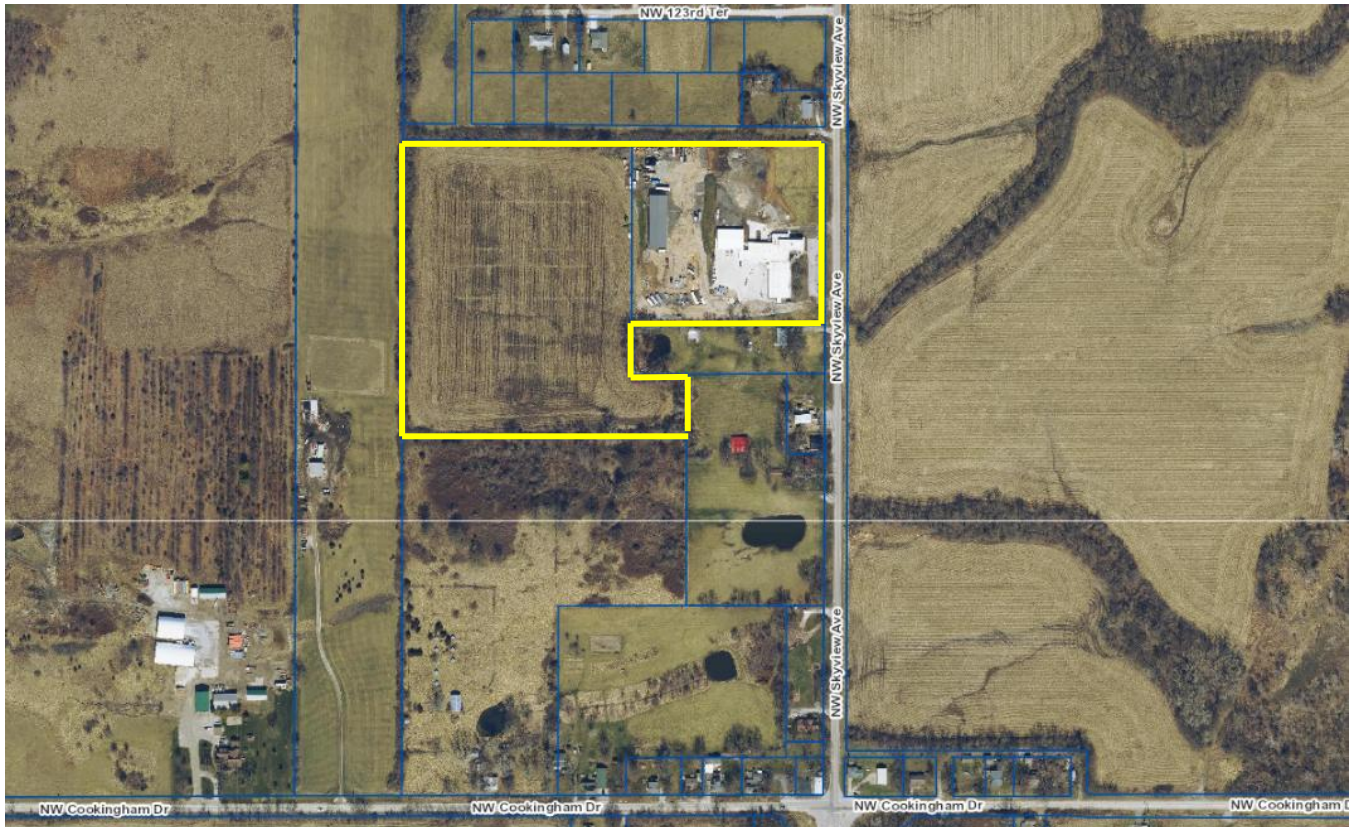
Project Timeline

The application was filed on March 3, 2036. No scheduling deviations have occurred. This case was heard and continued from the April 15th CPC meeting.

Professional Staff Recommendation

Docket #1.1 Denial
Docket #1.2 Denial
Docket #1.3 Denial

VICINITY MAP



PLAN REVIEW

The proposed development plan, in companion with area plan amendment and rezoning, were filed to abate zoning violations on the property. Three zoning violations were issued for uses not allowed in the AG-R district including warehousing, event venue, and outdoor vehicle storage. There are minimal site improvements proposed, as the two existing buildings on site are intended to remain. The former school building, the closest building to NW Skyview Avenue, is currently being reused as a mixed-use building including office, event venue, and sports and recreation, participant uses. The existing building to the west is being used as leasable storage space.

There are two existing curb cuts off NW Skyview Avenue providing access to the site and 60 parking spaces. There are gates on the north and south sides of the former school building providing security to the western portion of the site where the storage areas are located. The portion of land not covered by buildings is mostly gravel. The plans for the western parcel propose an additional 8,000 square foot building labeled as a indoor storage with gravel in front of it, while the majority of the parcel will remain used for agriculture.

Additional street trees will be provided. Proposed species include Maple and Honeylocust.

The City Plan Commission recommended continuance of this case from the April 15, 2026 hearing and directed the applicant to continue working with staff to revise the development plan, as staff

recommended denial of all companion cases. After multiple resubmittals, the applicant included a list of permitted uses for the site that correspond to uses in the Zoning and Development Code. They also identified proposed pavement for accessory outdoor storage and the total amount of gravel they are requesting a variance for through a separate application.

PLAN ANALYSIS

Standards	Meets	Notes
Lot and Building Standards (88-120)	Yes	
Parking & Loading (88-420)	No	The applicant is seeking a variance (CD-BZA-2026-00079) to allow gravel in a B4 district, which will be heard by the BZA after the rezoning and development plan are approved by City Council.
Landscaping & Screening (88-425)	Yes, subject to conditions	
Signs (88-445)	Yes, subject to conditions,	
Pedestrian Standards (88-450)	No	

SPECIFIC REVIEW CRITERIA

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

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

A. Conformance with adopted plans and planning policies.

The proposed Area Plan amendment from Residential Low Density and Residential Medium Density along with the rezoning to B4-1 are primarily to abate existing zoning violations for allowing uses that are not permitted by the AG-R district. Adopted plans and policies don't support the requested area plan amendment and rezoning.

"The proposed rezoning from AG R to B4 is not consistent with the Future Land Use Map and would require an amendment to the KCI Area Plan from "Residential Low Density" to "Commercial." Such an amendment would constitute a spot area plan amendment. The B4 zoning district allows a range and intensity of commercial uses that are generally incompatible with nearby residential land uses, and appropriate land use transitions are not provided. Rezoning the property to B4 in conjunction with an area plan amendment could also establish a precedent for additional intensive commercial or light industrial uses in the area, which would be inconsistent with the existing land use context. The KC Spirit Playbook further states that land use recommendations in adopted area plans should be used to

evaluate and guide future development and zoning changes, reinforcing concerns with the requested rezoning and amendment.

Additionally, while the updated KCI Area Plan is currently in the adoption process, the recommended future land use designation for the area "Neighborhood 1" is consistent with the previous "Residential Low Density" designation, which is intended for low-density residential development consisting primarily of detached single-family homes, along with compatible neighborhood-serving amenities that support residents' daily needs." -Alexis Berra, 1st District Planner, Community Planning Division

B. Zoning and use of nearby property.

The surrounding area is zoned AG-R and contains low density residential and agricultural uses.

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

The physical character has many sloped areas generally leading to the southeast. The surrounding area is mostly agricultural with few buildings.

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

There is an existing water main in NE Skyview Avenue. Utilities were reviewed with the development plan. See more information in Criteria E in the Development Plan section.

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

The existing building fronting NW Skyview Avenue was previously used as a school, which is permitted in the current AG-R district with a development plan. The owner has indicated to staff the building is currently being used for event space, religious assembly, sports and recreation participant, and coworking space, which are all generally permitted uses in the AG-R district with a development plan.

The other existing building is used for leasable indoor storage, which is not permitted in the current AG-R district.

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

The subject site is not vacant and has been used without proper zoning approval since 2023.

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

The rezoning would allow uses in the B4 zoning district, which could have some impact on surrounding properties. The B4 district is a heavy commercial district that allows vehicle repair uses, warehousing, wholesaling, and storage, among other uses, by right. Although there are zoning and permit violations on the site, none of them are nuisance related from the current uses.

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

The expected gain in the denial of this area plan amendment and rezoning would be to maintain the existing character and land use patterns of the agricultural area and not setting a precedent for significant rezoning efforts for properties that have been operating illegally. There is no legitimate hardship imposed on the property owner in denying this rezoning as they can still operate multiple uses out of the former school building with a development plan within the current zoning district.

Development Plan, Project Plan, or Site Plan (88-516-05)

In order to be approved, a development plan, project plan, or site plan must comply with all of the following criteria:

A. The plan must comply with all standards of the Zoning and Development Code and all other applicable city ordinances and policies.

The plan generally complies with the minimum requirements in the Zoning and Development Code. There is a significant amount of gravel currently onsite and indicated on the proposed plan, which the applicant is seeking a variance for if the rezoning to B4 is approved.

"The proposed development plan demonstrates a low level of alignment with the KCI Area Plan and the KC Spirit Playbook. Several key goals, including "Strong and Accessible Neighborhoods" and "Well Designed City," score poorly due to the project's scale, design, and relationship to surrounding uses. Additionally, the plan includes a gravel parking or storage area on the site, which is not permitted within the B4 zoning district, further indicating inconsistency with zoning standards. The overall intensity and character of the proposed development do not adequately reflect expectations for development in the area and do not meaningfully advance the guiding principles established in the area plan or the playbook." -Alexis Berra, 1st District Planner, Community Planning Division

B. The proposed use must be allowed in the district in which it is located.

Indoor storage, as identified on the existing and proposed buildings to the west of the old school building are permitted in the proposed B4 zoning, which is the main purpose for the rezoning request. Many of the other existing uses indicated by the property owner within the former school building are permitted in the current AG-R district with development plan approval.

A total of 17 allowed uses within the B4 zoning district are listed on the plan, some of which include animal services – sales and grooming, artist workspace, business equipment sales and service, event venue, office, indoor sports and recreation participant, car washing and cleaning, motor vehicle repair general, vehicle storage and towing, and self-storage warehouse.

The revised plans indicate areas to be paved for accessory outdoor storage of a lesser footprint than the indoor storage areas. There is a condition of approval on this development plan that all outdoor storage must be on a paved surface except the area identified for fire wood and temporary log storage.

- C. Vehicular ingress and egress to and from the site, and circulation within the site must provide for safe, efficient, and convenient movement of traffic not only within the site but on adjacent roadways.**

Vehicular ingress and egress off NW Skyview Avenue are adequate for the site.

- D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site.**

There are some sidewalks along the front of the building for people coming from the parking lot along NW Skyview Avenue. There are no other internal pedestrian connections shown on the west side of the school building.

- E. The plan must provide for adequate utilities based on City standards for the particular development proposed.**

Water Services reviewed and approved the plans, subject to conditions.

- F. The location, orientation, and architectural features, including design and material, of buildings and other structures on the site must be designed to be compatible with adjacent properties.**

There are no proposed changes to the exterior of the former school building. The existing storage building to the west appears to have received permits for construction as a hay barn, which requires one side to remain open. As the structure exists today, it appears to be fully enclosed, which may be an occupancy issue with the Permits Division, in addition to the permit violation for reuse of the former school building without proper change of occupancy permitting. Staff has added conditions to the development plan requiring proper permitting for all structures on the site.

A second proposed storage building is identified on the western parcel and building plans have been submitted and approved, also identifying it as a hay barn, requiring one side to be open; however, no permits have been issued for this building yet.

- G. Landscaping, berms, fences, and/or walls must be provided to buffer the site from undesirable views, noises, lighting, or other off-site negative influences and to buffer adjacent properties from negative influences that may be created by the plan.**

Additional landscape screening will be provided along NW Skyview Avenue to screen vehicular use areas around the site.

- H. The design of streets, drives, and parking areas within the project should result in a minimum of area devoted to asphalt or other impervious surfaces consistent with the needs of the project and city code requirements.**

The majority of vehicular use area on the site currently contains gravel. Gravel is permitted in the AG-R district, but not the B4 district; therefore, the applicant is seeking a variance for approximately 152,220 square feet of gravel vehicular use area.

- I. The plan must identify trees to be removed and trees to be preserved during the development of the subject property with the goal of saving trees that are not required to be removed for the development of the property.**

No existing trees are identified to be removed.

ATTACHMENTS

1. Conditions Report
2. Applicant's Submittal
3. Public Engagement Materials
4. Public Testimony
5. KC Spirit Alignment

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends DENIAL of the area plan amendment, rezoning and development plan.

Respectfully submitted,



Genevieve Kohn-Smith, AICP

Lead Planner



Plan Conditions

Report Date: July 08, 2026

Case Number: CD-CPC-2026-00027

Project: The Hub

Condition(s) by City Planning and Development Department. Contact Genevieve Kohn-Smith at (816) 513-8808 / genevieve.kohn-smith@kcmo.org with questions.

1. 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 Certificate of Occupancy. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
2. That prior to issuance of the Certificate of Occupancy for each lot within the plat the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved Street Tree Planting Plan and are healthy. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
3. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with Section 88-425-08 of the Zoning and Development Code. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
4. All signage shall conform to 88-445 and shall require a sign permit prior to installation. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
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 Certificate of Occupancy. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
6. The property owner shall abate all permit compliance violations within 6 months of development plan approval.
7. The property owner must obtain approval of a variance from the Board of Zoning Adjustment to allow gravel in a B4 zoning district within 1 month of rezoning approval from City Council.
8. All motor vehicle repair uses shall be conducted in an permitted structure and not outdoors for more than 24 hours at a time.
9. All storage containers must obtain building permits within 6 months of development plan approval or be removed from the site.
10. All vehicle storage areas on the property must be located at least 500 feet from any R and AG-R district.

Condition(s) by City Planning and Development Department. Contact Ray Rhodes at (816) 513-1487 / Raymund.rhodes@kcmo.org with questions.

11. Building plans submittal shall meet the requirements of the Kansas City Building and Rehabilitation Code in effect at the time of submission.

Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

12. The developer shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC-2018 § 507.1)
13. Proposed buildings shall have a fire department access road within 150 feet of any exterior portion of the structure. (IFC-2018: § 503.1.1)
14. The developer shall provide an approved turnaround feature (i.e cul-de-sac, hammerhead) for all dead-end fire access in excess of 150 feet in length. (IFC-2018: § 503.2.5)
15. Required fire department access roads shall designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)

Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

16. Required fire department access roads shall be a minimum unobstructed width of twenty (20) feet and 13 ft. 6 in clearance height. Check with Streets & Traffic (KCMO Public Works) or Missouri Department of Transportation (MODOT) that may have street planning regulations that supersede the Fire Code. (IFC-2018: § 503.2.1)
17. Fire hydrant distribution shall follow IFC-2018 Table C102.1
18. The developer shall provide Fire Department access roads prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
19. Fire hydrant(s) shall be within 400 feet on a fire access road following an approved route established by the Authority Having Jurisdiction (AHJ) of any exterior portion of a building. The use of existing fire hydrant(s) may be used to satisfy this requirement otherwise a private fire hydrant(s) or hydrant system may be required. This distance may be increased to 600 feet for R-3 and U occupancy(s) or the building(s) is fully protected by an approved automatic fire sprinkler system(s). (IFC-2018: § 507.5.1)
20. If an approved security gate spans across a fire access road, an approved means for emergency operation shall be provided. Electric gates shall require a siren sensor device typically referred to as a “yelp gate” (IFC-2018 § 503.6)
21. All required fire department access roads shall be an all weather surface. Grass pavers are not permitted. (IFC-2012: § 503.2.3)
22. The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)

Condition(s) by KCPD. Contact Jeffrey Krebs at (816)651-8809 / Jeffrey.Krebs@kcmo.org with questions.

23. Provide the approximate location of addressing on proposed building(s). Location of address should be visible from the public right-of-way or vehicular access area, whichever is applicable. Location can be shown on the building elevation sheet with a cloud/dashed line at the time of building plan review. Development Management Division reviewer may satisfy this condition.
24. Provide a lighting study in accordance with 88-430 and recommendations from the Illuminating Engineering Society (IES). The minimum standard from IES for a parking lot would be an average-maintained lighting level of 3 foot-candles (fc) with an average to minimum ratio of 4:1 (G-1-22, Sec. 8.7). This should be submitted and reviewed by Development Management Division reviewer prior to obtaining building permits.

Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

25. The developer must subordinate to the City all private interest in the area of any right-of-way dedication, in accordance with Chapter 88 and as required by the Land Development Division, prior to issuance of any construction permits within said right-of-way, and that the owner/developer shall be responsible for all costs associated with subordination activities now and in the future.
26. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
27. After the City Plan Commission enters its disposition for the development plan, the developer shall not enter into any agreement that would encumber or otherwise have any impact on the proposed right-of-way dedications for the planned project without the prior written consent of the Land Development Division.
28. The developer shall dedicate additional right of way [and provide easements] for NW Skyview Ave as required by the adopted [Major Street Plan and/or Chapter 88] so as to provide a minimum of 50 feet of right of way as measured from the centerline, along those areas being platted. Developer shall relocate all components and site features of the existing septic system onto the private property beyond the limits of new right-of-way dedication.
29. The developer shall pay impact fees as required by Chapter 39 of the City’s Code of ordinances as required by the Land Development Division.

Condition(s) by Water Services Department. Contact Heather Massey at (816) 513-2111 / heather.massey@kcmo.org with questions.

30. When an existing building is being renovated, is being changed in use or occupancy, or is undergoing a building addition, and the existing water service line(s) will be reused, the water service line(s) and related appurtenances shall meet the most current version of KC Water Rules and Regulations.

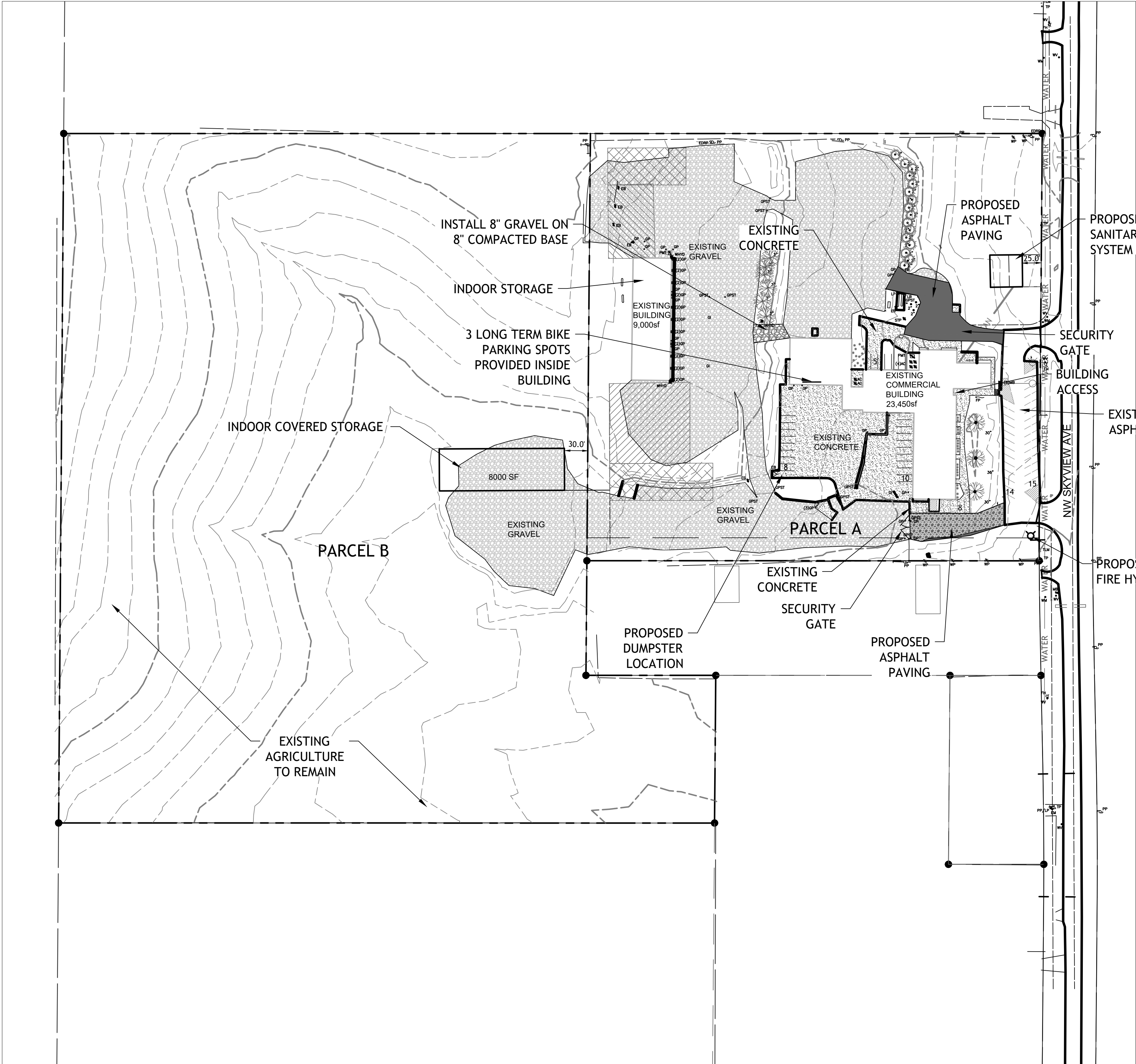
Condition(s) by Water Services Department. Contact Heather Massey at (816) 513-2111 / heather.massey@kcmo.org with questions.

31. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to issuance of Certificate of Occupancy.

<https://www.kcwater.us/wp-content/uploads/2025/02/2025-Final-Rules-and-Regulations-for-Water-Service-Lines.pdf>

Condition(s) by Water Services Department. Contact Philip Taylor at (816) 513-0146 / philip.taylor@kcmo.org with questions.

32. The developer shall grant a [BMP and/or Surface Drainage Easement] to the City as required by KC Water based on the drainage study conclusions, prior to issuance of any building permits.
33. The developer shall submit plans for grading, siltation, and erosion control to KC Water for review and acceptance, provide a copy of the Storm Water Pollution Prevention (SWPP) plan submitted to the Missouri Dept. of Natural Resources (MDNR) and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
34. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to KC Water, in accordance with adopted standards, including a BMP level of service analysis prior to approval and issuance of any building permits, and that the developer secure permits to construct any improvements as required by KC Water prior to issuance of any certificate of occupancy.



LEGEND

- FIRE WOOD AND TEMPORARY LOG STORAGE
- PAVED TRUCK AND TRAILER PARKING - 16,950sf
- CONTAINER STORAGE
- GRAVEL SURFACE

NOTE: ALL OUTDOOR STORAGE WILL OCCUR ON A PAVED SURFACE, WITH THE EXCEPTION OF THE AREA IDENTIFIED FOR FIRE WOOD AND TEMPORARY LOG STORAGE

PROPERTY DESCRIPTION PARCET A: (Longview Ventures, LLC; Warranty Deed, Bk. 1326, Pg. 300)
TRACT 1:
A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 1B, TOWNSHIP 52, RANGE 33, PLATTE COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT 2640 FEET EAST AND 1474 FEET NORTH OF THE SOUTHWEST CORNER OF SECTION EIGHTEEN, IN TOWNSHIP FIFTY TWO OF RANGE THIRTY THREE; THENCE WEST 626.13 FEET TO A STAKE; THENCE NORTH 416.42 FEET TO A STAKE; THENCE EAST 626.13 FEET TO A POINT ON THE CENTER TINE OF HIGHWAY C 416.42 FEET NORTH OF THE POINT OF BEGINNING; THENCE SOUTH 416.42 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART IN ROAD.

TRACT 2:
A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 1B, TOWNSHIP 52, RANGE 33, PLATTE COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EAST TINE OF THE SOUTHWEST QUARTER OF SECTION 1B, TOWNSHIP 52, RANGE 33, 1890.42 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 1B, TOWNSHIP 52, RANGE 33, SAID POINT BEING THE NORTHEAST CORNER OF THE SCHOOL DISTRICT TRACT; THENCE WEST ALONG THE NORTH TINE OF THE SCHOOL DISTRICT TRACT 626.13 FEET; THENCE NORTH 139.14 FEET; THENCE EAST 626.13 FEET TO THE EAST TINE OF SAID SOUTHWEST QUARTER OF SECTION 1 B, TOWNSHIP 52, RANGE 33; THENCE SOUTH ALONG SAID EAST TINE 139.14 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART IN ROAD.

PROPERTY DESCRIPTION PARCEL B: (Longview Ventures, LLC; Warranty Deed, Bk. 1419, Pg. 209)
TRACT 3:
A TRACT OF LAND IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 1B, TOWNSHIP 52, RANGE 33, KANSAS CITY, PLATTE COUNTY, MISSOURI DESCRIBED AS FOLLOWS:
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SITE DATA	Existing	Proposed	Deviation Requested?	Approved
Zoning	AG-R	B-4		
Gross Land Area				
in square feet	984,533			
in acres	22.60			
Right-of-way Dedication				
in square feet	0			
in acres	0			
Net Land Area				
in square feet	984,533			
in acres	22.60			
Building Area (sq. ft.)	32,450	40,450		
Floor Area Ratio	0.033	0.041		
Building Ht above grade	25'	25'	NO	

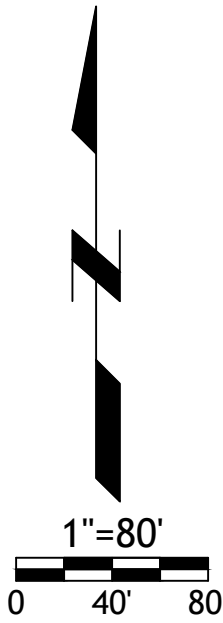
- THE FOLLOWING USES ARE PERMITTED
1. RELIGIOUS ASSEMBLY
 2. ANIMAL SERVICES- SALES AND GROOMING
 3. ARTIST WORK AND SALES SPACE
 4. BUILDING MAINTENANCE SERVICE
 5. BUSINESS EQUIPMENT SALES AND SERVICE
 6. BUSINESS SUPPORT SERVICE (NOT DAY LABOR EMPLOYMENT)
 7. INDOOR SMALL VENUE
 8. OFFICE, ADMINISTRATIVE, PROFESSIONAL OR GENERAL
 9. ACCESSORY AND NON-ACCESSORY PARKING
 10. PERSONAL IMPROVEMENT SERVICE
 11. INDOOR SPORTS AND RECREATION
 12. CAR WASHING AND CLEANING SERVICE
 13. MOTOR VEHICLE REPAIR GENERAL
 14. VEHICLE PARKING/TOWING
 15. ARTISAN MANUFACTURING
 16. SELF-STORAGE WAREHOUSE
 17. TEMPORARY TRUCK AND TRAILER PARKING

PARKING
OFFICE ADMIN. PROFESSIONAL OR GENERAL; 1-2 / 1000 SF - (11,450 SF) 11 TO 23 PARKS
RELIGIOUS ASSEMBLY; 1-2 / 7 SEATS - (5,000 SF, 100 SEATS) 14 TO 28 PARKS
COMMUNITY CENTER; 2.5-5 / 1000 SF - (5,000 SF) 13 TO 25 PARKS
MOTOR VEHICLE REPAIR; 2-4 / SERVICE BAY - (2,000 SF, 2 BAYS) 4 TO 8 PARKS
TOTAL PARKS REQUIRED = 42 TO 84 PARKS
TOTAL PROVIDED = 60
BILE SPACES REQUIRED AND PROVIDED = 3

- OPERATING CHARACTERISTICS
1. SECURITY CAMERAS ARE IN PLACE AND ARE CONTINUALLY MONITORED.
 2. SECURITY GATES LIMIT ACCESS TO BACK OF THE PROPERTY.

TOTAL AREA OF GRAVEL SURFACE = 152,220sf

VARIANCE IS BEING SOUGHT FROM THE BOARD OF ZONING ADJUSTMENT



SM Engineering
SM E
5507 High Meadow Circle
Manhattan Kansas, 66503
smcivilengr@gmail.com
785.341.9747

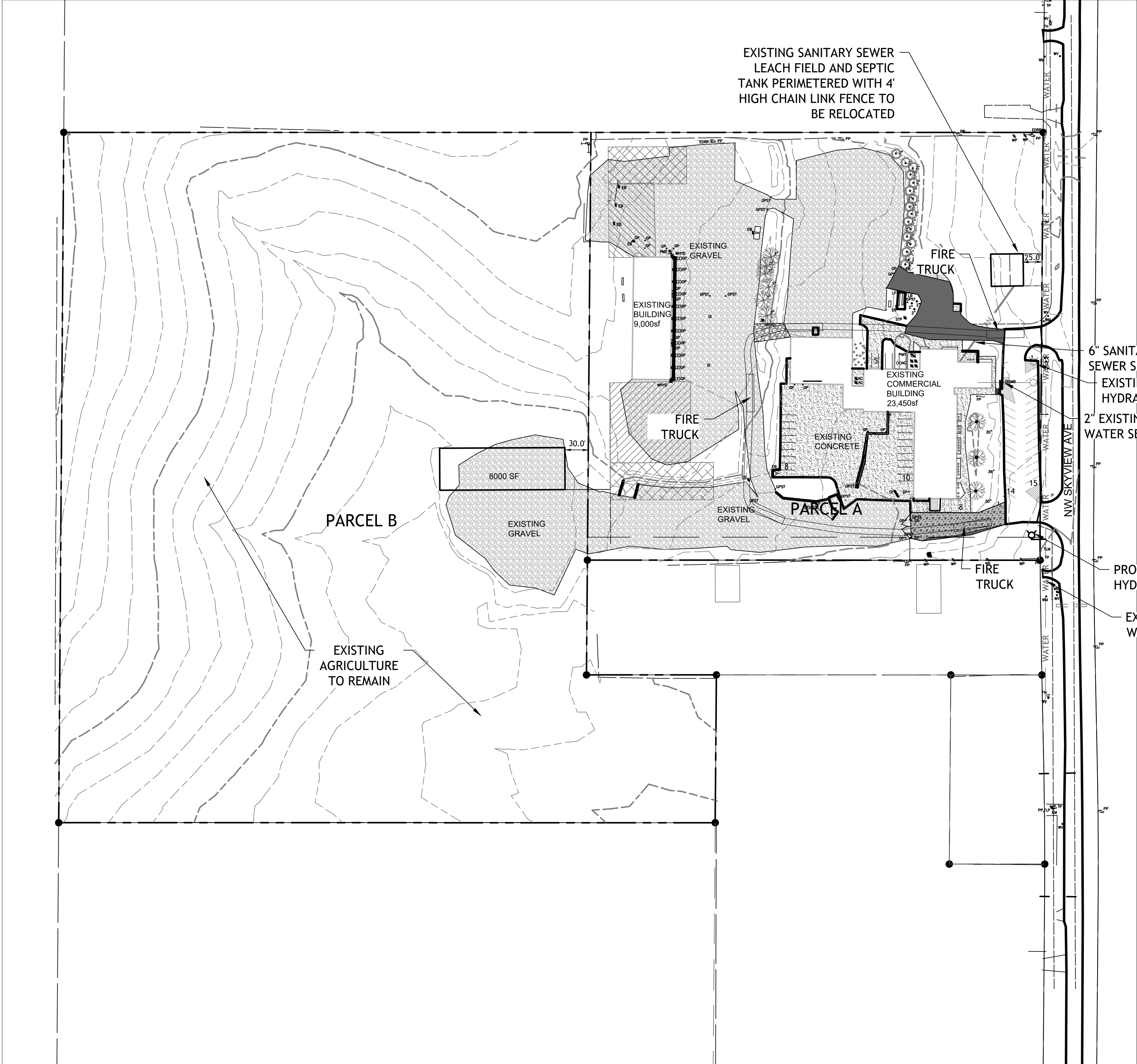
Drawings and/or Specifications are original proprietary work and property of the Engineer and intended specifically for this project. Use of items contained herein without consent of the Engineer is prohibited. Drawings illustrate best information available to the Engineer. Field verification of actual elements, conditions, and dimensions is required.

Revisions
3-5-26 CITY COMMENTS
6-29-26 CITY COMMENTS

12220 NW SKYVIEW AVE
KANSAS CITY, MO

DEVELOPMENT PLAN

sheet
C1.0
Civil
SITE PLAN
permit
25 FEBRUARY 2026



PROPERTY DESCRIPTION PARCET A: (Longview Ventures, LLC; Warranty Deed, Bk. 1326, Pg. 300)

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SM Engineering
SME
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Drawings and/or Specifications are original
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Engineer and intended specifically for this
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without consent of the Engineer is
prohibited. Drawings illustrate best
information available to the Engineer. Field
verification of actual elements, conditions,
and dimensions is required.

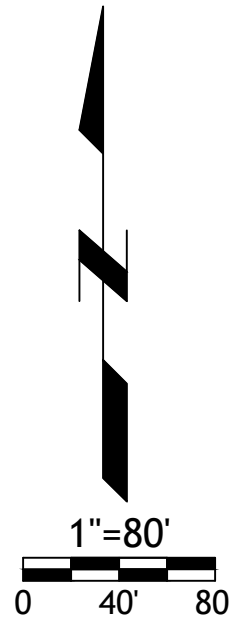


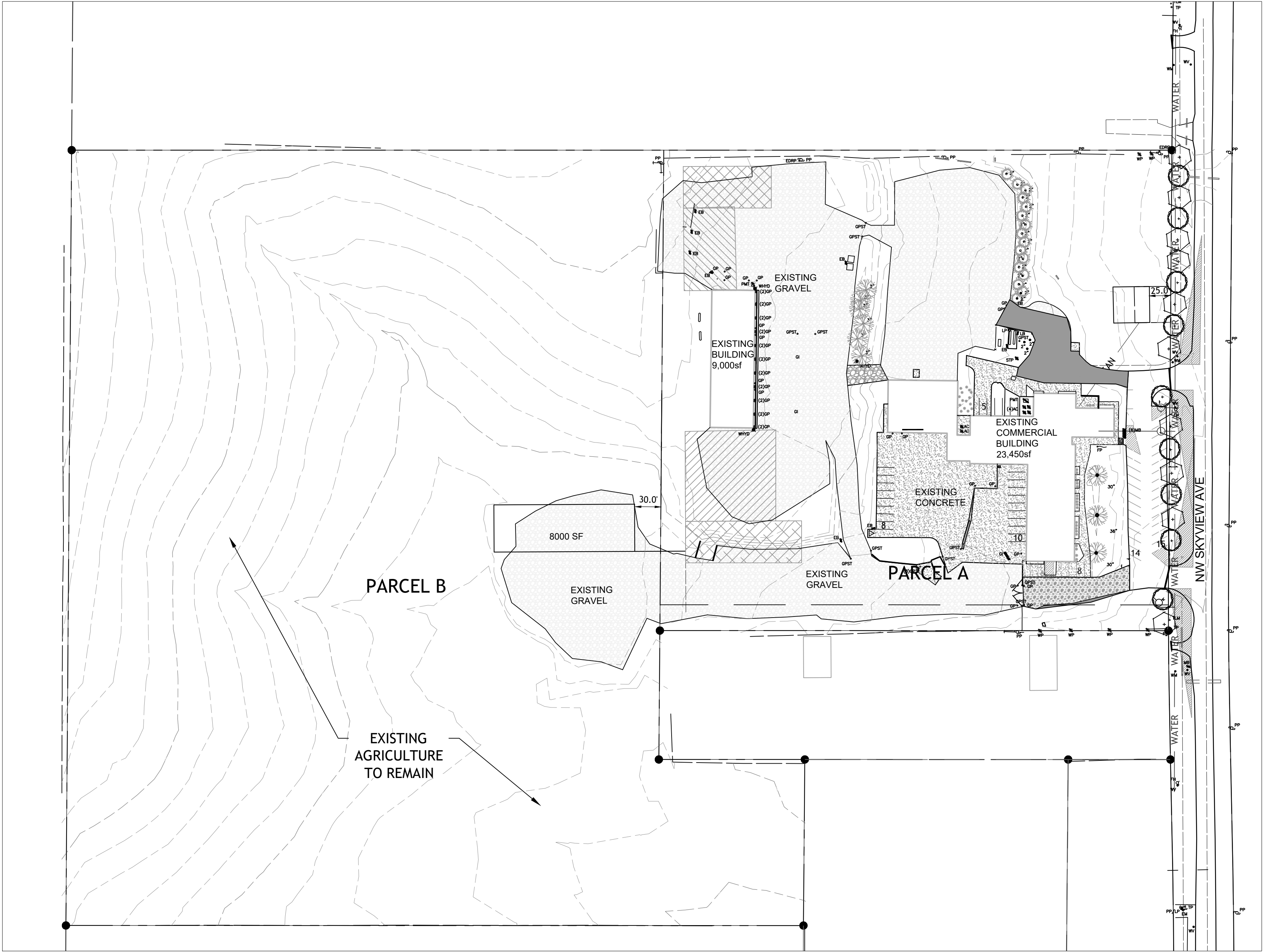
Revisions
3-5-26 CITY COMMENTS
6-29-26 CITY COMMENTS

DEVELOPMENT PLAN

12220 NW SKYVIEW AVE
KANSAS CITY, MO

sheet
C2.0
Civil
UTILITY PLAN
permit
25 FEBRUARY 2026





LANDSCAPE NOTES
CONTRACTOR REQUIRED TO LOCATE ALL UTILITIES BEFORE INSTALLATION TO BEGIN.

Contractor shall verify all landscape material quantities and shall report any discrepancies to the Landscape Architect prior to installation.

No plant material substitutions are allowed without Landscape Architect or Owners approval.

Contractor shall guarantee all landscape work and plant material for a period of one year from date of acceptance of the work by the Owner. Any plant material which dies during the one year guarantee period shall be replaced by the contractor during normal planting seasons.

Contractor shall be responsible for maintenance of the plants until completion of the job and acceptance by the Owner.

Successful landscape contractor shall be responsible for design that complies with minimum irrigation requirements, and installation of an irrigation system. Irrigation system to be approved by the owner before starting any installation.

All plant material shall be specimen quality stock as determined in the "American Standards For Nursery Stock" published by The American Association of Nurseryman, free of plant diseases and pest, of typical growth of the species and having a healthy, normal root system.

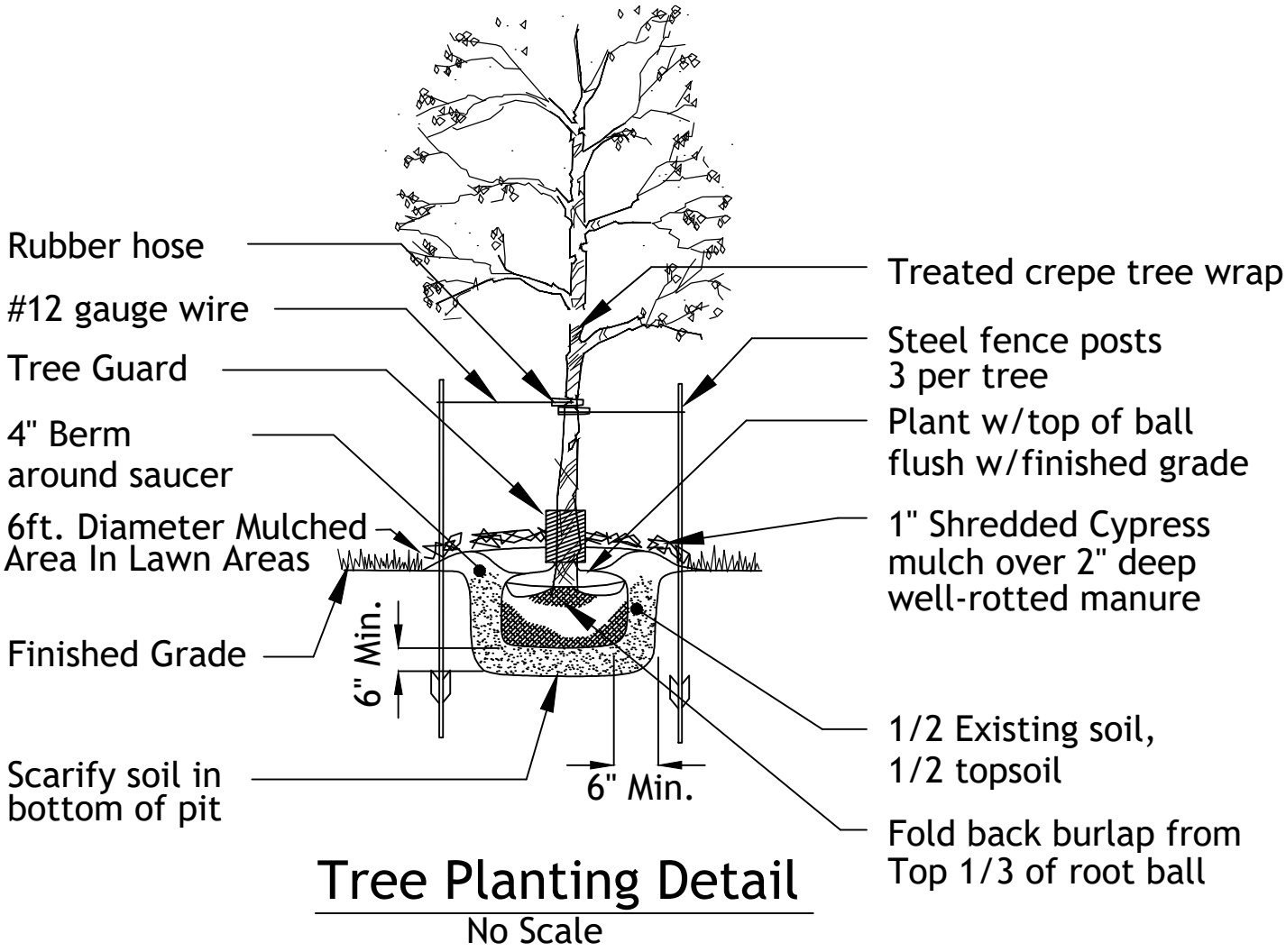
Sizes indicated on the plant list are the minimum, acceptable size. In no case will sizes less than specified be accepted.

All shrub beds within lawn areas to receive a manicured edge.

All shrub beds shall be mulched with 3" of shredded cedar mulch.

All sod areas to be fertilized & sodded with a Turf-Type-Tall Fescue seed blend.

All seed areas shall be hydro-seeded with a Turf-Type-Tall Fescue seed blend.



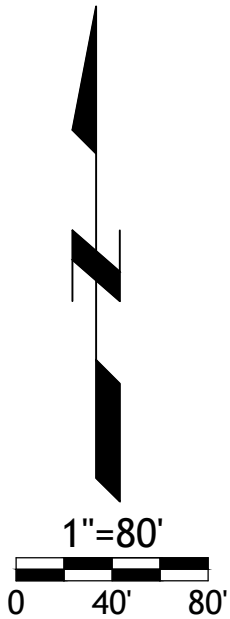
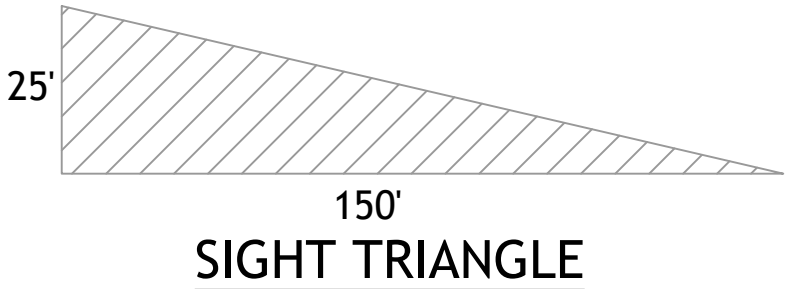
Tree List		Quantity	Common Name	Botanical Name	Size	Condition	Spacing
Symbol							
		9	October Glory Maple	Acer Rubrum 'October Glory'	2" cal	BB	As Shown
		10	Skyline Honeylocust	Gleditsia Triacanthos 'Skyline'	2" cal	BB	As Shown

LANDSCAPE DATA:
WINNER RD 560'
REQUIRED
STREET TREES 1/30' = 19

PROVIDED
STREET TREES = 19

INTERIOR LANDSCAPE
REQUIRED
PARKING AREA 35SF / STALL = 1,295 SF
PARKING STALLS 1 TREE / 5 STALLS = 7
PARKING STALLS 1 SHRUB / STALL = 37

PROVIDED
PARKING AREA = 1,877 SF
EXISTING TREES = 20
EXISTING SHRUBS = 42



SM Engineering
SAE
5507 High Meadow Circle
Manhattan Kansas, 66503
smcivilengr@gmail.com
785.341.9747

Drawings and/or Specifications are original proprietary work and property of the Engineer and intended specifically for this project. Use of items contained herein without consent of the Engineer is prohibited. Drawings illustrate best information available to the Engineer. Field verification of actual elements, conditions, and dimensions is required.

Revisions
3-5-26 CITY COMMENTS
6-29-26 CITY COMMENTS

DEVELOPMENT PLAN
12220 NW SKYVIEW AVE
KANSAS CITY, MO

s h e e t
C3.0
Civil
LANDSCAPE PLAN
p e r m i t
25 FEBRUARY 2026

The Hub at East Platte
12220 NW Skyview Ave
Kansas City, MO 64164

March 25, 2026

Please join us for a meeting regarding rezoning of The Hub at East Platte,
case # CD-CPC-2026-00027, proposed for the following address:
12220 NW Skyview Ave
Kansas City, MO 64164

MEETING DATE: Wednesday, April 8, 2026
MEETING TIME: 5:15pm
MEETING LOCATION: ZOOM (login information below)
Meeting ID: 932 914 190 266 9
Passcode: hP63KV

Project Description: The Hub at East Platte is seeking rezoning from KCMO in order to be
compliant with our current usage.

If you have any questions, please contact:

Lamar Eby
816-510-5937
Lamar.eby@gmail.com

Thank you

Lamar Eby

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

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

Meeting Sign-In Sheet

Project Name and Address

The Hub at East Platte, 12220 NW Skyview KCMO

Case # CD-CPC-2021-00027

Name	Address	Phone	Email
Michelle Marquez	6133 NW 123 Terrace		
Logan Paris	6118 NW 123 Terrace		
Erin Sandgren	6057 NW 123 Terrace		
Sam Malinowsky	Engineer		
Lamar Eby	Owner		
Tammie Eby	Owner		



CITY OF
SANTA CLARA
ARIZONA

CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # CD-CPC-2026-00027

Meeting Date: 4-8-26

Meeting Location: Virtual via TEAMS

Meeting Time (include start and end time): 5:15 pm - 5:45 pm

Additional Comments (optional):

Michelle is concerned about the traffic on their street (123rd Terrace) and would like a turn around installed at the end of NW 123rd Terrace

From: [Donovan Bateman](#)
To: [Kohn-Smith, Genevieve](#)
Cc: cityclerk@kcmo.org
Subject: Rezoning of The Hub at East Platte /. Case number # CD-CPC-2026-00027
Date: Tuesday, April 7, 2026 7:58:52 PM

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

Dear Genevieve Kohn-Smith

I am writing to formally express my opposition to the proposed rezoning of the approximately 23-acre property located behind my residence 6133 NW 123rd Ter Kansas City, MO 64164

My family and I live in a rural residential area, and the existing commercial activity behind our home has already created ongoing concerns. Expanding this commercial zoning further would significantly worsen the impact on our quality of life, safety, and the character of our neighborhood.

One of our primary concerns is safety related to increased traffic. Our street is a dead-end road with no outlet, yet we already experience frequent issues with vehicles entering our street, turning around, and even pulling into our private driveway and yard. This creates dangerous and unpredictable situations, especially with children and pets present. Additional commercial development will inevitably increase traffic volume, leading to more of these incidents.

The situation is made more concerning by the fact that our road has no sidewalks and no street lighting. This lack of infrastructure makes it difficult for drivers to see pedestrians, children, or animals, particularly during early morning or evening hours. Increased traffic in these conditions poses a serious safety risk.

We are also concerned about:

- Increased noise levels beyond what we already experience from the existing commercial property
- Higher traffic congestion and speeding on a road not designed for commercial overflow
- The incompatibility of expanded commercial use with a rural residential setting
- The continued intrusion of vehicles onto private property due to limited turnaround space

This area was chosen as a residential, country setting, and further commercial expansion directly conflicts with that environment. The proposed rezoning would not only intensify existing problems but create new risks for residents.

At a minimum, if this rezoning is considered, I strongly urge the City to require substantial protections such as:

- Traffic control measures to prevent non-resident vehicles from entering the dead-end street
- Physical barriers or signage to stop vehicles from using private property for turnarounds
- Buffers, fencing, or landscaping to reduce noise and intrusion
- Strict limits on operating hours and commercial activity

However, based on the current conditions and impacts already being experienced, I respectfully request that this rezoning application be denied.

Thank you for your time and consideration of these concerns.

Sincerely,

Donovan Bateman

Sent from my iPhone

SUMMARY

Area Plan Alignment:

*High, Medium, **Low***

KC Spirit Playbook Alignment:

*High, Medium, **Low**, N/A*

CC- Connected City

DO - Diversity & Opportunity

HAC- History, Arts & Culture

HE - Healthy Environment

PAA - People of All Ages

POS - Parks & Open Spaces

SAN - Strong & Accessible Neighborhoods

SC - Smart City

SEG - Sustainable & Equitable Growth

WDC - Well Designed City

Evaluation	Goal	Notes
High		
Medium	WDC HE	WDC: Project features gravel on site HE: Project features appropriate landscaping
Low	SAN	SAN: Rezoning is inconsistent with surrounding Future Land Use

Alignment Comments:

Rezoning and Area Plan Amendment:

The proposed rezoning from AG R to B4 is not consistent with the Future Land Use Map and would require an amendment to the KCI Area Plan from "Residential Low Density" to "Commercial." Such an amendment would constitute a spot area plan amendment. The B4 zoning district allows a range and intensity of commercial uses that are generally incompatible with nearby residential land uses, and appropriate land use transitions are not provided. Rezoning the property to B4 in conjunction with an area plan amendment could also establish a precedent for additional intensive commercial or light industrial uses in the area, which would be inconsistent with the existing land use context. The KC Spirit Playbook further states that land use recommendations in adopted area plans should be used to evaluate and guide future development and zoning changes, reinforcing concerns with the requested rezoning and amendment.

Additionally, while the updated KCI Area Plan is currently in the adoption process, the recommended future land use designation for the area "Neighborhood 1" is consistent with the previous "Residential Low Density" designation, which is intended for low-density residential development consisting primarily of detached single-family homes, along with compatible neighborhood-serving amenities that support residents' daily needs.

Development Plan:

The proposed development plan demonstrates a low level of alignment with the KCI Area Plan and the KC Spirit Playbook. Several key goals, including “Strong and Accessible Neighborhoods” and “Well Designed City,” score poorly due to the project's scale, design, and relationship to surrounding uses. Additionally, the plan includes a gravel parking or storage area on the site, which is not permitted within the B4 zoning district, further indicating inconsistency with zoning standards. The overall intensity and character of the proposed development do not adequately reflect expectations for development in the area and do not meaningfully advance the guiding principles established in the area plan or the playbook.

Docket Item #1.1, 1.2, 1.3

CD-CPC-2026-00028

Area Plan Amendment

CD-CPC-2026-00029

Rezoning

CD-CPC-2026-00027

Development Plan (Non-Residential)

The Hub – 12220 NW Skyview Rd & City PIN 231373

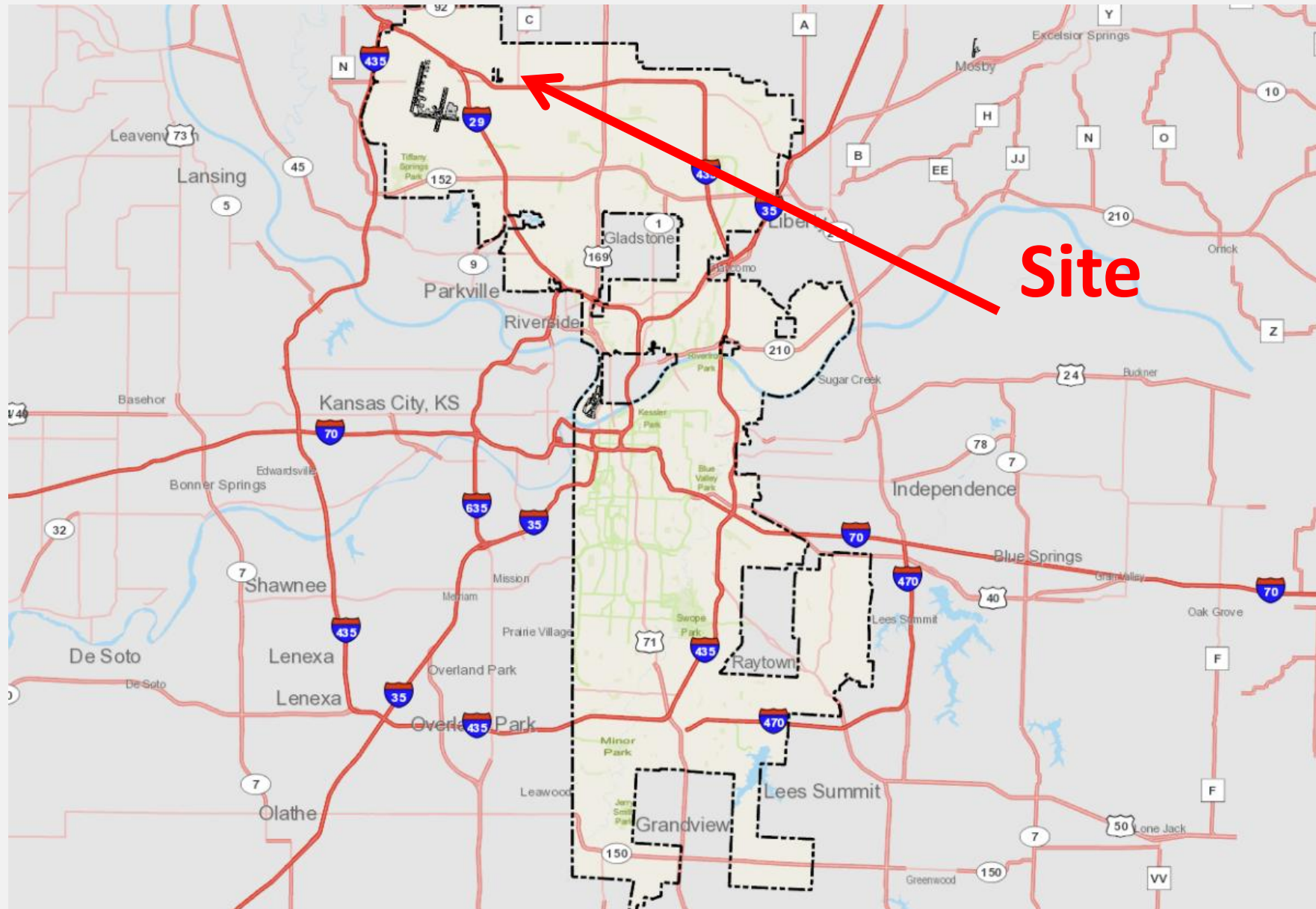
April 15, 2026

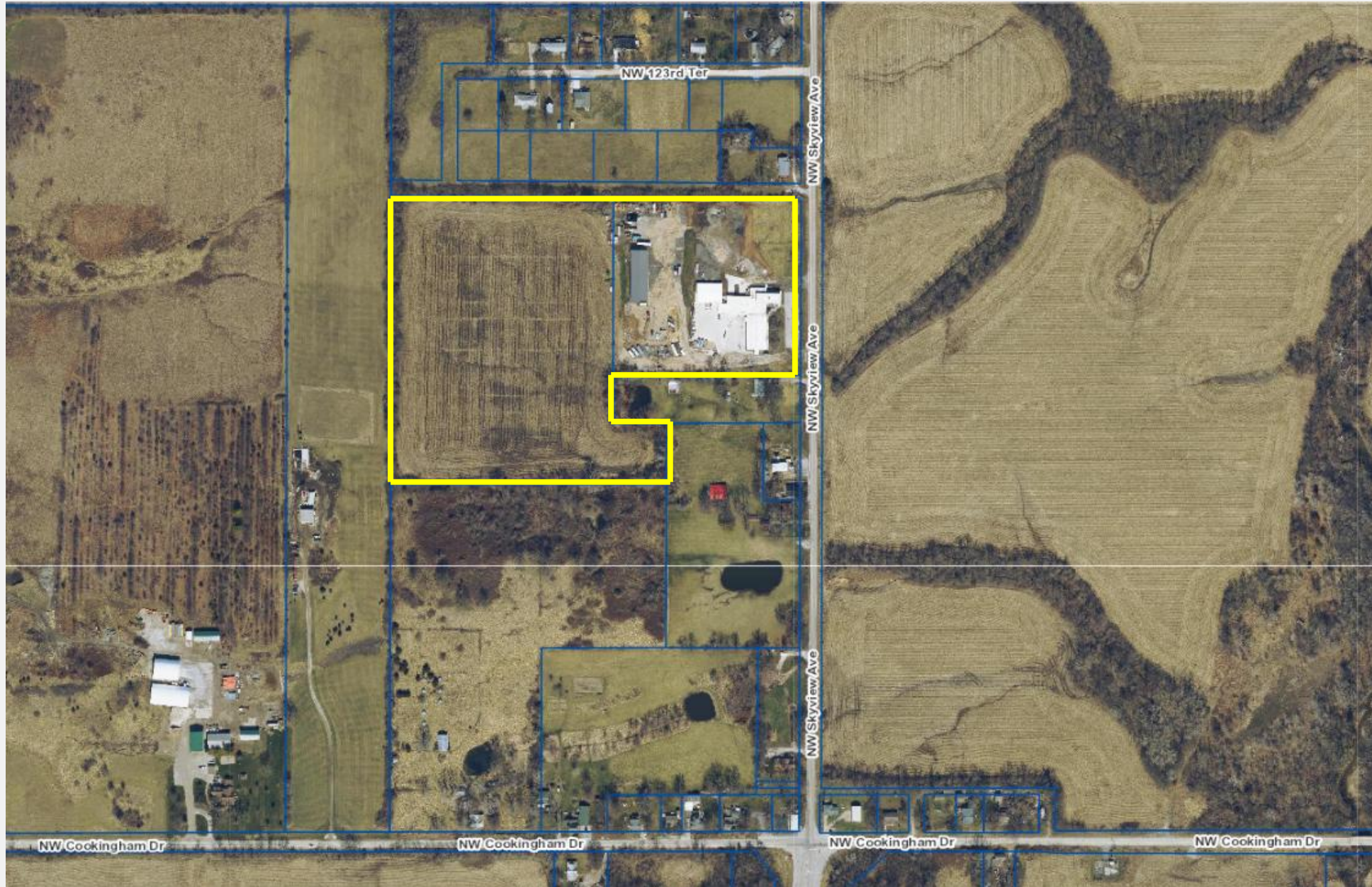
July 15, 2026

Prepared for

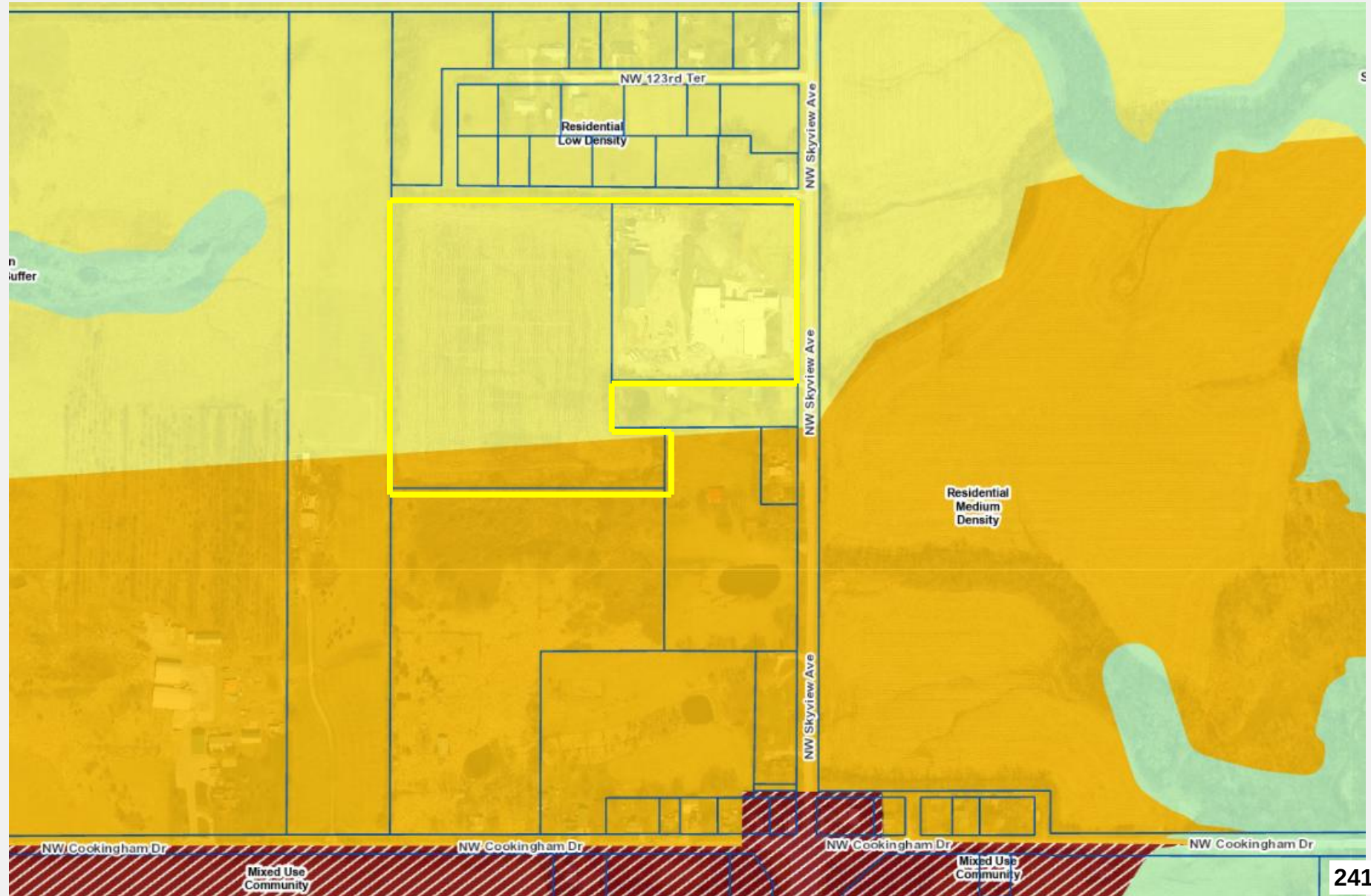
City Plan Commission



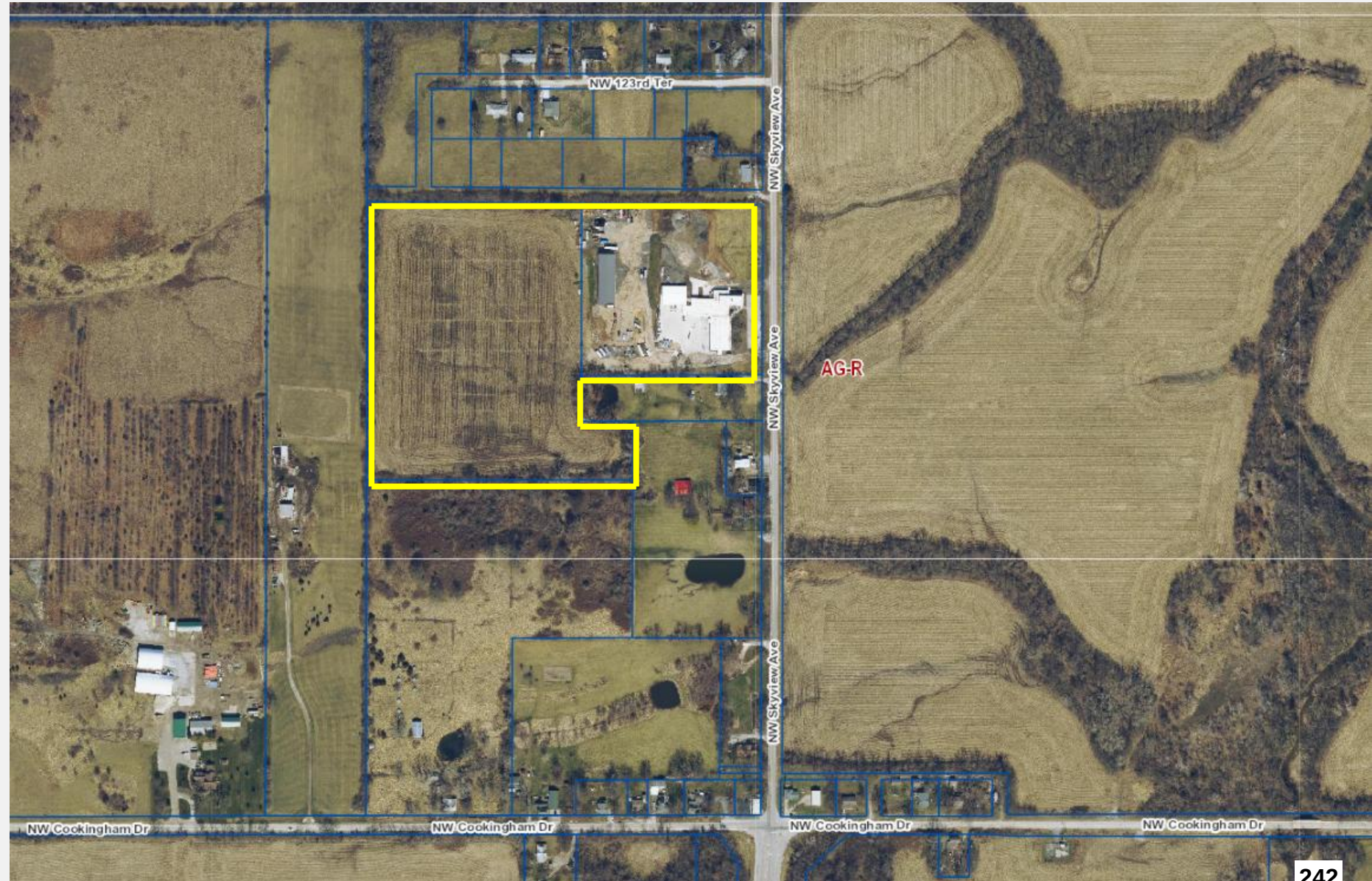




Request to KCI Area
Plan from **Residential
Low Density** and
**Residential Medium
Density** to
Commercial



Rezoning from **AG-R**
to **B4-1**



THE FOLLOWING USES ARE PERMITTED

1. RELIGIOUS ASSEMBLY
2. ANIMAL SERVICES- SALES AND GROOMING
3. ARTIST WORK AND SALES SPACE
4. BUILDING MAINTENANCE SERVICE
5. BUSINESS EQUIPMENT SALES AND SERVICE
6. BUSINESS SUPPORT SERVICE (NOT DAY LABOR EMPLOYMENT)
7. INDOOR SMALL VENUE
8. OFFICE, ADMINISTRATIVE, PROFESSIONAL OR GENERAL
9. ACCESSORY AND NON-ACCESSORY PARKING
10. PERSONAL IMPROVEMENT SERVICE
11. INDOOR SPORTS AND RECREATION
12. CAR WASHING AND CLEANING SERVICE
13. MOTOR VEHICLE REPAIR GENERAL
14. VEHICLE PARKING/TOWING
15. ARTISAN MANUFACTURING
16. SELF-STORAGE WAREHOUSE
17. TEMPORARY TRUCK AND TRAILER PARKING

LEGEND



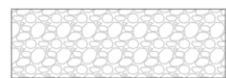
FIRE WOOD AND TEMPORARY LOG STORAGE



PAVED TRUCK AND TRAILER PARKING - 16,950sf

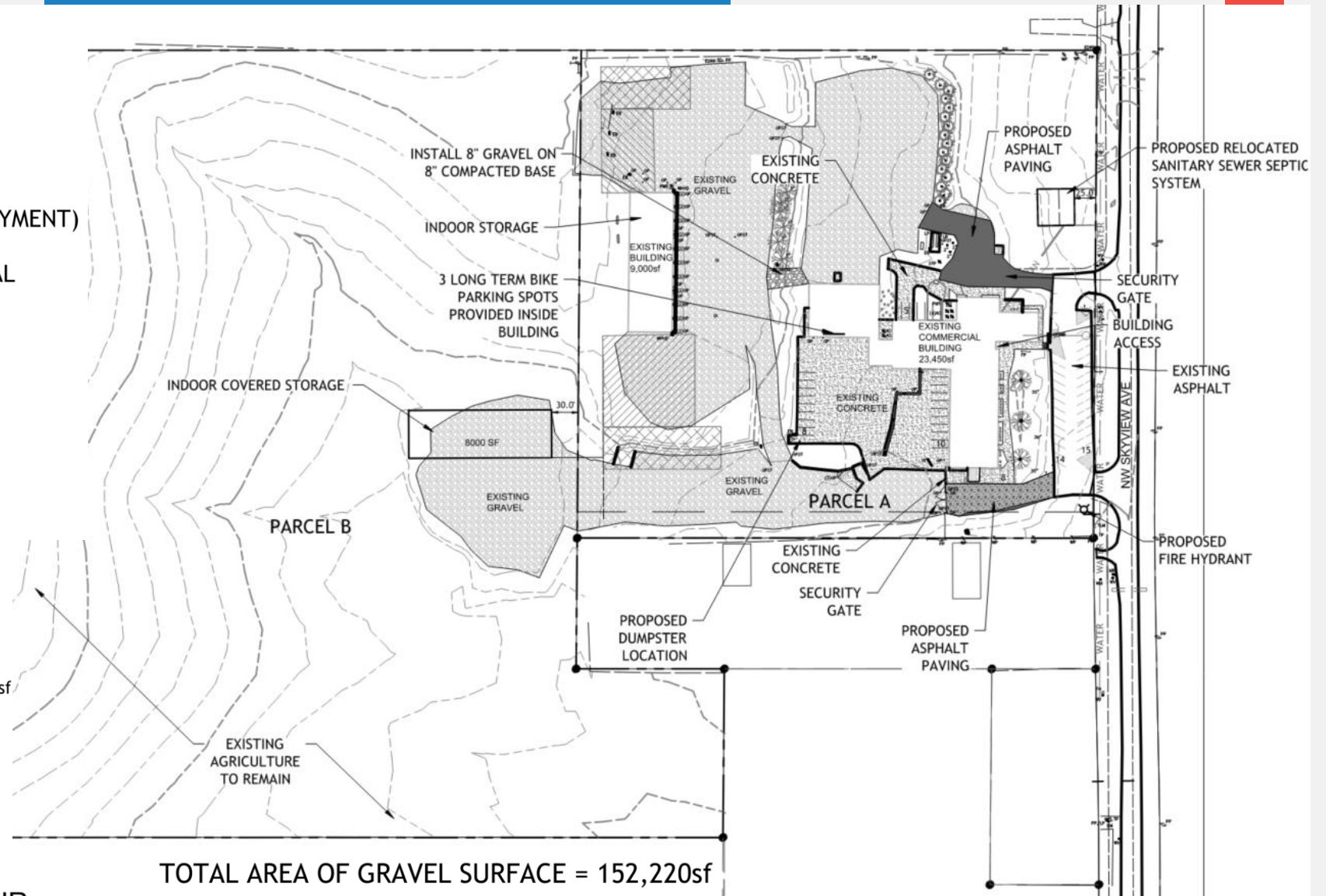


CONTAINER STORAGE



GRAVEL SURFACE

NOTE: ALL OUTDOOR STORAGE WILL OCCUR ON A PAVED SURFACE, WITH THE EXCEPTION OF THE AREA IDENTIFIED FOR FIRE WOOD AND TEMPORARY LOG STORAGE



Rezoning Criteria

88-515-08-A. conformance with adopted plans and planning policies;

88-515-08-B. zoning and use of nearby property;

88-515-08-C. physical character of the area in which the subject property is located;

88-515-08-D. whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;

88-515-08-E. suitability of the subject property for the uses to which it has been restricted under the existing zoning regulations;

88-515-08-F. length of time the subject property has remained vacant as zoned;

88-515-08-G. the extent to which approving the rezoning will detrimentally affect nearby properties; and

88-515-08-H. the gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.



View of site from NW Skyview Ave

Individual Business
Mailboxes



East side of site – facing NW Skyview Ave



View of site from NW Skyview Ave



North side of site





- Outdoor storage:
 - Large equipment
 - Trailers/Campers
 - Combustible, organic materials (wood and mulch from commercial businesses)
 - Commercial vehicles





View of site from NW Skyview Ave



South side of site



- Outdoor storage:
 - Large equipment
 - Trailers
 - Commercial vehicles
 - Shipping containers
 - Construction materials





Staff Recommendation

CD-CPC-2026-00028 – Area Plan Amendment

Denial

CD-CPC-2026-00029 – Rezoning

Denial

CD-CPC-2026-00027 – Development Plan

Denial



CITY PLAN COMMISSION

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

KCMO.gov/Planning

July 16, 2026

Sam Malinowsky
SM Engineering
5507 High Meadow Cir
Manhattan, KS 66503

Re: **CD-CPC-2026-00029** - A request to approve an amendment to the KCI Area Plan from Residential Low Density to Commercial on about 23 acres generally located at 12220 NW Skyview Avenue.

Dear Sam Malinowsky:

At its meeting on July 15, 2026, the City Plan Commission acted as follows on the above-referenced case.

Approval

The Commission's action is only a recommendation. Your request must receive final action from the Council. All conditions imposed by the Commission, if any, are available on the following page(s).

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

- If revised plans are required, you must make such revisions and upload the revised plans prior to proceeding to final action.
- If revised plans are not required, your request will automatically be submitted for Council consideration.

If you have any questions, please contact me at genevieve.kohn-smith@kcmo.org or (816) 513-8808.

Sincerely,

A handwritten signature in cursive script that reads "Genevieve Kohn-Smith".

Genevieve Kohn-Smith, AICP
Lead Planner



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: TMP-7079

Submitted Department/Preparer: City Planning

Revised 01/30/25

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

Executive Summary

Approving an amendment to the KCI Area Plan on about 7.6 acres generally located at 12220 NW Skyview Avenue by changing the recommended place type from Neighborhood 1 to Business Center for The Hub. (CD-CPC-2026-00029)

Discussion

The proposed development plan, in companion with area plan amendment and rezoning, were filed to abate zoning violations on the property. Three zoning violations were issued for uses not allowed in the AG-R district including warehousing, event venue, and outdoor vehicle storage. There are minimal site improvements proposed, as the two existing buildings on site are intended to remain.

The former school building, the closest building to NW Skyview Avenue, is currently being reused as a mixed-use building including office, event venue, and sports and recreation, participant uses. The existing building to the west is being used as leasable storage space.

During the time this area plan amendment and associated development applications have been pending, the Community Planning Division has also been working on the updated KCI Area Plan. That plan shifts from using future land uses to place types. The previous low density residential future land use corresponds with the new Neighborhood 1 place type. The previous commercial future land use corresponds to the new Business Center place type.

The City Plan Commission recommended continuance of this case from the April 15, 2026 hearing and directed the applicant to continue working with staff to revise the development plan, as staff recommended denial of all companion cases. After multiple resubmittals, the applicant included a list of permitted uses for the site that correspond to uses in the Zoning and Development Code. They also identified proposed pavement for accessory outdoor storage and the total amount of gravel they are requesting a variance for through a separate application.

Staff recommended denial of the area plan amendment, rezoning, and development plan. CPC recommended approval of the area plan amendment and rezoning of only 1 of the subject parcels and approval with conditions of the development plan with the modification that it will only govern the parcel to be rezoned.

Fiscal Impact

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

This Resolution has no fiscal impact.

Citywide Business Plan (CWBP) Impact

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

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

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

Prior Legislation

Related Cases:

ZDC-2025-1152 – Notices of violation for improper use of an AG-R zoned property for outdoor vehicle storage, small event venue, and warehousing.

CD-BZA-2026-00079 - A request to approve a variance to allow gravel in a proposed B4-1 district, and any other necessary variances, on about 23 acres generally located at 12220 NW Skyview Avenue. Scheduled for August 12, 2026 Board of Zoning Adjustment hearing

Service Level Impacts

None

Staff Recommendation

City Planning and Development

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

Select One: ☒ Recommend
☐ Do Not Recommend
☐ Not Applicable

City Plan Comission recommends approval.

Other Impacts

1. What will be the potential health impacts to any affected groups?
This resolution was not evaluated for health impacts.
2. How have those groups been engaged and involved in the development of this ordinance?
Area Plan amendments don't require public engagement but public engagement was completed for the companion rezoning and development plan ordinance.
3. How does this legislation contribute to a sustainable Kansas City?
None
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

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

No - CREO's review is not applicable (Press tab after selecting)
Please provide reasoning why not:
Click or tap here to enter text.
6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

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



File #: 260683

ORDINANCE NO. 260683

Sponsor: Director of City Planning and Development Department

Amending Chapter 88, the Zoning and Development Code, by repealing Sections 88-110-04, 88-110-06-C, 88-408-A, 88-445-06, 88-620-B, 88-810-1442, and 88-810-2140, and enacting in lieu thereof new sections of like number and subject matter for the purpose of replacing the terms attached house, semi attached house, and townhouse with the terms townhouse, two-unit townhouse, and multi-unit townhouse to align definitions and terms within the Zoning and Development Code to the Building Code. (CD-CPC-2026-00085)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 88, the Zoning and Development Code, is hereby amended by repealing Section 88-110-04, RESIDENTIAL BUILDING TYPES, and enacting in lieu thereof a new section of like number and subject matter, said section to read as follows:

88-110-04 RESIDENTIAL BUILDING TYPES

88-110-04-A. RESIDENTIAL BUILDING TYPES ALLOWED

The residential uses allowed in R districts must be located in residential buildings. The following residential building types are allowed in R districts. Many residential building types are subject to supplemental standards, as referenced in 88-110-06-C.

Building Type	R-80	R-10	R-7.5	R-6	R-5	R-2.5	R-1.5	R-0.75	R-0.5	R-0.3
Detached house	P	P	P	P	P	P	P	P	P	P
Zero lot line house	P	P	P	P	P	P	P	P	P	P
Cottage house	-	-	P	P	P	P	P	P	P	P
Townhouse										
Two-Unit Townhouse										
on corner lots	-	P[1]	P[1]	P	P	P	P	P	P	P
in other situations	-	-	-	-	P	P	P	P	P	P
Multi-Unit Townhouse	-	-	-	-	P	P	P	P	P	P
Two-unit house										
on corner lots	-	P[1]	P[1]	P	P	P	P	P	P	P
in other situations	-	-	-	-	P	P	P	P	P	P

Multi-unit house	-	-	-	-	-	S	P	P	P	P
Colonnade	-	-	-	-	-	-	P	P	P	P
Multiplex	-	-	-	-	-	-	P	P	P	P
Multi-unit building	-	-	-	-	-	-	P	P	P	P

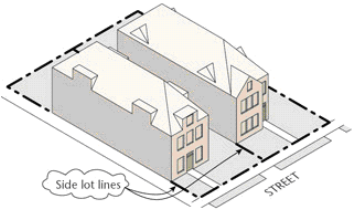
P = permitted building type - = prohibited building type

S = special use permit required

[1] Permitted only in approved open space development or conservation development; subject to 88-110-06-C.4

88-110-04-B. RESIDENTIAL BUILDING TYPES DEFINED AND REGULATED

Definitions and regulations for residential building types are as follows:

Detached House	A detached house is a principal building containing one dwelling unit located on a single lot with private yards on all sides. Detached houses are subject to the lot and building standards of 88-110-06-B (Table 110-2). No more than one detached house may be located on a single lot.	
Zero Lot Line House	A zero lot line house is a principal building containing one dwelling unit located on a single lot. The building is shifted to one side of the lot so that there is a more usable side yard on one side of the house and very little or no private yard on the other side. Zero lot line houses are subject to the lot and building standards of 88-110-06-B (Table 110-2) except as modified or supplemented by the zero lot line standards of 88-110-06-C. No more than one zero lot line house may be located on a single lot.	
Cottage House	A small detached house that is grouped with other cottages around a shared open space. Cottage houses are subject to the lot and building standards of 88-110-06 (table 110-2) except as modified or supplemented by the cottage house development standards of 88-110-06-C. Multiple cottage houses may be located on a single lot, subject to the limitation of 88-110-06-C.	
Townhouse	A building containing multiple dwelling units, each located on its own lot with a common or	

	abutting wall along shared lot lines. Each dwelling unit has its own external entrance. There are two types of townhouses: two-unit townhouse and multi-unit townhouse. Townhouses are subject to the lot and building standards of 88-110-06-B (Table 110-2) except as modified or supplemented by the townhouse standards of 88-110-06-C. No more than one townhouse may be located on a single lot.	
	A two-unit townhouse is a townhouse building containing 2 dwelling units, divided by a vertical plane, with each unit platted on its own individual lot.	
	A multi-unit townhouse is an attached house building containing 3 or more dwelling units, divided by a vertical plane, with each unit platted on its own individual lot.	
Two-unit House	A two-unit house is a building containing 2 dwelling units, both of which are located on a single lot or parcel (also referred to as a "duplex" or "two-flat"). The dwelling units are attached and may be located on separate floors or side-by-side. Two-unit houses are subject to the lot and building standards of 88-110-06-B (Table 110-2) except as modified or supplemented by the two-unit house standards of 88-110-06-C. No more than one two-unit house may be located on a single lot.	
Multi-unit House	A multi-unit house is a building containing 3 to 8 dwelling units located on a single lot. Multi-unit houses appear as large detached houses and have only one entrance visible from the street. Multi-unit houses are subject to the lot and building standards of 88-110-06-B (Table 110-2) except as modified or supplemented by the multi-unit house standards of 88-110-06-C. More than one multi-unit house may be located on a single lot, subject to compliance with all applicable lot and building standards.	

Colonnade	A colonnade is typically a two- to four-story masonry building with two prominent multi-story colonnade porches, open or enclosed, located on the primary facade. The number of porch levels matches the number of stories of the building. A colonnade contains two units per floor, opening onto a central hall. More than one colonnade may be located on a single lot, subject to compliance with all applicable lot and building standards.	
Multiplex	A multiplex is a building containing 3 to 8 dwelling units, each of which has its own external entrance. Multiplexes are subject to the lot and building standards of 88-110-06-B (Table 110-2). More than one multiplex may be located on a single lot, subject to compliance with all applicable lot and building standards and subject to site plan review.	
Multi-unit building	A multi-unit building is a building containing 3 or more dwelling units (other than a multiplex or multi-unit house) that share common walls and/or common floors/ceilings. Multi-unit buildings are typically served by one or more common building entrances. Multi-unit buildings are subject to the lot and building standards of 88-110-06-B (Table 110-2) except as modified or supplemented by the Multi-unit building standards of 88-110-06-C. More than one multi-unit building may be located on a single lot, subject to compliance with all applicable lot and building standards.	

Section 2. That Chapter 88, the Zoning and Development Code, is hereby amended by adopting a new Section 88-110-06-C, BUILDING-TYPE SPECIFIC STANDARDS, said section to read as follows:

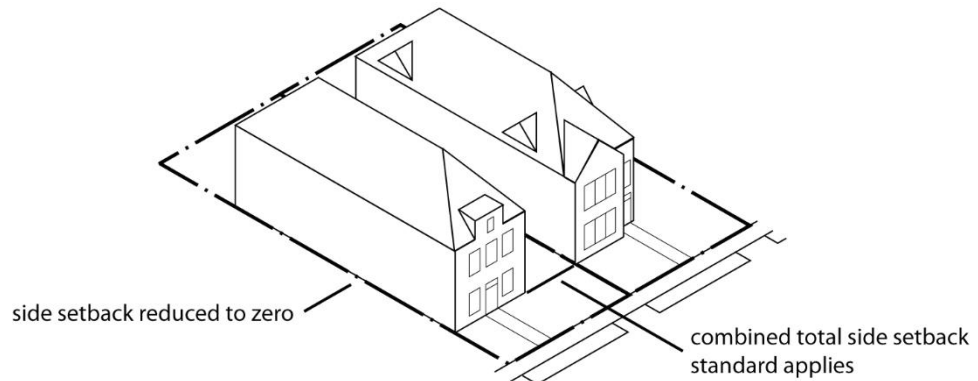
88-110-06-C. BUILDING-TYPE SPECIFIC STANDARDS

1. ZERO LOT LINE HOUSES

Zero lot line houses are subject to the standards of 88-110-06-B (*Table 110-2*), except as expressly modified by the following zero lot line house standards:

- (a) Zero lot line building arrangements require that the planning for all house locations be done at the same time. Because the exact location of each house is predetermined, greater flexibility in site planning is possible, while ensuring that neighborhood character is maintained.

- (b) The side setback on one side of the lot may be reduced to as little as zero. The zero-setback side may not abut a street or a lot that is not part of the zero lot line development. The minimum combined side setback requirements of 88-110-06-B apply on the "non-zero" side, which means that a lot with a zero side setback on one side must provide a setback equal to at least 20% of the lot width on the opposite side of the lot.



- (c) Eaves on the side of a house with a reduced setback may project over the abutting lot line only if a perpetual eave overhang easement at least 5 feet in width is provided on the lot abutting the zero lot line property line, which, with the exception of walls and/or fences, must be kept clear of structures. The easement must be shown on the plat and incorporated into each deed transferring title on the property.
- (d) When the zero lot line house's exterior wall or eaves are set back less than 2 feet from the abutting side lot line, a perpetual maintenance easement at least 5 feet in width must be provided on the lot abutting the zero lot line property line, which, with the exception of walls and/or fences, must be kept clear of structures. The easement must be shown on the plat and incorporated into each deed transferring title on the property. This provision is intended to ensure the ability to conduct maintenance and upkeep activities on the zero lot line house.
- (e) Windows or other openings that allow for visibility into the side yard of the lot abutting the zero-setback side lot are not allowed on zero lot line houses. Windows that do not allow visibility into the side yard of the abutting lot, such as clerestory windows or translucent windows, are allowed, subject to compliance with the building code.

2. COTTAGE HOUSE

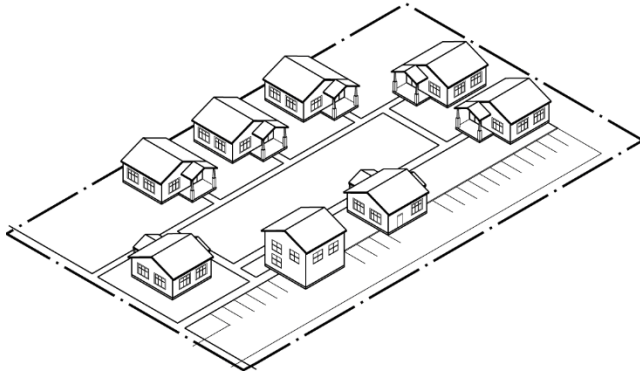
Cottage house developments are subject to the standards of 88-110-06-B (*Table 110-2*), except as expressly modified by the following cottage house development standards:

- (a) **DEVELOPMENT SIZE**

Cottage house developments must contain at least 4 and no more than 12 cottage houses. A development site may contain more than one cottage house development.
- (b) **LOT SIZE**
 - (1) In the R-7.5, R-6 and R-5 districts the minimum required lot area per cottage unit is 50% of the minimum lot area per unit standard of 88-110-06-B (*Table 110-2*).
 - (2) In the R-2.5 district the minimum required lot area per cottage unit is 75% of the minimum lot area per unit standard of 88-110-06-B (*Table 110-2*).
 - (3) In the R-1.5, R-0.5 and R-0.3 districts the minimum lot area per unit standard of 88-110-06-B (*Table 110-2*) applies.
- (c) **FLOOR AREA**
 - (1) The total floor area of each cottage may not exceed either 1.5 times the area of the main floor or 1,250 square feet, whichever is less. Attached garages are counted in the calculation of total floor area.
 - (2) The maximum main floor area for cottages is 850 square feet. For the purposes of this calculation, the area of interior stairways may be allocated between floors served.
- (d) **SETBACKS AND BUILDING SEPARATION**

All structures within cottage house developments must be set back at least 15 feet from property lines abutting streets and 10 feet from other property lines along the outer perimeter of the cottage house development site. When vehicular access to a cottages may not exceed 18 feet in height, except that pitched roofs with a mini housing development is from an alley, a 4-foot minimum rear setback is allowed. All buildings within the cottage house development must be separated by a minimum distance of 10 feet.
- (e) **BUILDING HEIGHT**

Cottage house pitch of 6:12 may extend up to 25 feet in height. All parts of a roof above 18 feet in height must be pitched.



(f) **OPEN SPACE**

Each cottage unit must have 150 square feet of private, contiguous, usable open space adjacent to each dwelling unit, for the exclusive use of the cottage resident. Such private open space must be oriented toward the common open space as much as possible, with no dimension less than 10 feet.

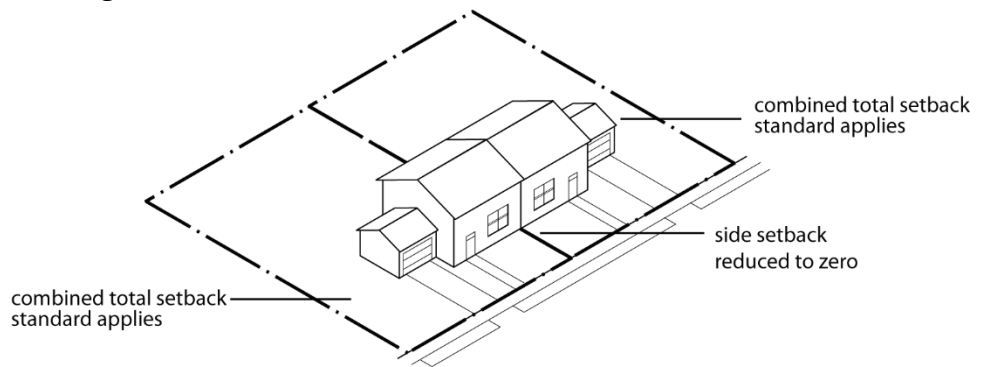
All cottages must have a roofed porch at least 80 square feet in area with a minimum dimension of 8 feet on any side.

3. **TOWNHOUSE**

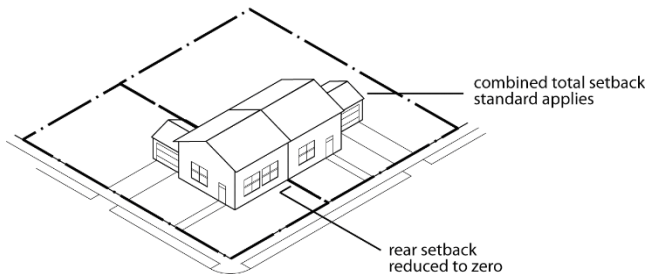
Townhouses are subject to the standards of 88-110-06-B (*Table 1102*), except as expressly modified or supplemented by the following townhouse standards.

- (a) The minimum lot width for a townhouse is 18 feet.
- (b) The minimum lot area per unit requirements of 88-110-06-B (*Table 110-2*) apply to townhouse projects on a project-wide basis, meaning that the total area of the townhouse site, including common areas comprising up to 20% of the overall site, may be counted as lot area. Common areas may include commonly owned open space, access drives and parking areas. Such common areas may also be included in setback calculations.
- (c) No side setback is required for common or abutting walls. The minimum total (combined) side setback standard of 88-110-06-B (*Table 110-2*) applies along the sides of the building that do not have common or

abutting walls.



- (d) Common or abutting walls must be shared for at least 50% of their length.
- (e) On corner lots, either the rear setback or side setback may be reduced to zero. However, the remaining side or rear setback must comply with the standards of 88-110-06-B (*Table 110-2*).



- (f) The minimum total (combined) side setback standard of Section 88-110-06-B (*Table 110-2*) applies along the sides of the building that do not have common or abutting walls.
- (g) The front façade of any townhouse may not include more than 40% garage wall area.
- (h) Multi-unit townhouse buildings may not contain more than 9 attached dwelling units.

4. TWO-UNIT HOUSES AND TWO-UNIT TOWNHOUSES ON CORNER LOTS

Under the conventional development option, two-unit houses and two-unit townhouses are subject to the standards of Section 88-110-06-B (*Table 110-2*). In approved open space or conservation developments two-unit houses and two-unit townhouses are allowed on corner lots in all R districts except R-80. In R-10, R-7.5 and R-6 districts they are subject to the following additional standards.

- (a) Two-unit houses and two-unit townhouses are allowed on corner lots in situations in which such building types would not otherwise be allowed because they can be designed so each unit is oriented towards a different

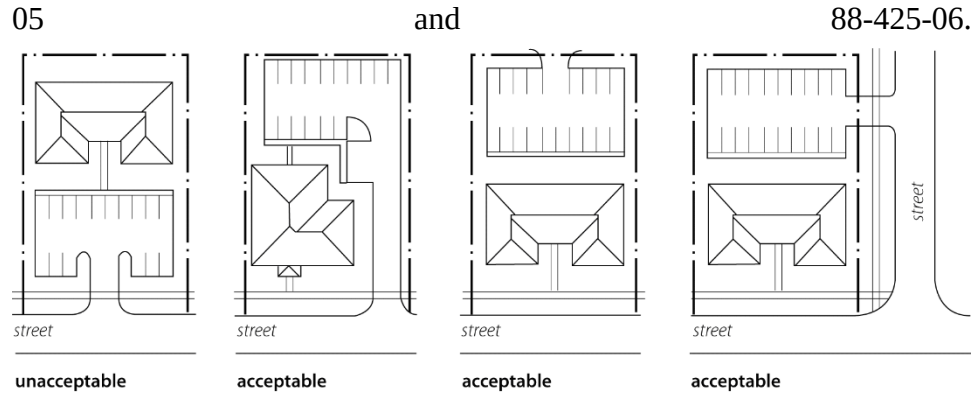
street. This gives the two-unit house and the two-unit townhouse the overall appearance of a detached house when viewed from either street.

- (b) The corner lot must comply with the minimum lot area standard of the subject zoning district. No lot with less than 3,000 square feet of lot area may be used for the corner lot option.
- (c) Each dwelling unit within the two-unit house or two-unit townhouse must have its address, main entrance, and garage oriented towards a separate street frontage. Conversion of an existing detached house may provide one main entrance with internal access to both units.

5. **MULTI-UNIT HOUSE** (includes Multiplex)

Multi-unit houses are subject to the standards of Section 88-110-06-B (*Table 110-2*) except as expressly modified or supplemented by the following standards.

- (a) The street-facing façade of a multi-unit house may have only one visible entrance to the building. If the building is located on a corner lot, one building entrance may be visible from each street.
- (b) Visible building entrances must be clearly emphasized by any one of the following means:
 - (1) covered porch or canopy;
 - (2) transom and sidelight windows;
 - (3) pilasters and pediment; or
 - (4) other significant architectural treatment that emphasizes the entrance. (Simple trim around the doorway does not meet this standard.)
- (c) Patio-style doors, such as sliding glass doors, may not be used for main entrance doors.
- (d) A pedestrian circulation system must be provided that connects residential entrances to adjacent public rights-of-way and to parking areas and other on-site facilities.
- (e) Surface parking and parking within accessory structures must be located behind the front building line and otherwise concealed from view of abutting streets. Parking areas may not be located directly between the principal building and the street or within any required side setback area. Surface parking and the edge of the driveway from the right-of-way to any parking area or structure must be landscaped in accordance with 88-425-



- (f) The front façade of new multi-unit houses may not exceed 40 feet in width. Buildings may exceed this limitation if the street-facing plane of the building is broken into horizontal modules that comply with the following standards:
- (1) Each module must be no greater than 30 feet and no less than 10 feet in width and must be distinguished from adjacent modules by a change in the wall plane of at least 16 inches in depth. For buildings that are 3 or more stories in height, the width of the module may be increased to 40 feet.
 - (2) Each module must have a corresponding change in the roofline.
 - (3) Each module must be distinguished from the adjacent module by at least one of the following means:
 - a. changes in material colors, types or textures;
 - b. changes in the building and/or parapet height;
 - c. changes in the architectural details such as decorative banding, reveals, stone, or tile accents;
 - d. change in window pattern; and
 - e. the use of balconies and recesses.
- (g) Architecture of the multi-unit house shall be designed in context with and reflect the predominant characteristics of other residential buildings within 500 feet of the exterior property lines of the multiunit house, in regard to scale, roof pitch, material, ingress/egress, and fenestration.

6. COLONNADE BUILDING

A colonnade building is subject to the standards of 88-110-06-B (*Table 110-2*) except as expressly modified or supplemented by the following standards.

- a. The street-facing façade of a colonnade building may have only one visible entrance to the building. If the building is located on a corner lot, one building entrance may be visible from each street.
- b. Visible building entrances must be clearly emphasized by any one of the following means:
 - 1. covered porch or canopy;
 - 2. transom and sidelight windows;
 - 3. pilasters and pediment; or
 - 4. other significant architectural treatment that emphasizes the entrance. (Simple trim around the doorway does not meet this standard.)
- c. Patio-style doors, such as sliding glass doors, may not be used for main entrance doors.
- d. A colonnade building must have porches available to each unit of the building. The porch must be a minimum of 5 feet in depth. On the main street-facing façade, porches must be located on each side of the main entrance, extending the full height of the building. If the building is on a corner lot, additional porches may be located on the side façade. Basement units are not required to have a porch.
- e. Cladding must be of brick, stone, or acceptable materials. Stucco may also be used on the upper stories of secondary façades.
- f. The main roof of a colonnade building must be flat, with a parapet that may include a hipped roof element.
- g. A pedestrian circulation system must be provided that connects residential entrances to adjacent public rights-of-way and to parking areas and other on-site facilities.
- h. Surface parking and parking within accessory structures must be located at the rear of the building and otherwise concealed from view of abutting streets. Parking areas may not be located directly between the principal building and the street or within any required side setback area. Surface parking area, and the edge of the driveway from the right-of-way to any parking area or structure, must be landscaped in accordance with 88-425-05 and 88-425-06.
- i. The front façade of a new colonnade building may not exceed 40 feet in width. Buildings may exceed this limitation if the street-facing plane of

the building is broken into horizontal modules that comply with the following standards:

1. Each module must be no greater than 30 feet and no less than 10 feet in width and must be distinguished from adjacent modules by a change in the wall plane of at least 16 inches in depth. For buildings that are 3 or more stories in height, the width of the module may be increased to 40 feet.
2. Each module must have a corresponding change in the roofline.
3. Each module must be distinguished from the adjacent module by at least one of the following means:
 - i. changes in material colors, types or textures;
 - ii. changes in the building and/or parapet height;
 - iii. changes in the architectural details such as decorative banding, reveals, stone, or tile accents; and
 - iv. change in window pattern.
- j. Architecture of the colonnade building shall be designed in context with and reflect the predominant characteristics of other residential buildings within 500 feet of the exterior property lines of the building, in regard to scale, roof pitch, material, ingress/egress, and fenestration.
- k. Colonnade buildings shall be designed in accordance with one of the following types:
 1. Classical Colossal Column Porch distinctive for Neoclassical styling featuring smooth or fluted Colossal columns of the Classical Order that rise the full height of the dark brick façade;



2. Combined Column Porch featuring columns that extend more than one story in height and support a smaller column of different material and design or the reverse — columns that extend one story and support columns that extend upward for several stories;



3. Square Brick Column Porch, a simpler version comprised of square brick columns;



4. Transitional Enclosed Colonnade, this version retains the design of the original porch projections, but are enclosed and integrated with the interior living space.



5. Courtyard Colonnaded Apartments: Colonnaded courtyard apartment are sets of three to seven buildings arranged in a U-shaped pattern around a courtyard with the courtyard opened to the street. The main façades of the buildings fact onto the courtyard.

7. MULTI-UNIT BUILDING

Multi-unit buildings (i.e., buildings containing 3 or more dwelling units, other than multi-unit houses) are subject to the standards of 88-110-06-B (*Table 110-2*) except as modified or supplemented by the following standards.

- (a) Visible building entrances to dwelling units on the ground floor must be clearly emphasized by any one of the following means:
 - (1) covered porch or canopy;
 - (2) transom and sidelight windows;
 - (3) pilasters and pediment; or
 - (4) other significant architectural treatment that emphasizes the entrance. (Simple trim around the doorway does not meet this standard.)
- (b) Patio-style doors, such as sliding glass doors, may not be used for main entrance doors.
- (c) A pedestrian circulation system must be provided that connects residential entrances to adjacent public rights-of-way and to parking areas and other on-site facilities.
- (d) Surface parking and parking within accessory structures must be located behind front building line or otherwise screened from view of abutting streets. Parking areas may not be located directly between the principal building and the street or within any required side setback area. Surface parking and the edge of the driveway from the right-of-way to any parking area or structure must be landscaped in accordance with 88-425-05 and 88-425-06.
- (e) Street-facing walls that are greater than 50 feet in length must be articulated with bays, projections, recesses or other design elements that effectively break-up the mass of the building.

Section 3. That Chapter 88, the Zoning and Development Code, is hereby amended by repealing Section 88-408-A, CALCULATION OF LAND DEDICATION REQUIREMENTS, and enacting in lieu thereof a new section of like number and subject matter, said section to read as follows:

88-408-A. CALCULATION OF LAND DEDICATION REQUIREMENTS

Parkland dedication requirements are calculated in 4 steps, as follows:

- 1. First, multiply the number of detached houses to be included in the development times 3.7 people per dwelling unit; then multiply the resulting number times 0.006 of an acre per person.

2. Second, multiply the number of dwelling units in townhouse to be included in the development times 3 people per dwelling unit; then multiply the resulting number times 0.006 of an acre per person.
3. Third, multiply the number of dwelling units in multi-unit buildings to be included in the development times 2 people per unit; then multiply the resulting number times 0.006 of an acre per person.
4. Finally, add the results of the preceding detached house, townhouse, and multi-unit building land dedication calculations. This sum represents the development's total parkland dedication requirement, which may be satisfied by the actual dedication of land or through the payment of money in lieu of dedication, in accordance with the provisions of this section.

Section 4. That Chapter 88, the Zoning and Development Code, is hereby amended by repealing Section 88-445-06, SIGNS IN RESIDENTIAL DISTRICTS, and enacting in lieu thereof a new section of like number and subject matter, said section to read as follows:

88-445-06 SIGNS IN RESIDENTIAL DISTRICTS

88-445-06-A. RESIDENTIAL SIGNS

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

1. **GENERAL RULES**
 - a. **LIGHTING.**

Except where otherwise specified, signs in residential districts may be externally illuminated only, unless otherwise specified.
 - b. **FLASHING, MOVING AND SIMILAR SIGNS**

Flashing, moving, animated, wind-blown, or other signs that move or simulate movement are prohibited.
 - c. **TRAFFIC CONTROL SIGNS**

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

Any sign allowed under this section may bear a noncommercial message. Limited commercial messages are allowed, in accordance with express provisions of this section, but such commercial messages may not advertise or direct attention to a business or commercial activity other than one lawfully conducted on the premises, as expressly allowed under this section.

e. **SETBACK**

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

2. **DETACHED HOUSE AND TWO-UNIT TOWNHOUSE**

A lot with a principal use of a detached house or two-unit townhouse may have:

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

3. **MULTI-UNIT BUILDINGS**

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

a. **WALL SIGNS**

1. One wall sign per building not to exceed 12 square feet in area. The message on such sign may include a commercial message related to the sale, lease, or rental of units in the building or complex.
2. For each building entrance providing access to multiple dwelling units, an additional sign to identify the dwelling units in that building, not to exceed 4 square feet in area, provided that no message on such sign other than a word such as "directory" or similar identifying word may be legible from a location on the public right-of-way or on private property other than that which is part of the same complex.
3. For each entrance (excluding garage entrances) to an individual dwelling unit, one wall sign, not to exceed 80 square inches in area.

4. For any multi-unit residential building containing one or more offices, as permitted under the zoning for the district, one additional wall sign is permitted, which sign may not exceed 16 square feet in area. The wall sign may bear a commercial message related to activities lawfully conducted on the premises or a noncommercial message.

b. **INCIDENTAL SIGNS**

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

c. **INTERIM SIGNS**

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

4. **INSTITUTIONAL AND OFFICE USES**

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

(a) **MONUMENT SIGNS**

One monument sign per street frontage which may not exceed 32 square feet in area or 6 feet in height. One sign per lot may include changeable copy, but the changeable copy feature must use direct human intervention for changes and may not include any form of digital or electronic display. Such sign may be internally or externally illuminated.

(b) **WALL SIGNS**

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

(c) **INCIDENTAL SIGNS**

1. One sign per driveway is permitted, which may not exceed 42 inches in height and 6 square feet in area.

2. Incidental signs must be set back a minimum of 10 feet from all property lines.
3. Such sign may not contain a commercial message but may include the logo of the institutional use.

(d) **INTERIM SIGNS**

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

5. **HOSPITAL SIGNS**

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

6. **RESIDENTIAL ENTRANCE SIGNS**

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

7. **INTERIM SUBDIVISION DEVELOPMENT SIGNS**

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

8. **GROUP HOMES**

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

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

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

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

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

10. **AUXILIARY PARKING**

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

Section 5. That Chapter 88, the Zoning and Development Code, is hereby amended by repealing Section 88-620-B, APPLICATIONS TO THE CITY PLAN COMMISSION, THE BOARD OF ZONING ADJUSTMENT, AND ADMINISTRATIVE APPROVALS, and enacting in lieu thereof a new section of like number and subject matter, said section to read as follows:

88-620-B, APPLICATIONS TO THE CITY PLAN COMMISSION, THE BOARD OF ZONING ADJUSTMENT, AND ADMINISTRATIVE APPROVALS

Certain fees are hereby established for the filing of applications to the board of zoning adjustment and the city plan commission as follows:

1. City plan commission:
 - a. For applications to rezone: \$678.00.
 - b. Development plan:
 1. Residential: \$678.00 plus \$4.00 per dwelling unit, not to exceed \$3,793.00.
 2. Nonresidential: \$678.00 plus \$97.00 per acre or fraction thereof, not to exceed \$3,793.00.
 - c. Project plan:
 1. Residential: \$271.00 plus \$4.00 per dwelling unit.
 2. Nonresidential: \$271.00 plus \$97.00 per acre or fraction thereof.
 - d. Major amendments:
 1. Residential: \$325.00 plus \$4.00 per dwelling unit, not to exceed \$1,355.00.
 2. Nonresidential: \$325.00 plus \$97.00 per acre or fraction thereof, not to exceed \$1,355.00.
 - e. Urban redevelopment district:
 1. \$678.00 plus \$97.00 per acre or \$4.00 per dwelling unit, whichever is greater, not to exceed \$3,793.00.
 - f. Master plan development:
 1. \$678.00 plus \$97.00 per acre or \$4.00 per dwelling unit, whichever is greater, not to exceed \$3,793.00.
 - g. For approval of a council approved signage plan: \$271.00.
 - h. For application for special review district: \$460.00.
 - i. For text amendments: \$542.00.
 - j. For land use plan amendments: \$867.00.
 - k. For major street plan amendments: \$433.00.
 - l. For applications for appeal from the decision of the director of city planning and development: \$542.00.
 - m. For neighborhood rezoning projects and overlay districts:

- from 0-200 parcels/lots\$2,709.00.
- from 201-500 parcels/lots\$4,876.00.
- from 501+ parcels/lots\$5,960.00.
- n. Vacation of alleys, streets, and plats: \$303.00.
- o. For all other applications: \$651.00.
- 2. Board of zoning adjustment:
 - a. For applications for variances involving the following uses:
 - 1. Detached house and two-unit townhouse and accessory uses: \$271.00.
 - 2. All other uses: \$542.00.
 - b. For applications for appeal from the decision of the director of city planning and development: \$542.00.
 - c. For applications for rehearing before the board of zoning adjustment: \$271.00.
 - d. Certificates of legal nonconformance: For all applications for certificate of legal nonconformance, there shall be a charge of \$136.00 for applications related to detached houses and two-unit townhouse and \$325.00 for all other applications. For all requests for approval of a change in use for an existing legal nonconforming use pursuant to 88-610 there shall be a charge of \$54.00 for requests related to detached houses and two-unit townhouse and \$189.00 for all other requests.
 - e. For applications for all other requests: \$407.00.
 - f. For stay of enforcement: \$433.00.
 - g. Special use permits:
 - 1. Ambulance service: \$894.00.
 - 2. Bed & breakfast: \$623.00.
 - 3. Blood/plasma center: \$867.00.
 - 4. Car wash/cleaning service: \$894.00.
 - 5. Cemetery/columbarium/mausoleum: \$894.00.
 - 6. Check-cashing, short-term loan/title loan establishment: \$1,571.00.

7. College/university: \$894.00.
8. Community center: \$407.00.
9. Community supported agriculture: \$105.00.
10. Crematory: \$894.00.
11. Day care (home & family): \$623.00.
12. Day care (11-20 children) (group): \$623.00.
13. Day care center (21+): \$867.00.
14. Day labor employment agency: \$867.00.
15. Demolition debris landfill: \$1,571.00.
16. Detention and correctional facilities: \$1,571.00.
17. Drive-thru facility: \$894.00.
18. Entertainment venue and spectator sports: \$894.00.
19. Entertainment venue and spectator sports: small venue (1—149 capacity): \$487.00.
20. Entertainment venue and spectator sports: medium venue (150—499 capacity): \$894.00.
21. Entertainment venue and spectator sports: large venue (500+ capacity): \$1,571.00.
22. Entertainment venue and spectator sports: outdoor (all sizes): \$1,571.00.
23. Financial services (except check-cashing and pawn shops): \$867.00.
24. Gasoline and fuel sales: \$894.00.
25. Group living: \$623.00.
26. Heavy equipment sales/rental: \$894.00.

- 27. Historic landmark (reuse of officially designated historic landmark, local or national): \$271.00.
- 28. Hospital: \$894.00.
- 29. Hotel/motel: \$894.00.
- 30. Household living: \$894.00.
- 31. Junk/salvage yard: \$1,571.00.
- 32. Library/museum/cultural exhibit: \$407.00.
- 33. Light equipment sales/rental (indoor): \$894.00.
- 34. Light equipment sales/rental (outdoor): \$1,571.00.
- 35. Manufacturing, production, and industrial service - limited: \$1,571.00.
- 36. Manufacturing, production, and industrial service - general: \$1,571.00.
- 37. Mining and quarrying: \$1,571.00.
- 38. Motor vehicle repair limited: \$894.00.
- 39. Motor vehicle repair general: \$894.00.
- 40. Neighborhood-serving retail: \$894.00.
- 41. Nursing homes: \$867.00.
- 42. Office, administrative, professional or general: \$894.00.
- 43. Park/recreation: \$487.00.
- 44. Parking, non-accessory: \$894.00.
- 45. Pawn shops: \$1,571.00.
- 46. Recreation vehicle park: \$1,571.00.
- 47. Recycling service - limited: \$1,571.00.
- 48. Recycling service - general: \$1,571.00.

- 49. Religious assembly: \$407.00.
 - 50. Repair or laundry service, consumer: \$894.00.
 - 51. Residential storage warehouse: \$894.00.
 - 52. Safety service (except for police and fire stations \$894.00.
 - 53. School: \$407.00.
 - 54. Signs: \$353.00.
 - 55. Solid waste separation facility: \$1,571.00.
 - 56. Sports and recreation, participant (indoor): \$894.00.
 - 57. Sports and recreation, participant (outdoor): \$1,571.00.
 - 58. Stable: \$867.00.
 - 59. Tavern or nightclub: \$894.00.
 - 60. Transfer station: \$1,571.00.
 - 61. Undertaking: \$894.00.
 - 62. Utilities and services (except basic, minor): \$894.00.
 - 63. Vehicle sales and service: \$894.00.
 - 64. Vehicle storage/towing: \$1,571.00.
 - 65. Warehousing, wholesaling, freight movement-indoor: \$894.00.
 - 66. Warehousing, wholesaling, freight movement-outdoor: \$1,571.00.
 - 67. Waste related use: \$1,571.00.
 - 68. All other uses: \$894.00.
3. Administrative fees:
- A. Minor amendment to an approved development plan:
 - 1. Residential: \$244.00 plus \$4.00 per dwelling unit, not to exceed \$678.00.

2. Nonresidential: \$244.00 plus \$97.00 per acre or fraction thereof, not to exceed \$678.00.
- B. Administrative adjustment: \$271.00.
- C. Administrative approval: \$271.00.
- D. For any request for continuance by the applicant: \$136.00.
- E. Short term rental:
 1. Administrative approval: \$271.00
 2. Special use permit: \$623.00
 3. First year registration: \$288.00 (if administrative approval or special use permit not required, as those fees include first year registration)
 4. Annual renewal of registration: \$183.00
4. The city plan commission and the board of zoning adjustment shall have the authority to waive the fees set out in this subsection in the interests of justice.
5. Transcripts on appeal to circuit court. Transcripts, necessary upon appeal to the circuit court, shall be furnished by the appellant. These may be obtained, upon payment of the current charge, from the reporting service employed by the board of zoning adjustment to take testimony given at the public hearing. The board may waive the transcription costs where it is determined that the appellant is unable to pay the costs. The cost of the transcript will be refunded to the appellant if the appellate court orders such refund upon judgment.
6. The city manager shall have authority annually to adjust the fees listed above to reflect an increase equal to an increase in the consumer price index (all items/all urban consumers/Kansas City, Missouri-Kansas) published by the United States Department of Labor, Bureau of Labor Statistics, provided that the increases are reflective of the costs of the services being provided. If the costs in processing the applications fall below the fees being charged, the fees shall be reduced so that they are equal to or less than the costs of processing the applications. The adjustments shall be made annually by the city manager in conjunction with the adoption of the annual budget of the city by filing a notice with the city clerk.

Section 6. That Chapter 88, the Zoning and Development Code, is hereby amended by repealing Section 88-810-1442, RESIDENTIAL PARKING SPACE, and enacting in lieu thereof a new section of like number and subject matter, said section to read as follows:

88-810-1442, RESIDENTIAL PARKING SPACE

An off-street space provided for the parking of motor vehicles in conjunction with a detached house, zero lot line house, townhouse, two-unit house, and multi-unit house.

Section 7. That Chapter 88, the Zoning and Development Code, is hereby amended by repealing Section 88-810-2140, SUBDIVISION, and enacting in lieu thereof a new section of like number and subject matter, said section to read as follows:

88-810-2140, SUBDIVISION

Any land, vacant or improved, that is divided or proposed to be divided into two or more lots, parcels, sites, units, plots or interests of less than 20 acres, for the purpose of offer, sale, lease or development, either on the installment plan or upon any and all other plans, terms and conditions, including resubdivision. Subdivision includes the division or development of residential and nonresidential zoned land, whether by deed, metes and bounds description, map, plat or other recorded instrument, and further includes the creation of a condominium, townhouse or any other division of property into units and common elements.

Section 8. That the Council finds and declares that before taking any action on the proposed amendments hereinabove, all public notices and hearings required by law have been given and had.

..end

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

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: TMP-7084

Submitted Department/Preparer: City Planning

Revised 01/30/25

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

Executive Summary

Amending Chapter 88, the Zoning and Development Code, by repealing Sections 88-110-04, 88-110-06-C, 88-408-A, 88-445-06, 88-620-B, 88-810-1442, and 88-810-2140, and enacting in lieu thereof new sections of like number and subject matter for the purpose of replacing the terms attached house, semi attached house, and townhouse with the terms townhouse, two-unit townhouse, and multi-unit townhouse to align definitions and terms within the Zoning and Development Code to the Building Code. (CD-CPC-2026-00085)

Discussion

City staff have been conducting ongoing process improvement reviews of our development process with a recent focus on townhouses. During the review of the townhouse process it was identified that the definition of townhouse differed between the Zoning and Development Code and the Building and Rehabilitation Code. These two codes are both administered by the City Planning and Development Department.

The Zoning and Development Code currently defines a townhouse to include three or more dwelling units while the Building and Rehabilitation Code defines a townhouse to include two or more dwellings units. To reduce confusion, staff has made the recommendation to align the term townhouse between the two codes to define townhouse as having two or more units in both the Zoning and Development Code and the Building and Rehabilitation Code.

This update will not change the meaning of definitions. It will simply replace “attached house” with “townhouse,” “semi-attached house” with “two-unit townhouse,” and “townhouse” with “multi-unit townhouse” throughout the entirety of the Zoning and Development Code. The word townhome is found once in 88-810-2140, and this update will replace that with townhouse for consistency purposes.

Staff Recommendation: Approval with Conditions

CPC Recommendation: Approval with Conditions

Fiscal Impact

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

This ordinance has no fiscal impact.

Citywide Business Plan (CWBP) Impact

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

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

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

Prior Legislation

No prior legislation.

Service Level Impacts

Not applicable as this is an ordinance authorizing an update of the Zoning and Development Code.

Staff Recommendation

City Planning and Development

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

Select One: ☒ Recommend
☐ Do Not Recommend
☐ Not Applicable

Approval

Other Impacts

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

Not applicable as this is an ordinance authorizing an update of the Zoning and Development Code.

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

Not applicable as this is an ordinance authorizing an update of the Zoning and Development Code.

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

Not applicable as this is an ordinance authorizing an update of the Zoning and Development Code.

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

No (Press tab after selecting)

Not applicable as this is an ordinance authorizing an update of the Zoning and Development Code.

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

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

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

Please provide reasoning why not:

Not applicable as this is an ordinance authorizing an update of the Zoning and Development Code.

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

No(Press tab after selecting)

Not applicable as this is an ordinance authorizing an update of the Zoning and Development Code.

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

No(Press tab after selecting)

88-110-04 RESIDENTIAL BUILDING TYPES

88-110-04-A. RESIDENTIAL BUILDING TYPES ALLOWED

The residential uses allowed in R districts must be located in residential buildings. The following residential building types are allowed in R districts. Many residential building types are subject to supplemental standards, as referenced in 88-110-06-C.

Building Type	R-80	R-10	R-7.5	R-6	R-5	R-2.5	R-1.5	R-0.75	R-0.5	R-0.3
Detached house	P	P	P	P	P	P	P	P	P	P
Zero lot line house	P	P	P	P	P	P	P	P	P	P
Cottage house	-	-	P	P	P	P	P	P	P	P
Attached house <u>Townhouse</u>										
Semi-attached <u>Two-Unit Townhouse</u>										
on corner lots	-	P[1]	P[1]	P	P	P	P	P	P	P
in other situations	-	-	-	-	P	P	P	P	P	P
Townhouse <u>Multi-Unit Townhouse</u>	-	-	-	-	P	P	P	P	P	P
Two-unit house										
on corner lots	-	P[1]	P[1]	P	P	P	P	P	P	P
in other situations	-	-	-	-	P	P	P	P	P	P
Multi-unit house	-	-	-	-	-	S	P	P	P	P
Colonnade	-	-	-	-	-	-	P	P	P	P
Multiplex	-	-	-	-	-	-	P	P	P	P
Multi-unit building	-	-	-	-	-	-	P	P	P	P

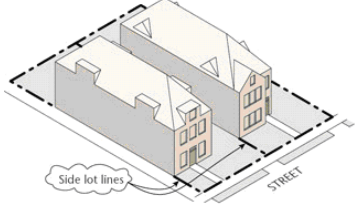
P = permitted building type - = prohibited building type

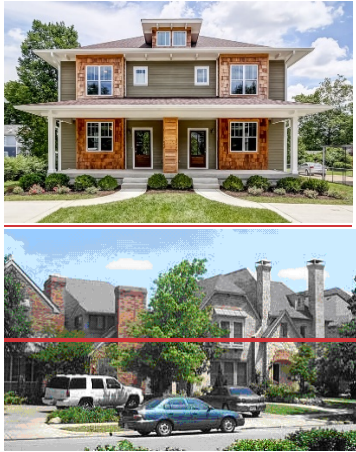
S = special use permit required

[1] Permitted only in approved open space development or conservation development; subject to 88-110-06-C.4

88-110-04-B. RESIDENTIAL BUILDING TYPES DEFINED AND REGULATED

Definitions and regulations for residential building types are as follows:

Detached House	A detached house is a principal building containing one dwelling unit located on a single lot with private yards on all sides. Detached houses are subject to the lot and building standards of 88-110-06-B (Table 110-2). No more than one detached house may be located on a single lot.	
Zero Lot Line House	A zero lot line house is a principal building containing one dwelling unit located on a single lot. The building is shifted to one side of the lot so that there is a more usable side yard on one side of the house and very little or no private yard on the other side. Zero lot line houses are subject to the lot and building standards of 88-110-06-B (Table 110-2) except as modified or supplemented by the zero lot line standards of 88-110-06-C. No more than one zero lot line house may be located on a single lot.	
Cottage House	A small detached house that is grouped with other cottages around a shared open space. Cottage houses are subject to the lot and building standards of 88-110-06 (table 110-2) except as modified or supplemented by the cottage house development standards of 88-110-06-C. Multiple cottage houses may be located on a single lot, subject to the limitation of 88-110-06-C.	
Attached House <u>Townhouse</u>	A building containing multiple dwelling units, each located on its own lot with a common or abutting wall along shared lot lines. Each dwelling unit has its own external entrance. There are two types of attached houses <u>townhouses</u> : semi-attached houses <u>two-unit townhouse</u> and townhouses <u>multi-unit townhouse</u> . Attached houses <u>Townhouses</u> are subject to the lot and building standards of 88-110-06-B (Table 110-2) except as modified or supplemented by the attached house <u>townhouse</u> standards of 88-110-06-C. No more than one attached house <u>townhouse</u> may be located on a single lot.	

	A semi-attached house<u>two-unit townhouse</u> is an attached house<u>townhouse</u> building containing 2 dwelling units, divided by a vertical plane-, <u>with each unit platted on its own individual lot.</u>	
	A townhouse<u>multi-unit townhouse</u> is an attached house building containing 3 or more dwelling units, divided by a vertical plane-, <u>with each unit platted on its own individual lot.</u>	
Two-unit House	A two-unit house is a building containing 2 dwelling units, both of which are located on a single lot or parcel (also referred to as a "duplex" or "two-flat"). The dwelling units are attached and may be located on separate floors or side-by-side. Two-unit houses are subject to the lot and building standards of 88-110-06-B (Table 110-2) except as modified or supplemented by the two-unit house standards of 88-110-06-C. No more than one two-unit house may be located on a single lot.	
Multi-unit House	A multi-unit house is a building containing 3 to 8 dwelling units located on a single lot. Multi-unit houses appear as large detached houses and have only one entrance visible from the street. Multi-unit houses are subject to the lot and building standards of 88-110-06-B (Table 110-2) except as modified or supplemented by the multi-unit house standards of 88-110-06-C. More than one multi-unit house may be located on a single lot, subject to compliance with all applicable lot and building standards.	

Colonnade	A colonnade is typically a two- to four-story masonry building with two prominent multi-story colonnade porches, open or enclosed, located on the primary facade. The number of porch levels matches the number of stories of the building. A colonnade contains two units per floor, opening onto a central hall. More than one colonnade may be located on a single lot, subject to compliance with all applicable lot and building standards.	
Multiplex	A multiplex is a building containing 3 to 8 dwelling units, each of which has its own external entrance. Multiplexes are subject to the lot and building standards of 88-110-06-B (Table 110-2). More than one multiplex may be located on a single lot, subject to compliance with all applicable lot and building standards and subject to site plan review.	
Multi-unit building	A multi-unit building is a building containing 3 or more dwelling units (other than a multiplex or multi-unit house) that share common walls and/or common floors/ceilings. Multi-unit buildings are typically served by one or more common building entrances. Multi-unit buildings are subject to the lot and building standards of 88-110-06-B (Table 110-2) except as modified or supplemented by the Multi-unit building standards of 88-110-06-C. More than one multi-unit building may be located on a single lot, subject to compliance with all applicable lot and building standards.	

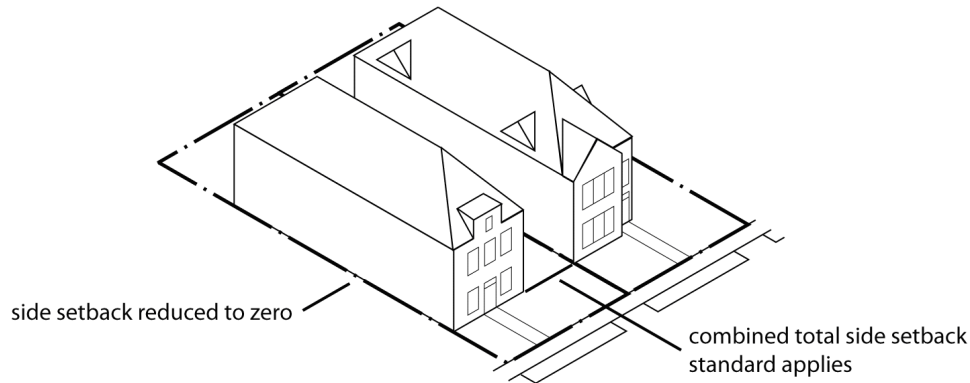
88-110-06-C. BUILDING-TYPE SPECIFIC STANDARDS

1. ZERO LOT LINE HOUSES

Zero lot line houses are subject to the standards of 88-110-06-B (*Table 110-2*), except as expressly modified by the following zero lot line house standards:

- (a) Zero lot line building arrangements require that the planning for all house locations be done at the same time. Because the exact location of each house is predetermined, greater flexibility in site planning is possible, while ensuring that neighborhood character is maintained.
- (b) The side setback on one side of the lot may be reduced to as little as zero. The zero-setback side may not abut a street or a lot that is not part of the zero lot line development. The minimum combined side setback requirements of 88-110-06-B apply on the "non-zero" side, which means that a lot with a zero side setback on one side must provide a setback equal to at least 20% of the

lot width on the opposite side of the lot.



- (c) Eaves on the side of a house with a reduced setback may project over the abutting lot line only if a perpetual eave overhang easement at least 5 feet in width is provided on the lot abutting the zero lot line property line, which, with the exception of walls and/or fences, must be kept clear of structures. The easement must be shown on the plat and incorporated into each deed transferring title on the property.
- (d) When the zero lot line house's exterior wall or eaves are set back less than 2 feet from the abutting side lot line, a perpetual maintenance easement at least 5 feet in width must be provided on the lot abutting the zero lot line property line, which, with the exception of walls and/or fences, must be kept clear of structures. The easement must be shown on the plat and incorporated into each deed transferring title on the property. This provision is intended to ensure the ability to conduct maintenance and upkeep activities on the zero lot line house.
- (e) Windows or other openings that allow for visibility into the side yard of the lot abutting the zero-setback side lot are not allowed on zero lot line houses. Windows that do not allow visibility into the side yard of the abutting lot, such as clerestory windows or translucent windows, are allowed, subject to compliance with the building code.

2. COTTAGE HOUSE

Cottage house developments are subject to the standards of 88-110-06-B (*Table 110-2*), except as expressly modified by the following cottage house development standards:

(a) DEVELOPMENT SIZE

Cottage house developments must contain at least 4 and no more than 12 cottage houses. A development site may contain more than one cottage house development.

(b) LOT SIZE

- (1) In the R-7.5, R-6 and R-5 districts the minimum required lot area per cottage unit is 50% of the minimum lot area per unit standard of 88-110-06-B (*Table 110-2*).
- (2) In the R-2.5 district the minimum required lot area per cottage unit is 75% of the minimum lot area per unit standard of 88-110-06-B (*Table 110-2*).
- (3) In the R-1.5, R-0.5 and R-0.3 districts the minimum lot area per unit standard of 88-110-06-B (*Table 110-2*) applies.

(c) FLOOR AREA

- (1) The total floor area of each cottage may not exceed either 1.5 times the area of the main floor or 1,250 square feet, whichever is less. Attached garages are counted in the calculation of total floor area.

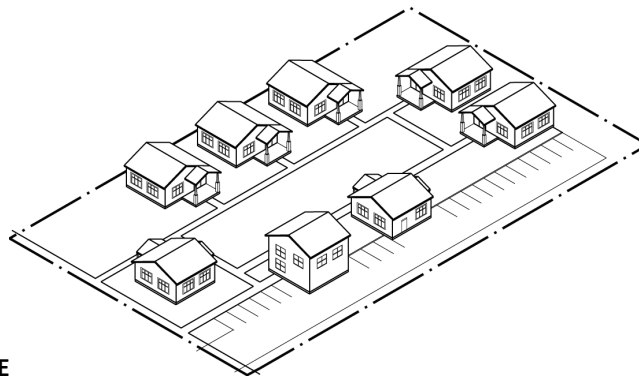
- (2) The maximum main floor area for cottages is 850 square feet. For the purposes of this calculation, the area of interior stairways may be allocated between floors served.

(d) **SETBACKS AND BUILDING SEPARATION**

All structures within cottage house developments must be set back at least 15 feet from property lines abutting streets and 10 feet from other property lines along the outer perimeter of the cottage house development site. When vehicular access to a cottage housing development is from an alley, a 4-foot minimum rear setback is allowed. All buildings within the cottage house development must be separated by a minimum distance of 10 feet.

(e) **BUILDING HEIGHT**

Cottage houses may not exceed 18 feet in height, except that pitched roofs with a minimum pitch of 6:12 may extend up to 25 feet in height. All parts of a roof above 18 feet in height must be pitched.



(f) **OPEN SPACE**

Each cottage unit must have 150 square feet of private, contiguous, usable open space adjacent to each dwelling unit, for the exclusive use of the cottage resident. Such private open space must be oriented toward the common open space as much as possible, with no dimension less than 10 feet.

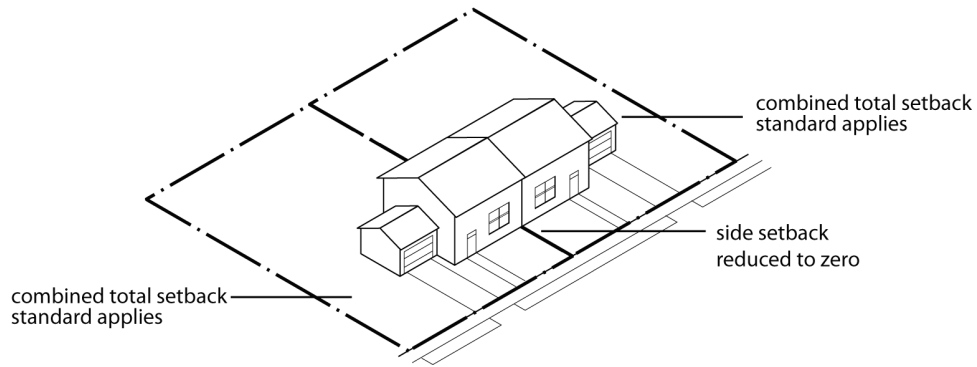
All cottages must have a roofed porch at least 80 square feet in area with a minimum dimension of 8 feet on any side.

3. **ATTACHED HOUSE/TOWNHOUSE**

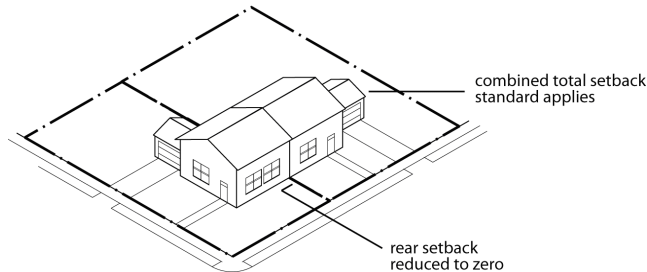
~~Attached houses~~Townhouses are subject to the standards of 88-110-06-B (*Table 1102*), except as expressly modified or supplemented by the following ~~attached house~~townhouse standards.

- (a) The minimum lot width for an attached house is 18 feet.
- (b) The minimum lot area per unit requirements of 88-110-06-B (*Table 110-2*) apply to ~~attached house~~townhouse projects on a project-wide basis, meaning that the total area of the ~~attached house~~townhouse site, including common areas comprising up to 20% of the overall site, may be counted as lot area. Common areas may include commonly owned open space, access drives and parking areas. Such common areas may also be included in setback calculations.
- (c) No side setback is required for common or abutting walls. The minimum total (combined) side setback standard of 88-110-06-B (*Table 110-2*) applies along the sides of the building that do not

have common or abutting walls.



- (d) Common or abutting walls must be shared for at least 50% of their length.
- (e) On corner lots, either the rear setback or side setback may be reduced to zero. However, the remaining side or rear setback must comply with the standards of 88-110-06-B (*Table 110-2*).



- (f) The minimum total (combined) side setback standard of Section 88-110-06-B (*Table 110-2*) applies along the sides of the building that do not have common or abutting walls.
- (g) The front façade of any attached housetownhouse may not include more than 40% garage wall area.
- (h) TownhouseMulti-unit townhouse buildings may not contain more than 9 attached dwelling units.

4. TWO-UNIT HOUSES AND SEMI-ATTACHED HOUSETWO-UNIT TOWNHOUSES ON CORNER LOTS

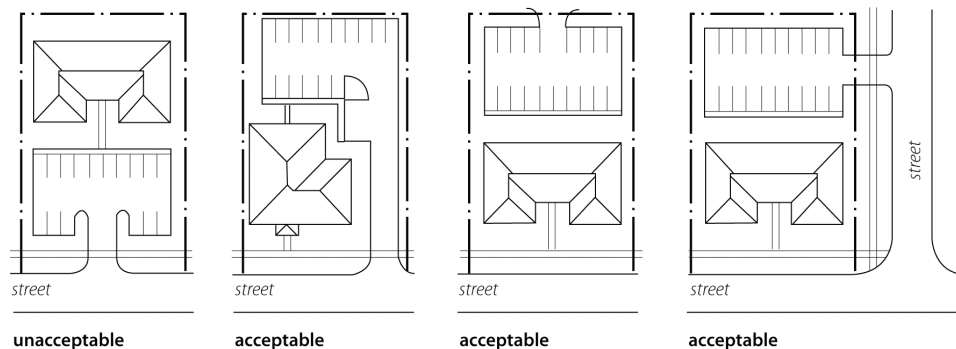
Under the conventional development option, two-unit houses and semi-attached housetwo-unit townhouses are subject to the standards of Section 88-110-06-B (*Table 110-2*). In approved open space or conservation developments two-unit houses and semi-attached housetwo-unit townhouses are allowed on corner lots in all R districts except R-80. In R-10, R-7.5 and R-6 districts they are subject to the following additional standards.

- (a) Two-unit houses and semi-attached housetwo-unit townhouses are allowed on corner lots in situations in which such building types would not otherwise be allowed because they can be designed so each unit is oriented towards a different street. This gives the two-unit house and the semi-attached housetwo-unit townhouse the overall appearance of a detached house when viewed from either street.
- (b) The corner lot must comply with the minimum lot area standard of the subject zoning district. No lot with less than 3,000 square feet of lot area may be used for the corner lot option.
- (c) Each dwelling unit within the two-unit house or semi-attached housetwo-unit townhouse must have its address, main entrance, and garage oriented towards a separate street frontage. Conversion of an existing detached house may provide one main entrance with internal access to both units.

5. **MULTI-UNIT HOUSE** (includes Multiplex)

Multi-unit houses are subject to the standards of Section 88-110-06-B (*Table 110-2*) except as expressly modified or supplemented by the following standards.

- (a) The street-facing façade of a multi-unit house may have only one visible entrance to the building. If the building is located on a corner lot, one building entrance may be visible from each street.
- (b) Visible building entrances must be clearly emphasized by any one of the following means:
 - (1) covered porch or canopy;
 - (2) transom and sidelight windows;
 - (3) pilasters and pediment; or
 - (4) other significant architectural treatment that emphasizes the entrance. (Simple trim around the doorway does not meet this standard.)
- (c) Patio-style doors, such as sliding glass doors, may not be used for main entrance doors.
- (d) A pedestrian circulation system must be provided that connects residential entrances to adjacent public rights-of-way and to parking areas and other on-site facilities.
- (e) Surface parking and parking within accessory structures must be located behind the front building line and otherwise concealed from view of abutting streets. Parking areas may not be located directly between the principal building and the street or within any required side setback area. Surface parking and the edge of the driveway from the right-of-way to any parking area or structure must be landscaped in accordance with 88-425-05 and 88-425-06.



- (f) The front façade of new multi-unit houses may not exceed 40 feet in width. Buildings may exceed this limitation if the street-facing plane of the building is broken into horizontal modules that comply with the following standards:
 - (1) Each module must be no greater than 30 feet and no less than 10 feet in width and must be distinguished from adjacent modules by a change in the wall plane of at least 16 inches in depth. For buildings that are 3 or more stories in height, the width of the module may be increased to 40 feet.
 - (2) Each module must have a corresponding change in the roofline.
 - (3) Each module must be distinguished from the adjacent module by at least one of the following means:
 - a. changes in material colors, types or textures;
 - b. changes in the building and/or parapet height;
 - c. changes in the architectural details such as decorative banding, reveals, stone, or tile accents;

- d. change in window pattern; and
 - e. the use of balconies and recesses.
- (f) Architecture of the multi-unit house shall be designed in context with and reflect the predominant characteristics of other residential buildings within 500 feet of the exterior property lines of the multiunit house, in regard to scale, roof pitch, material, ingress/egress, and fenestration.

6. COLONNADE BUILDING

A colonnade building is subject to the standards of 88-110-06-B (*Table 110-2*) except as expressly modified or supplemented by the following standards.

- a. The street-facing façade of a colonnade building may have only one visible entrance to the building. If the building is located on a corner lot, one building entrance may be visible from each street.
- b. Visible building entrances must be clearly emphasized by any one of the following means:
 - 1. covered porch or canopy;
 - 2. transom and sidelight windows;
 - 3. pilasters and pediment; or
 - 4. other significant architectural treatment that emphasizes the entrance. (Simple trim around the doorway does not meet this standard.)
- c. Patio-style doors, such as sliding glass doors, may not be used for main entrance doors.
- d. A colonnade building must have porches available to each unit of the building. The porch must be a minimum of 5 feet in depth. On the main street-facing façade, porches must be located on each side of the main entrance, extending the full height of the building. If the building is on a corner lot, additional porches may be located on the side façade. Basement units are not required to have a porch.
- e. Cladding must be of brick, stone, or acceptable materials. Stucco may also be used on the upper stories of secondary façades.
- f. The main roof of a colonnade building must be flat, with a parapet that may include a hipped roof element.
- g. A pedestrian circulation system must be provided that connects residential entrances to adjacent public rights-of-way and to parking areas and other on-site facilities.
- h. Surface parking and parking within accessory structures must be located at the rear of the building and otherwise concealed from view of abutting streets. Parking areas may not be located directly between the principal building and the street or within any required side setback area. Surface parking area, and the edge of the driveway from the right-of-way to any parking area or structure, must be landscaped in accordance with 88-425-05 and 88-425-06.
- i. The front façade of a new colonnade building may not exceed 40 feet in width. Buildings may exceed this limitation if the street-facing plane of the building is broken into horizontal modules that comply with the following standards:
 - 1. Each module must be no greater than 30 feet and no less than 10 feet in width and must be distinguished from adjacent modules by a change in the wall plane of at least 16 inches in depth. For buildings that are 3 or more stories in height, the width of the module may be increased to 40 feet.
 - 2. Each module must have a corresponding change in the roofline.

3. Each module must be distinguished from the adjacent module by at least one of the following means:
 - i. changes in material colors, types or textures;
 - ii. changes in the building and/or parapet height;
 - iii. changes in the architectural details such as decorative banding, reveals, stone, or tile accents; and
 - iv. change in window pattern.
- j. Architecture of the colonnade building shall be designed in context with and reflect the predominant characteristics of other residential buildings within 500 feet of the exterior property lines of the building, in regard to scale, roof pitch, material, ingress/egress, and fenestration.
- k. Colonnade buildings shall be designed in accordance with one of the following types:
 1. Classical Colossal Column Porch distinctive for Neoclassical styling featuring smooth or fluted Colossal columns of the Classical Order that rise the full height of the dark brick façade;



2. Combined Column Porch featuring columns that extend more than one story in height and support a smaller column of different material and design or the reverse — columns that extend one story and support columns that extend upward for several stories;



3. Square Brick Column Porch, a simpler version comprised of square brick columns;



4. Transitional Enclosed Colonnade, this version retains the design of the original porch projections, but are enclosed and integrated with the interior living space.



5. Courtyard Colonnaded Apartments: Colonnaded courtyard apartment are sets of three to seven buildings arranged in a U-shaped pattern around a courtyard with the courtyard opened to the street. The main façades of the buildings fact onto the courtyard.

7. MULTI-UNIT BUILDING

Multi-unit buildings (i.e., buildings containing 3 or more dwelling units, other than multi-unit houses) are subject to the standards of 88-110-06-B (*Table 110-2*) except as modified or supplemented by the following standards.

- (a) Visible building entrances to dwelling units on the ground floor must be clearly emphasized by any one of the following means:
 - (1) covered porch or canopy;
 - (2) transom and sidelight windows;
 - (3) pilasters and pediment; or
 - (4) other significant architectural treatment that emphasizes the entrance. (Simple trim around the doorway does not meet this standard.)
- (b) Patio-style doors, such as sliding glass doors, may not be used for main entrance doors.
- (c) A pedestrian circulation system must be provided that connects residential entrances to adjacent public rights-of-way and to parking areas and other on-site facilities.
- (d) Surface parking and parking within accessory structures must be located behind front building line or otherwise screened from view of abutting streets. Parking areas may not be located directly between the principal building and the street or within any required side setback area. Surface parking and the edge of the driveway from the right-of-way to any parking area or structure must be landscaped in accordance with 88-425-05 and 88-425-06.

- (e) Street-facing walls that are greater than 50 feet in length must be articulated with bays, projections, recesses or other design elements that effectively break-up the mass of the building.

88-408-A. CALCULATION OF LAND DEDICATION REQUIREMENTS

Parkland dedication requirements are calculated in 4 steps, as follows:

1. First, multiply the number of detached houses to be included in the development times 3.7 people per dwelling unit; then multiply the resulting number times 0.006 of an acre per person.
2. Second, multiply the number of dwelling units in ~~semi-attached house~~townhouse to be included in the development times 3 people per dwelling unit; then multiply the resulting number times 0.006 of an acre per person.
3. Third, multiply the number of dwelling units in multi-unit buildings to be included in the development times 2 people per unit; then multiply the resulting number times 0.006 of an acre per person.
4. Finally, add the results of the preceding detached house, ~~two-unit house~~townhouse, and multi-unit building land dedication calculations. This sum represents the development's total parkland dedication requirement, which may be satisfied by the actual dedication of land or through the payment of money in lieu of dedication, in accordance with the provisions of this section.

88-445-06 SIGNS IN RESIDENTIAL DISTRICTS

88-445-06-A. RESIDENTIAL SIGNS

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

1. **GENERAL RULES**

a. **LIGHTING.**

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

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

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

c. **TRAFFIC CONTROL SIGNS**

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

d. **MESSAGES**

Any sign allowed under this section may bear a noncommercial message. Limited commercial messages are allowed, in accordance with express provisions of this section, but such commercial messages may not advertise or direct attention to a business or commercial activity other than one lawfully conducted on the premises, as expressly allowed under this section.

e. **SETBACK**

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

2. **DETACHED HOUSE AND ~~SEMI-ATTACHED HOUSE~~ TWO-UNIT TOWNHOUSE**

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

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

3. **MULTI-UNIT BUILDINGS**

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

a. **WALL SIGNS**

1. One wall sign per building not to exceed 12 square feet in area. The message on such sign may include a commercial message related to the sale, lease, or rental of units in the building or complex.
2. For each building entrance providing access to multiple dwelling units, an additional sign to identify the dwelling units in that building, not to exceed 4 square feet in area, provided that no message on such sign other than a word such as "directory" or similar identifying word may be legible from a location on the public right-of-way or on private property other than that which is part of the same complex.
3. For each entrance (excluding garage entrances) to an individual dwelling unit, one wall sign, not to exceed 80 square inches in area.
4. For any multi-unit residential building containing one or more offices, as permitted under the zoning for the district, one additional wall sign is permitted, which sign may not exceed 16 square feet in area. The wall sign may bear a commercial message related to activities lawfully conducted on the premises or a noncommercial message.

b. **INCIDENTAL SIGNS**

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

c. **INTERIM SIGNS**

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

4. **INSTITUTIONAL AND OFFICE USES**

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

(a) **MONUMENT SIGNS**

One monument sign per street frontage which may not exceed 32 square feet in area or 6 feet in height. One sign per lot may include changeable copy, but the changeable copy feature must use direct human intervention for changes and may not include any form of digital or electronic display. Such sign may be internally or externally illuminated.

(b) **WALL SIGNS**

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

(c) **INCIDENTAL SIGNS**

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

(d) **INTERIM SIGNS**

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

5. **HOSPITAL SIGNS**

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

limited to proper identification of the facilities. Such signs may be internally or externally illuminated.

6. RESIDENTIAL ENTRANCE SIGNS

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

7. INTERIM SUBDIVISION DEVELOPMENT SIGNS

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

8. GROUP HOMES

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

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

9. OTHER PRINCIPAL USES AND VACANT LOTS

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

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

10. AUXILIARY PARKING

Signs to identify parking areas allowed by special use permit shall be approved in conjunction with such special use permit, although no sign may exceed 12 square feet in area or 6 feet in

height. Such signs may show only the hours in which the parking lot is open and the persons authorized to use the parking area.

88-620-B. APPLICATIONS TO THE CITY PLAN COMMISSION, THE BOARD OF ZONING ADJUSTMENT, AND ADMINISTRATIVE APPROVALS

Certain fees are hereby established for the filing of applications to the board of zoning adjustment and the city plan commission as follows:

1. City plan commission:
 - a. For applications to rezone: \$678.00.
 - b. Development plan:
 1. Residential: \$678.00 plus \$4.00 per dwelling unit, not to exceed \$3,793.00.
 2. Nonresidential: \$678.00 plus \$97.00 per acre or fraction thereof, not to exceed \$3,793.00.
 - c. Project plan:
 1. Residential: \$271.00 plus \$4.00 per dwelling unit.
 2. Nonresidential: \$271.00 plus \$97.00 per acre or fraction thereof.
 - d. Major amendments:
 1. Residential: \$325.00 plus \$4.00 per dwelling unit, not to exceed \$1,355.00.
 2. Nonresidential: \$325.00 plus \$97.00 per acre or fraction thereof, not to exceed \$1,355.00.
 - e. Urban redevelopment district:
 1. \$678.00 plus \$97.00 per acre or \$4.00 per dwelling unit, whichever is greater, not to exceed \$3,793.00.
 - f. Master plan development:
 1. \$678.00 plus \$97.00 per acre or \$4.00 per dwelling unit, whichever is greater, not to exceed \$3,793.00.
 - g. For approval of a council approved signage plan: \$271.00.
 - h. For application for special review district: \$460.00.
 - i. For text amendments: \$542.00.
 - j. For land use plan amendments: \$867.00.
 - k. For major street plan amendments: \$433.00.
 - l. For applications for appeal from the decision of the director of city planning and development: \$542.00.
 - m. For neighborhood rezoning projects and overlay districts:
from 0-200 parcels/lots \$2,709.00.
from 201-500 parcels/lots \$4,876.00.
from 501+ parcels/lots \$5,960.00.
 - n. Vacation of alleys, streets, and plats: \$303.00.

- o. For all other applications: \$651.00.
- 2. Board of zoning adjustment:
 - a. For applications for variances involving the following uses:
 - 1. Detached house and ~~semi-attached house~~two-unit townhouse and accessory uses: \$271.00.
 - 2. All other uses: \$542.00.
 - b. For applications for appeal from the decision of the director of city planning and development: \$542.00.
 - c. For applications for rehearing before the board of zoning adjustment: \$271.00.
 - d. Certificates of legal nonconformance: For all applications for certificate of legal nonconformance, there shall be a charge of \$136.00 for applications related to detached houses and ~~semi-attached houses~~two-unit townhouse and \$325.00 for all other applications. For all requests for approval of a change in use for an existing legal nonconforming use pursuant to 88-610 there shall be a charge of \$54.00 for requests related to detached houses and ~~semi-attached houses~~two-unit townhouse and \$189.00 for all other requests.
 - e. For applications for all other requests: \$407.00.
 - f. For stay of enforcement: \$433.00.
 - g. Special use permits:
 - 1. Ambulance service: \$894.00.
 - 2. Bed & breakfast: \$623.00.
 - 3. Blood/plasma center: \$867.00.
 - 4. Car wash/cleaning service: \$894.00.
 - 5. Cemetery/columbarium/mausoleum: \$894.00.
 - 6. Check-cashing, short-term loan/title loan establishment: \$1,571.00.
 - 7. College/university: \$894.00.
 - 8. Community center: \$407.00.
 - 9. Community supported agriculture: \$105.00.
 - 10. Crematory: \$894.00.
 - 11. Day care (home & family): \$623.00.
 - 12. Day care (11-20 children) (group): \$623.00.
 - 13. Day care center (21+): \$867.00.
 - 14. Day labor employment agency: \$867.00.
 - 15. Demolition debris landfill: \$1,571.00.
 - 16. Detention and correctional facilities: \$1,571.00.
 - 17. Drive-thru facility: \$894.00.
 - 18. Entertainment venue and spectator sports: \$894.00.
 - 19. Entertainment venue and spectator sports: small venue (1—149 capacity): \$487.00.
 - 20. Entertainment venue and spectator sports: medium venue (150—499 capacity): \$894.00.

21. Entertainment venue and spectator sports: large venue (500+ capacity): \$1,571.00.
22. Entertainment venue and spectator sports: outdoor (all sizes): \$1,571.00.
23. Financial services (except check-cashing and pawn shops): \$867.00.
24. Gasoline and fuel sales: \$894.00.
25. Group living: \$623.00.
26. Heavy equipment sales/rental: \$894.00.
27. Historic landmark (reuse of officially designated historic landmark, local or national): \$271.00.
28. Hospital: \$894.00.
29. Hotel/motel: \$894.00.
30. Household living: \$894.00.
31. Junk/salvage yard: \$1,571.00.
32. Library/museum/cultural exhibit: \$407.00.
33. Light equipment sales/rental (indoor): \$894.00.
34. Light equipment sales/rental (outdoor): \$1,571.00.
35. Manufacturing, production, and industrial service - limited: \$1,571.00.
36. Manufacturing, production, and industrial service - general: \$1,571.00.
37. Mining and quarrying: \$1,571.00.
38. Motor vehicle repair limited: \$894.00.
39. Motor vehicle repair general: \$894.00.
40. Neighborhood-serving retail: \$894.00.
41. Nursing homes: \$867.00.
42. Office, administrative, professional or general: \$894.00.
43. Park/recreation: \$487.00.
44. Parking, non-accessory: \$894.00.
45. Pawn shops: \$1,571.00.
46. Recreation vehicle park: \$1,571.00.
47. Recycling service - limited: \$1,571.00.
48. Recycling service - general: \$1,571.00.
49. Religious assembly: \$407.00.
50. Repair or laundry service, consumer: \$894.00.
51. Residential storage warehouse: \$894.00.
52. Safety service (except for police and fire stations \$894.00.
53. School: \$407.00.
54. Signs: \$353.00.
55. Solid waste separation facility: \$1,571.00.

56. Sports and recreation, participant (indoor): \$894.00.
 57. Sports and recreation, participant (outdoor): \$1,571.00.
 58. Stable: \$867.00.
 59. Tavern or nightclub: \$894.00.
 60. Transfer station: \$1,571.00.
 61. Undertaking: \$894.00.
 62. Utilities and services (except basic, minor): \$894.00.
 63. Vehicle sales and service: \$894.00.
 64. Vehicle storage/towing: \$1,571.00.
 65. Warehousing, wholesaling, freight movement-indoor: \$894.00.
 66. Warehousing, wholesaling, freight movement-outdoor: \$1,571.00.
 67. Waste related use: \$1,571.00.
 68. All other uses: \$894.00.
3. Administrative fees:
 - A. Minor amendment to an approved development plan:
 1. Residential: \$244.00 plus \$4.00 per dwelling unit, not to exceed \$678.00.
 2. Nonresidential: \$244.00 plus \$97.00 per acre or fraction thereof, not to exceed \$678.00.
 - B. Administrative adjustment: \$271.00.
 - C. Administrative approval: \$271.00.
 - D. For any request for continuance by the applicant: \$136.00.
 - E. Short term rental:
 1. Administrative approval: \$271.00
 2. Special use permit: \$623.00
 3. First year registration: \$288.00 (if administrative approval or special use permit not required, as those fees include first year registration)
 4. Annual renewal of registration: \$183.00
 4. The city plan commission and the board of zoning adjustment shall have the authority to waive the fees set out in this subsection in the interests of justice.
 5. Transcripts on appeal to circuit court. Transcripts, necessary upon appeal to the circuit court, shall be furnished by the appellant. These may be obtained, upon payment of the current charge, from the reporting service employed by the board of zoning adjustment to take testimony given at the public hearing. The board may waive the transcription costs where it is determined that the appellant is unable to pay the costs. The cost of the transcript will be refunded to the appellant if the appellate court orders such refund upon judgment.
 6. The city manager shall have authority annually to adjust the fees listed above to reflect an increase equal to an increase in the consumer price index (all items/all urban consumers/Kansas City, Missouri-Kansas) published by the United States Department of Labor, Bureau of Labor Statistics, provided that the increases are reflective of the costs of the services being provided. If the costs in processing the applications fall below the fees being charged, the fees shall be reduced so that they are equal to or

less than the costs of processing the applications. The adjustments shall be made annually by the city manager in conjunction with the adoption of the annual budget of the city by filing a notice with the city clerk.

88-810-1442 RESIDENTIAL PARKING SPACE

An off-street space provided for the parking of motor vehicles in conjunction with a detached house, zero lot line house, ~~attached house~~townhouse, two-unit house, and multi-unit house.

88-810-2140 SUBDIVISION

Any land, vacant or improved, that is divided or proposed to be divided into two or more lots, parcels, sites, units, plots or interests of less than 20 acres, for the purpose of offer, sale, lease or development, either on the installment plan or upon any and all other plans, terms and conditions, including resubdivision. Subdivision includes the division or development of residential and nonresidential zoned land, whether by deed, metes and bounds description, map, plat or other recorded instrument, and further includes the creation of a condominium, ~~townhome~~townhouse or any other division of property into units and common elements.

CITY PLAN COMMISSION STAFF REPORT

CD-CPC-2026-00085

Text Amendments, Townhouses



KANSAS CITY
Planning & Dev

July 15, 2026

Docket #3

Request

Zoning Text Amendments
Various sections related to Townhouse development

Applicant

City Planning & Development

Approval Process



Overview

The proposed text amendments to Section 88-110-04, 88-110-06, 88-408-A, 88-445-06, 88-620-B, and 88-810-1442 will replace "attached house" with "townhouse," "semi-attached house" with "two-unit townhouse," and "townhouse" with "multi-unit townhouse." Section 88-810-2140 will replace the word "townhome" with "townhouse."

Existing Conditions

Chapter 18 of the Kansas City Code of Ordinances, the Building and Rehabilitation Code, defines a townhouse as consisting of two or more dwelling units, while 88-110-04-B of the Zoning and Development Code currently defines a townhouse as consisting of three or more dwelling units.

Required Public Engagement

Section 88-505-12, Public Engagement does not apply to this request. Standard protocol for Chapter 88 amendments is to post drafts to the City's website prior to the City Plan Commission hearing.

City staff sent out an informational email to community partners including residential building contractors, design professionals, developers, and neighborhood leaders among others. This notice included the date and case number for the City Plan Commission hearing and was sent to roughly 2,700 individuals.

Professional Staff Recommendation

Docket #3 Approval

AMENDMENT OVERVIEW

City staff have been conducting ongoing process improvement reviews of our development process with a recent focus on townhouses. During the review of the townhouse process it was identified that the definition of townhouse differed between the Zoning and Development Code and the Building and Rehabilitation Code. These two codes are both administered by the City Planning and Development Department.

The Zoning and Development Code currently defines a townhouse to include three or more dwelling units while the Building and Rehabilitation Code defines a townhouse to include two or more dwellings units. To reduce confusion, staff has made the recommendation to align the term townhouse between the two codes to define townhouse as having two or more units in both the Zoning and Development Code and the Building and Rehabilitation Code.

This update will not change the meaning of definitions. It will simply replace "attached house" with "townhouse," "semi-attached house" with "two-unit townhouse," and "townhouse" with "multi-unit townhouse" throughout the entirety of the Zoning and Development Code. The word townhome is found once in 88-810-2140, and this update will replace that with townhouse for consistency purposes.

SPECIFIC REVIEW CRITERIA

Zoning and Development Code Text Amendments (88-510-07)

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

A. Whether the proposed zoning and development Code text amendment corrects an error or inconsistency in the Zoning and Development Code or meets the challenge of a changing condition.

The proposed amendments address inconsistency of the word townhouse throughout the Zoning and Development Code and the Building and Rehabilitation Code.

B. Whether the proposed zoning and development code text amendment is consistent with adopted plans and the stated purpose of this Zoning and Development Code.

The proposed amendment will only replace certain words throughout the Zoning and Development Code; "attached house" for "townhouse," "semi-attached house" for "two-unit townhouse," "townhouse" for "multi-unit townhouse," and "townhome" for "townhouse." It does not alter the spirit of the existing definitions and, therefore, remains aligned with adopted plans and the purpose of the Zoning and Development Code.

C. Whether the proposed zoning and development code text amendment is in the best interests of the City as a whole.

The proposed amendment will improve consistency between City codes that are both administered by the City Planning and Development Department. This will reduce confusion for City staff and the development community alike.

ATTACHMENTS

1. Redline version of proposed amendments
2. Clean version of proposed amendments

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends approval.

Respectfully submitted,



Abbey Brinkley
Development Specialist III

88-110-04 RESIDENTIAL BUILDING TYPES

88-110-04-A. RESIDENTIAL BUILDING TYPES ALLOWED

The residential uses allowed in R districts must be located in residential buildings. The following residential building types are allowed in R districts. Many residential building types are subject to supplemental standards, as referenced in 88-110-06-C.

Building Type	R-80	R-10	R-7.5	R-6	R-5	R-2.5	R-1.5	R-0.75	R-0.5	R-0.3
Detached house	P	P	P	P	P	P	P	P	P	P
Zero lot line house	P	P	P	P	P	P	P	P	P	P
Cottage house	-	-	P	P	P	P	P	P	P	P
Attached house <u>Townhouse</u>										
Semi-attached <u>Two-Unit Townhouse</u>										
on corner lots	-	P[1]	P[1]	P	P	P	P	P	P	P
in other situations	-	-	-	-	P	P	P	P	P	P
Townhouse <u>Multi-Unit Townhouse</u>	-	-	-	-	P	P	P	P	P	P
Two-unit house										
on corner lots	-	P[1]	P[1]	P	P	P	P	P	P	P
in other situations	-	-	-	-	P	P	P	P	P	P
Multi-unit house	-	-	-	-	-	S	P	P	P	P
Colonnade	-	-	-	-	-	-	P	P	P	P
Multiplex	-	-	-	-	-	-	P	P	P	P
Multi-unit building	-	-	-	-	-	-	P	P	P	P

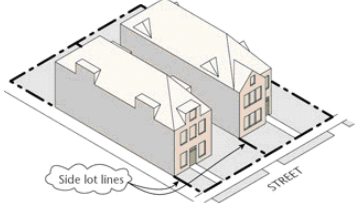
P = permitted building type - = prohibited building type

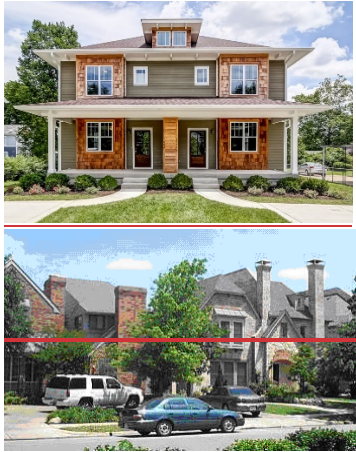
S = special use permit required

[1] Permitted only in approved open space development or conservation development; subject to 88-110-06-C.4

88-110-04-B. RESIDENTIAL BUILDING TYPES DEFINED AND REGULATED

Definitions and regulations for residential building types are as follows:

Detached House	A detached house is a principal building containing one dwelling unit located on a single lot with private yards on all sides. Detached houses are subject to the lot and building standards of 88-110-06-B (Table 110-2). No more than one detached house may be located on a single lot.	
Zero Lot Line House	A zero lot line house is a principal building containing one dwelling unit located on a single lot. The building is shifted to one side of the lot so that there is a more usable side yard on one side of the house and very little or no private yard on the other side. Zero lot line houses are subject to the lot and building standards of 88-110-06-B (Table 110-2) except as modified or supplemented by the zero lot line standards of 88-110-06-C. No more than one zero lot line house may be located on a single lot.	
Cottage House	A small detached house that is grouped with other cottages around a shared open space. Cottage houses are subject to the lot and building standards of 88-110-06 (table 110-2) except as modified or supplemented by the cottage house development standards of 88-110-06-C. Multiple cottage houses may be located on a single lot, subject to the limitation of 88-110-06-C.	
Attached House <u>Townhouse</u>	A building containing multiple dwelling units, each located on its own lot with a common or abutting wall along shared lot lines. Each dwelling unit has its own external entrance. There are two types of attached houses <u>townhouses</u> : semi attached houses <u>two-unit townhouse</u> and townhouses <u>multi-unit townhouse</u> . Attached houses <u>Townhouses</u> are subject to the lot and building standards of 88-110-06-B (Table 110-2) except as modified or supplemented by the attached house <u>townhouse</u> standards of 88-110-06-C. No more than one attached house <u>townhouse</u> may be located on a single lot.	

	A semi-attached house<u>two-unit townhouse</u> is an attached house<u>townhouse</u> building containing 2 dwelling units, divided by a vertical plane-, <u>with each unit platted on its own individual lot.</u>	
	A townhouse<u>multi-unit townhouse</u> is an attached house building containing 3 or more dwelling units, divided by a vertical plane-, <u>with each unit platted on its own individual lot.</u>	
Two-unit House	A two-unit house is a building containing 2 dwelling units, both of which are located on a single lot or parcel (also referred to as a "duplex" or "two-flat"). The dwelling units are attached and may be located on separate floors or side-by-side. Two-unit houses are subject to the lot and building standards of 88-110-06-B (Table 110-2) except as modified or supplemented by the two-unit house standards of 88-110-06-C. No more than one two-unit house may be located on a single lot.	
Multi-unit House	A multi-unit house is a building containing 3 to 8 dwelling units located on a single lot. Multi-unit houses appear as large detached houses and have only one entrance visible from the street. Multi-unit houses are subject to the lot and building standards of 88-110-06-B (Table 110-2) except as modified or supplemented by the multi-unit house standards of 88-110-06-C. More than one multi-unit house may be located on a single lot, subject to compliance with all applicable lot and building standards.	

Colonnade	A colonnade is typically a two- to four-story masonry building with two prominent multi-story colonnade porches, open or enclosed, located on the primary facade. The number of porch levels matches the number of stories of the building. A colonnade contains two units per floor, opening onto a central hall. More than one colonnade may be located on a single lot, subject to compliance with all applicable lot and building standards.	
Multiplex	A multiplex is a building containing 3 to 8 dwelling units, each of which has its own external entrance. Multiplexes are subject to the lot and building standards of 88-110-06-B (Table 110-2). More than one multiplex may be located on a single lot, subject to compliance with all applicable lot and building standards and subject to site plan review.	
Multi-unit building	A multi-unit building is a building containing 3 or more dwelling units (other than a multiplex or multi-unit house) that share common walls and/or common floors/ceilings. Multi-unit buildings are typically served by one or more common building entrances. Multi-unit buildings are subject to the lot and building standards of 88-110-06-B (Table 110-2) except as modified or supplemented by the Multi-unit building standards of 88-110-06-C. More than one multi-unit building may be located on a single lot, subject to compliance with all applicable lot and building standards.	

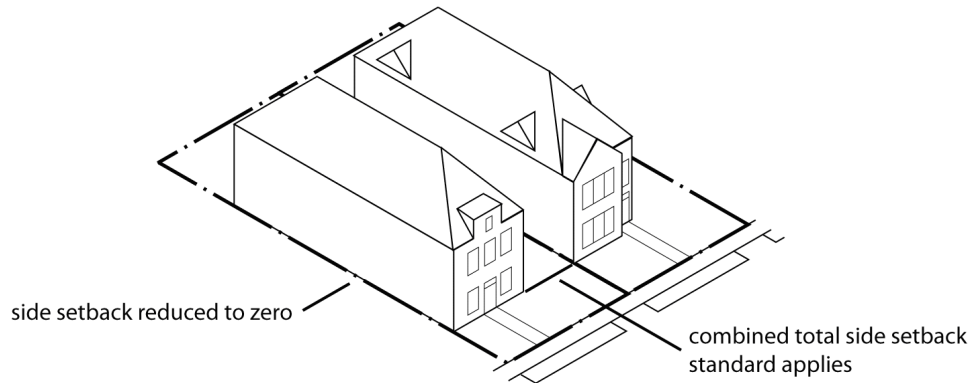
88-110-06-C. BUILDING-TYPE SPECIFIC STANDARDS

1. ZERO LOT LINE HOUSES

Zero lot line houses are subject to the standards of 88-110-06-B (*Table 110-2*), except as expressly modified by the following zero lot line house standards:

- (a) Zero lot line building arrangements require that the planning for all house locations be done at the same time. Because the exact location of each house is predetermined, greater flexibility in site planning is possible, while ensuring that neighborhood character is maintained.
- (b) The side setback on one side of the lot may be reduced to as little as zero. The zero-setback side may not abut a street or a lot that is not part of the zero lot line development. The minimum combined side setback requirements of 88-110-06-B apply on the "non-zero" side, which means that a lot with a zero side setback on one side must provide a setback equal to at least 20% of the

lot width on the opposite side of the lot.



- (c) Eaves on the side of a house with a reduced setback may project over the abutting lot line only if a perpetual eave overhang easement at least 5 feet in width is provided on the lot abutting the zero lot line property line, which, with the exception of walls and/or fences, must be kept clear of structures. The easement must be shown on the plat and incorporated into each deed transferring title on the property.
- (d) When the zero lot line house's exterior wall or eaves are set back less than 2 feet from the abutting side lot line, a perpetual maintenance easement at least 5 feet in width must be provided on the lot abutting the zero lot line property line, which, with the exception of walls and/or fences, must be kept clear of structures. The easement must be shown on the plat and incorporated into each deed transferring title on the property. This provision is intended to ensure the ability to conduct maintenance and upkeep activities on the zero lot line house.
- (e) Windows or other openings that allow for visibility into the side yard of the lot abutting the zero-setback side lot are not allowed on zero lot line houses. Windows that do not allow visibility into the side yard of the abutting lot, such as clerestory windows or translucent windows, are allowed, subject to compliance with the building code.

2. COTTAGE HOUSE

Cottage house developments are subject to the standards of 88-110-06-B (*Table 110-2*), except as expressly modified by the following cottage house development standards:

(a) DEVELOPMENT SIZE

Cottage house developments must contain at least 4 and no more than 12 cottage houses. A development site may contain more than one cottage house development.

(b) LOT SIZE

- (1) In the R-7.5, R-6 and R-5 districts the minimum required lot area per cottage unit is 50% of the minimum lot area per unit standard of 88-110-06-B (*Table 110-2*).
- (2) In the R-2.5 district the minimum required lot area per cottage unit is 75% of the minimum lot area per unit standard of 88-110-06-B (*Table 110-2*).
- (3) In the R-1.5, R-0.5 and R-0.3 districts the minimum lot area per unit standard of 88-110-06-B (*Table 110-2*) applies.

(c) FLOOR AREA

- (1) The total floor area of each cottage may not exceed either 1.5 times the area of the main floor or 1,250 square feet, whichever is less. Attached garages are counted in the calculation of total floor area.

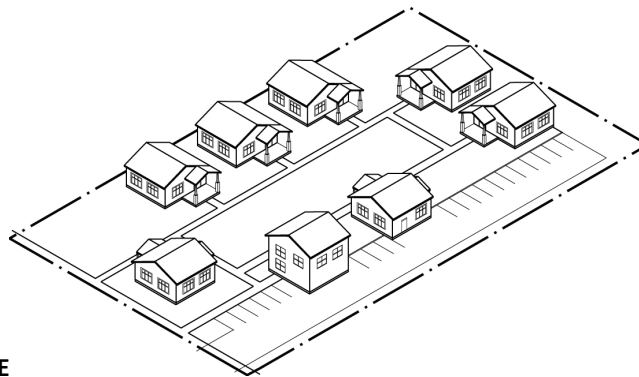
- (2) The maximum main floor area for cottages is 850 square feet. For the purposes of this calculation, the area of interior stairways may be allocated between floors served.

(d) **SETBACKS AND BUILDING SEPARATION**

All structures within cottage house developments must be set back at least 15 feet from property lines abutting streets and 10 feet from other property lines along the outer perimeter of the cottage house development site. When vehicular access to a cottage housing development is from an alley, a 4-foot minimum rear setback is allowed. All buildings within the cottage house development must be separated by a minimum distance of 10 feet.

(e) **BUILDING HEIGHT**

Cottage houses may not exceed 18 feet in height, except that pitched roofs with a minimum pitch of 6:12 may extend up to 25 feet in height. All parts of a roof above 18 feet in height must be pitched.



(f) **OPEN SPACE**

Each cottage unit must have 150 square feet of private, contiguous, usable open space adjacent to each dwelling unit, for the exclusive use of the cottage resident. Such private open space must be oriented toward the common open space as much as possible, with no dimension less than 10 feet.

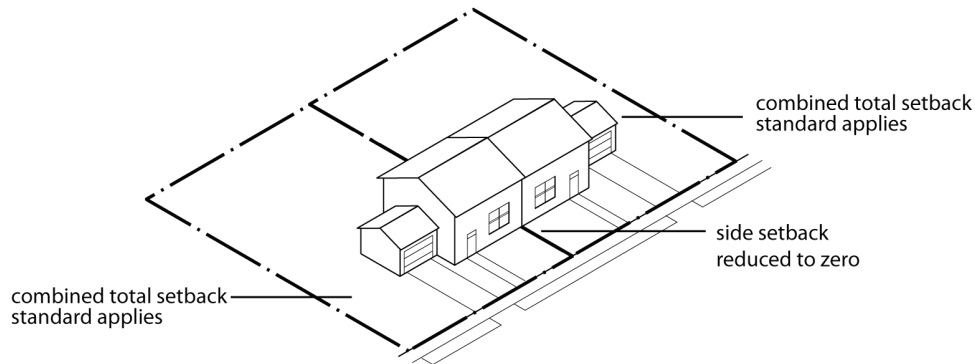
All cottages must have a roofed porch at least 80 square feet in area with a minimum dimension of 8 feet on any side.

3. **ATTACHED HOUSE/TOWNHOUSE**

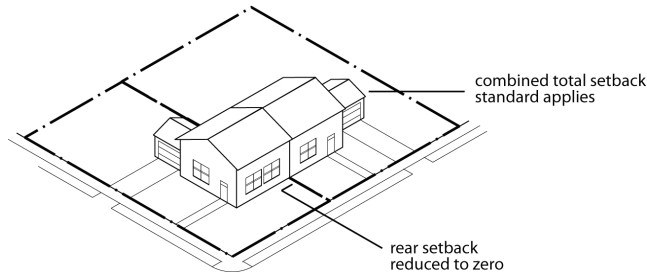
~~Attached houses~~Townhouses are subject to the standards of 88-110-06-B (*Table 1102*), except as expressly modified or supplemented by the following ~~attached house~~townhouse standards.

- (a) The minimum lot width for an attached house is 18 feet.
- (b) The minimum lot area per unit requirements of 88-110-06-B (*Table 110-2*) apply to ~~attached house~~townhouse projects on a project-wide basis, meaning that the total area of the ~~attached house~~townhouse site, including common areas comprising up to 20% of the overall site, may be counted as lot area. Common areas may include commonly owned open space, access drives and parking areas. Such common areas may also be included in setback calculations.
- (c) No side setback is required for common or abutting walls. The minimum total (combined) side setback standard of 88-110-06-B (*Table 110-2*) applies along the sides of the building that do not

have common or abutting walls.



- (d) Common or abutting walls must be shared for at least 50% of their length.
- (e) On corner lots, either the rear setback or side setback may be reduced to zero. However, the remaining side or rear setback must comply with the standards of 88-110-06-B (*Table 110-2*).



- (f) The minimum total (combined) side setback standard of Section 88-110-06-B (*Table 110-2*) applies along the sides of the building that do not have common or abutting walls.
- (g) The front façade of any ~~attached house~~townhouse may not include more than 40% garage wall area.
- (h) ~~Townhouse~~Multi-unit townhouse buildings may not contain more than 9 attached dwelling units.

4. TWO-UNIT HOUSES AND ~~SEMI-ATTACHED HOUSE~~TWO-UNIT TOWNHOUSES ON CORNER LOTS

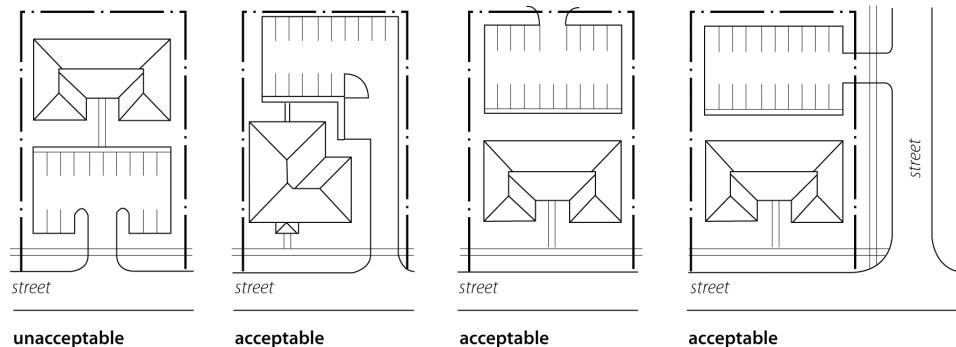
Under the conventional development option, two-unit houses and ~~semi-attached house~~two-unit townhouses are subject to the standards of Section 88-110-06-B (*Table 110-2*). In approved open space or conservation developments two-unit houses and ~~semi-attached house~~two-unit townhouses are allowed on corner lots in all R districts except R-80. In R-10, R-7.5 and R-6 districts they are subject to the following additional standards.

- (a) Two-unit houses and ~~semi-attached house~~two-unit townhouses are allowed on corner lots in situations in which such building types would not otherwise be allowed because they can be designed so each unit is oriented towards a different street. This gives the two-unit house and the ~~semi-attached house~~two-unit townhouse the overall appearance of a detached house when viewed from either street.
- (b) The corner lot must comply with the minimum lot area standard of the subject zoning district. No lot with less than 3,000 square feet of lot area may be used for the corner lot option.
- (c) Each dwelling unit within the two-unit house or ~~semi-attached house~~two-unit townhouse must have its address, main entrance, and garage oriented towards a separate street frontage. Conversion of an existing detached house may provide one main entrance with internal access to both units.

5. **MULTI-UNIT HOUSE** (includes Multiplex)

Multi-unit houses are subject to the standards of Section 88-110-06-B (*Table 110-2*) except as expressly modified or supplemented by the following standards.

- (a) The street-facing façade of a multi-unit house may have only one visible entrance to the building. If the building is located on a corner lot, one building entrance may be visible from each street.
- (b) Visible building entrances must be clearly emphasized by any one of the following means:
 - (1) covered porch or canopy;
 - (2) transom and sidelight windows;
 - (3) pilasters and pediment; or
 - (4) other significant architectural treatment that emphasizes the entrance. (Simple trim around the doorway does not meet this standard.)
- (c) Patio-style doors, such as sliding glass doors, may not be used for main entrance doors.
- (d) A pedestrian circulation system must be provided that connects residential entrances to adjacent public rights-of-way and to parking areas and other on-site facilities.
- (e) Surface parking and parking within accessory structures must be located behind the front building line and otherwise concealed from view of abutting streets. Parking areas may not be located directly between the principal building and the street or within any required side setback area. Surface parking and the edge of the driveway from the right-of-way to any parking area or structure must be landscaped in accordance with 88-425-05 and 88-425-06.



- (f) The front façade of new multi-unit houses may not exceed 40 feet in width. Buildings may exceed this limitation if the street-facing plane of the building is broken into horizontal modules that comply with the following standards:
 - (1) Each module must be no greater than 30 feet and no less than 10 feet in width and must be distinguished from adjacent modules by a change in the wall plane of at least 16 inches in depth. For buildings that are 3 or more stories in height, the width of the module may be increased to 40 feet.
 - (2) Each module must have a corresponding change in the roofline.
 - (3) Each module must be distinguished from the adjacent module by at least one of the following means:
 - a. changes in material colors, types or textures;
 - b. changes in the building and/or parapet height;
 - c. changes in the architectural details such as decorative banding, reveals, stone, or tile accents;

- d. change in window pattern; and
 - e. the use of balconies and recesses.
- (f) Architecture of the multi-unit house shall be designed in context with and reflect the predominant characteristics of other residential buildings within 500 feet of the exterior property lines of the multiunit house, in regard to scale, roof pitch, material, ingress/egress, and fenestration.

6. COLONNADE BUILDING

A colonnade building is subject to the standards of 88-110-06-B (*Table 110-2*) except as expressly modified or supplemented by the following standards.

- a. The street-facing façade of a colonnade building may have only one visible entrance to the building. If the building is located on a corner lot, one building entrance may be visible from each street.
- b. Visible building entrances must be clearly emphasized by any one of the following means:
 - 1. covered porch or canopy;
 - 2. transom and sidelight windows;
 - 3. pilasters and pediment; or
 - 4. other significant architectural treatment that emphasizes the entrance. (Simple trim around the doorway does not meet this standard.)
- c. Patio-style doors, such as sliding glass doors, may not be used for main entrance doors.
- d. A colonnade building must have porches available to each unit of the building. The porch must be a minimum of 5 feet in depth. On the main street-facing façade, porches must be located on each side of the main entrance, extending the full height of the building. If the building is on a corner lot, additional porches may be located on the side façade. Basement units are not required to have a porch.
- e. Cladding must be of brick, stone, or acceptable materials. Stucco may also be used on the upper stories of secondary façades.
- f. The main roof of a colonnade building must be flat, with a parapet that may include a hipped roof element.
- g. A pedestrian circulation system must be provided that connects residential entrances to adjacent public rights-of-way and to parking areas and other on-site facilities.
- h. Surface parking and parking within accessory structures must be located at the rear of the building and otherwise concealed from view of abutting streets. Parking areas may not be located directly between the principal building and the street or within any required side setback area. Surface parking area, and the edge of the driveway from the right-of-way to any parking area or structure, must be landscaped in accordance with 88-425-05 and 88-425-06.
- i. The front façade of a new colonnade building may not exceed 40 feet in width. Buildings may exceed this limitation if the street-facing plane of the building is broken into horizontal modules that comply with the following standards:
 - 1. Each module must be no greater than 30 feet and no less than 10 feet in width and must be distinguished from adjacent modules by a change in the wall plane of at least 16 inches in depth. For buildings that are 3 or more stories in height, the width of the module may be increased to 40 feet.
 - 2. Each module must have a corresponding change in the roofline.

3. Each module must be distinguished from the adjacent module by at least one of the following means:
 - i. changes in material colors, types or textures;
 - ii. changes in the building and/or parapet height;
 - iii. changes in the architectural details such as decorative banding, reveals, stone, or tile accents; and
 - iv. change in window pattern.
- j. Architecture of the colonnade building shall be designed in context with and reflect the predominant characteristics of other residential buildings within 500 feet of the exterior property lines of the building, in regard to scale, roof pitch, material, ingress/egress, and fenestration.
- k. Colonnade buildings shall be designed in accordance with one of the following types:
 1. Classical Colossal Column Porch distinctive for Neoclassical styling featuring smooth or fluted Colossal columns of the Classical Order that rise the full height of the dark brick façade;



2. Combined Column Porch featuring columns that extend more than one story in height and support a smaller column of different material and design or the reverse — columns that extend one story and support columns that extend upward for several stories;



3. Square Brick Column Porch, a simpler version comprised of square brick columns;



4. Transitional Enclosed Colonnade, this version retains the design of the original porch projections, but are enclosed and integrated with the interior living space.



5. Courtyard Colonnaded Apartments: Colonnaded courtyard apartment are sets of three to seven buildings arranged in a U-shaped pattern around a courtyard with the courtyard opened to the street. The main façades of the buildings fact onto the courtyard.

7. MULTI-UNIT BUILDING

Multi-unit buildings (i.e., buildings containing 3 or more dwelling units, other than multi-unit houses) are subject to the standards of 88-110-06-B (*Table 110-2*) except as modified or supplemented by the following standards.

- (a) Visible building entrances to dwelling units on the ground floor must be clearly emphasized by any one of the following means:
 - (1) covered porch or canopy;
 - (2) transom and sidelight windows;
 - (3) pilasters and pediment; or
 - (4) other significant architectural treatment that emphasizes the entrance. (Simple trim around the doorway does not meet this standard.)
- (b) Patio-style doors, such as sliding glass doors, may not be used for main entrance doors.
- (c) A pedestrian circulation system must be provided that connects residential entrances to adjacent public rights-of-way and to parking areas and other on-site facilities.
- (d) Surface parking and parking within accessory structures must be located behind front building line or otherwise screened from view of abutting streets. Parking areas may not be located directly between the principal building and the street or within any required side setback area. Surface parking and the edge of the driveway from the right-of-way to any parking area or structure must be landscaped in accordance with 88-425-05 and 88-425-06.

- (e) Street-facing walls that are greater than 50 feet in length must be articulated with bays, projections, recesses or other design elements that effectively break-up the mass of the building.

88-408-A. CALCULATION OF LAND DEDICATION REQUIREMENTS

Parkland dedication requirements are calculated in 4 steps, as follows:

1. First, multiply the number of detached houses to be included in the development times 3.7 people per dwelling unit; then multiply the resulting number times 0.006 of an acre per person.
2. Second, multiply the number of dwelling units in ~~semi-attached house~~ townhouse to be included in the development times 3 people per dwelling unit; then multiply the resulting number times 0.006 of an acre per person.
3. Third, multiply the number of dwelling units in multi-unit buildings to be included in the development times 2 people per unit; then multiply the resulting number times 0.006 of an acre per person.
4. Finally, add the results of the preceding detached house, ~~two-unit house~~ townhouse, and multi-unit building land dedication calculations. This sum represents the development's total parkland dedication requirement, which may be satisfied by the actual dedication of land or through the payment of money in lieu of dedication, in accordance with the provisions of this section.

88-445-06 SIGNS IN RESIDENTIAL DISTRICTS

88-445-06-A. RESIDENTIAL SIGNS

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

1. **GENERAL RULES**

- a. **LIGHTING.**

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

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

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

- c. **TRAFFIC CONTROL SIGNS**

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

- d. **MESSAGES**

Any sign allowed under this section may bear a noncommercial message. Limited commercial messages are allowed, in accordance with express provisions of this section, but such commercial messages may not advertise or direct attention to a business or commercial activity other than one lawfully conducted on the premises, as expressly allowed under this section.

- e. **SETBACK**

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

2. **DETACHED HOUSE AND ~~SEMI-ATTACHED HOUSE~~ TWO-UNIT TOWNHOUSE**

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

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

3. **MULTI-UNIT BUILDINGS**

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

a. **WALL SIGNS**

1. One wall sign per building not to exceed 12 square feet in area. The message on such sign may include a commercial message related to the sale, lease, or rental of units in the building or complex.
2. For each building entrance providing access to multiple dwelling units, an additional sign to identify the dwelling units in that building, not to exceed 4 square feet in area, provided that no message on such sign other than a word such as "directory" or similar identifying word may be legible from a location on the public right-of-way or on private property other than that which is part of the same complex.
3. For each entrance (excluding garage entrances) to an individual dwelling unit, one wall sign, not to exceed 80 square inches in area.
4. For any multi-unit residential building containing one or more offices, as permitted under the zoning for the district, one additional wall sign is permitted, which sign may not exceed 16 square feet in area. The wall sign may bear a commercial message related to activities lawfully conducted on the premises or a noncommercial message.

b. **INCIDENTAL SIGNS**

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

c. **INTERIM SIGNS**

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

4. INSTITUTIONAL AND OFFICE USES

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

(a) MONUMENT SIGNS

One monument sign per street frontage which may not exceed 32 square feet in area or 6 feet in height. One sign per lot may include changeable copy, but the changeable copy feature must use direct human intervention for changes and may not include any form of digital or electronic display. Such sign may be internally or externally illuminated.

(b) WALL SIGNS

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

(c) INCIDENTAL SIGNS

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

(d) INTERIM SIGNS

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

5. HOSPITAL SIGNS

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

limited to proper identification of the facilities. Such signs may be internally or externally illuminated.

6. RESIDENTIAL ENTRANCE SIGNS

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

7. INTERIM SUBDIVISION DEVELOPMENT SIGNS

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

8. GROUP HOMES

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

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

9. OTHER PRINCIPAL USES AND VACANT LOTS

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

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

10. AUXILIARY PARKING

Signs to identify parking areas allowed by special use permit shall be approved in conjunction with such special use permit, although no sign may exceed 12 square feet in area or 6 feet in

height. Such signs may show only the hours in which the parking lot is open and the persons authorized to use the parking area.

88-620-B. APPLICATIONS TO THE CITY PLAN COMMISSION, THE BOARD OF ZONING ADJUSTMENT, AND ADMINISTRATIVE APPROVALS

Certain fees are hereby established for the filing of applications to the board of zoning adjustment and the city plan commission as follows:

1. City plan commission:
 - a. For applications to rezone: \$678.00.
 - b. Development plan:
 1. Residential: \$678.00 plus \$4.00 per dwelling unit, not to exceed \$3,793.00.
 2. Nonresidential: \$678.00 plus \$97.00 per acre or fraction thereof, not to exceed \$3,793.00.
 - c. Project plan:
 1. Residential: \$271.00 plus \$4.00 per dwelling unit.
 2. Nonresidential: \$271.00 plus \$97.00 per acre or fraction thereof.
 - d. Major amendments:
 1. Residential: \$325.00 plus \$4.00 per dwelling unit, not to exceed \$1,355.00.
 2. Nonresidential: \$325.00 plus \$97.00 per acre or fraction thereof, not to exceed \$1,355.00.
 - e. Urban redevelopment district:
 1. \$678.00 plus \$97.00 per acre or \$4.00 per dwelling unit, whichever is greater, not to exceed \$3,793.00.
 - f. Master plan development:
 1. \$678.00 plus \$97.00 per acre or \$4.00 per dwelling unit, whichever is greater, not to exceed \$3,793.00.
 - g. For approval of a council approved signage plan: \$271.00.
 - h. For application for special review district: \$460.00.
 - i. For text amendments: \$542.00.
 - j. For land use plan amendments: \$867.00.
 - k. For major street plan amendments: \$433.00.
 - l. For applications for appeal from the decision of the director of city planning and development: \$542.00.
 - m. For neighborhood rezoning projects and overlay districts:
from 0-200 parcels/lots \$2,709.00.
from 201-500 parcels/lots \$4,876.00.
from 501+ parcels/lots \$5,960.00.
 - n. Vacation of alleys, streets, and plats: \$303.00.

- o. For all other applications: \$651.00.
- 2. Board of zoning adjustment:
 - a. For applications for variances involving the following uses:
 - 1. Detached house and ~~semi-attached house~~two-unit townhouse and accessory uses: \$271.00.
 - 2. All other uses: \$542.00.
 - b. For applications for appeal from the decision of the director of city planning and development: \$542.00.
 - c. For applications for rehearing before the board of zoning adjustment: \$271.00.
 - d. Certificates of legal nonconformance: For all applications for certificate of legal nonconformance, there shall be a charge of \$136.00 for applications related to detached houses and ~~semi-attached houses~~two-unit townhouse and \$325.00 for all other applications. For all requests for approval of a change in use for an existing legal nonconforming use pursuant to 88-610 there shall be a charge of \$54.00 for requests related to detached houses and ~~semi-attached houses~~two-unit townhouse and \$189.00 for all other requests.
 - e. For applications for all other requests: \$407.00.
 - f. For stay of enforcement: \$433.00.
 - g. Special use permits:
 - 1. Ambulance service: \$894.00.
 - 2. Bed & breakfast: \$623.00.
 - 3. Blood/plasma center: \$867.00.
 - 4. Car wash/cleaning service: \$894.00.
 - 5. Cemetery/columbarium/mausoleum: \$894.00.
 - 6. Check-cashing, short-term loan/title loan establishment: \$1,571.00.
 - 7. College/university: \$894.00.
 - 8. Community center: \$407.00.
 - 9. Community supported agriculture: \$105.00.
 - 10. Crematory: \$894.00.
 - 11. Day care (home & family): \$623.00.
 - 12. Day care (11-20 children) (group): \$623.00.
 - 13. Day care center (21+): \$867.00.
 - 14. Day labor employment agency: \$867.00.
 - 15. Demolition debris landfill: \$1,571.00.
 - 16. Detention and correctional facilities: \$1,571.00.
 - 17. Drive-thru facility: \$894.00.
 - 18. Entertainment venue and spectator sports: \$894.00.
 - 19. Entertainment venue and spectator sports: small venue (1—149 capacity): \$487.00.
 - 20. Entertainment venue and spectator sports: medium venue (150—499 capacity): \$894.00.

21. Entertainment venue and spectator sports: large venue (500+ capacity): \$1,571.00.
22. Entertainment venue and spectator sports: outdoor (all sizes): \$1,571.00.
23. Financial services (except check-cashing and pawn shops): \$867.00.
24. Gasoline and fuel sales: \$894.00.
25. Group living: \$623.00.
26. Heavy equipment sales/rental: \$894.00.
27. Historic landmark (reuse of officially designated historic landmark, local or national): \$271.00.
28. Hospital: \$894.00.
29. Hotel/motel: \$894.00.
30. Household living: \$894.00.
31. Junk/salvage yard: \$1,571.00.
32. Library/museum/cultural exhibit: \$407.00.
33. Light equipment sales/rental (indoor): \$894.00.
34. Light equipment sales/rental (outdoor): \$1,571.00.
35. Manufacturing, production, and industrial service - limited: \$1,571.00.
36. Manufacturing, production, and industrial service - general: \$1,571.00.
37. Mining and quarrying: \$1,571.00.
38. Motor vehicle repair limited: \$894.00.
39. Motor vehicle repair general: \$894.00.
40. Neighborhood-serving retail: \$894.00.
41. Nursing homes: \$867.00.
42. Office, administrative, professional or general: \$894.00.
43. Park/recreation: \$487.00.
44. Parking, non-accessory: \$894.00.
45. Pawn shops: \$1,571.00.
46. Recreation vehicle park: \$1,571.00.
47. Recycling service - limited: \$1,571.00.
48. Recycling service - general: \$1,571.00.
49. Religious assembly: \$407.00.
50. Repair or laundry service, consumer: \$894.00.
51. Residential storage warehouse: \$894.00.
52. Safety service (except for police and fire stations \$894.00.
53. School: \$407.00.
54. Signs: \$353.00.
55. Solid waste separation facility: \$1,571.00.

56. Sports and recreation, participant (indoor): \$894.00.
 57. Sports and recreation, participant (outdoor): \$1,571.00.
 58. Stable: \$867.00.
 59. Tavern or nightclub: \$894.00.
 60. Transfer station: \$1,571.00.
 61. Undertaking: \$894.00.
 62. Utilities and services (except basic, minor): \$894.00.
 63. Vehicle sales and service: \$894.00.
 64. Vehicle storage/towing: \$1,571.00.
 65. Warehousing, wholesaling, freight movement-indoor: \$894.00.
 66. Warehousing, wholesaling, freight movement-outdoor: \$1,571.00.
 67. Waste related use: \$1,571.00.
 68. All other uses: \$894.00.
3. Administrative fees:
 - A. Minor amendment to an approved development plan:
 1. Residential: \$244.00 plus \$4.00 per dwelling unit, not to exceed \$678.00.
 2. Nonresidential: \$244.00 plus \$97.00 per acre or fraction thereof, not to exceed \$678.00.
 - B. Administrative adjustment: \$271.00.
 - C. Administrative approval: \$271.00.
 - D. For any request for continuance by the applicant: \$136.00.
 - E. Short term rental:
 1. Administrative approval: \$271.00
 2. Special use permit: \$623.00
 3. First year registration: \$288.00 (if administrative approval or special use permit not required, as those fees include first year registration)
 4. Annual renewal of registration: \$183.00
 4. The city plan commission and the board of zoning adjustment shall have the authority to waive the fees set out in this subsection in the interests of justice.
 5. Transcripts on appeal to circuit court. Transcripts, necessary upon appeal to the circuit court, shall be furnished by the appellant. These may be obtained, upon payment of the current charge, from the reporting service employed by the board of zoning adjustment to take testimony given at the public hearing. The board may waive the transcription costs where it is determined that the appellant is unable to pay the costs. The cost of the transcript will be refunded to the appellant if the appellate court orders such refund upon judgment.
 6. The city manager shall have authority annually to adjust the fees listed above to reflect an increase equal to an increase in the consumer price index (all items/all urban consumers/Kansas City, Missouri-Kansas) published by the United States Department of Labor, Bureau of Labor Statistics, provided that the increases are reflective of the costs of the services being provided. If the costs in processing the applications fall below the fees being charged, the fees shall be reduced so that they are equal to or

less than the costs of processing the applications. The adjustments shall be made annually by the city manager in conjunction with the adoption of the annual budget of the city by filing a notice with the city clerk.

88-810-1442 RESIDENTIAL PARKING SPACE

An off-street space provided for the parking of motor vehicles in conjunction with a detached house, zero lot line house, ~~attached house~~townhouse, two-unit house, and multi-unit house.

88-810-2140 SUBDIVISION

Any land, vacant or improved, that is divided or proposed to be divided into two or more lots, parcels, sites, units, plots or interests of less than 20 acres, for the purpose of offer, sale, lease or development, either on the installment plan or upon any and all other plans, terms and conditions, including resubdivision. Subdivision includes the division or development of residential and nonresidential zoned land, whether by deed, metes and bounds description, map, plat or other recorded instrument, and further includes the creation of a condominium, ~~townhome~~townhouse or any other division of property into units and common elements.

88-110-04 RESIDENTIAL BUILDING TYPES

88-110-04-A. RESIDENTIAL BUILDING TYPES ALLOWED

The residential uses allowed in R districts must be located in residential buildings. The following residential building types are allowed in R districts. Many residential building types are subject to supplemental standards, as referenced in 88-110-06-C.

Building Type	R-80	R-10	R-7.5	R-6	R-5	R-2.5	R-1.5	R-0.75	R-0.5	R-0.3
Detached house	P	P	P	P	P	P	P	P	P	P
Zero lot line house	P	P	P	P	P	P	P	P	P	P
Cottage house	-	-	P	P	P	P	P	P	P	P
Townhouse										
Two-Unit Townhouse										
on corner lots	-	P[1]	P[1]	P	P	P	P	P	P	P
in other situations	-	-	-	-	P	P	P	P	P	P
Multi-Unit Townhouse	-	-	-	-	P	P	P	P	P	P
Two-unit house										
on corner lots	-	P[1]	P[1]	P	P	P	P	P	P	P
in other situations	-	-	-	-	P	P	P	P	P	P
Multi-unit house	-	-	-	-	-	S	P	P	P	P
Colonnade	-	-	-	-	-	-	P	P	P	P
Multiplex	-	-	-	-	-	-	P	P	P	P
Multi-unit building	-	-	-	-	-	-	P	P	P	P

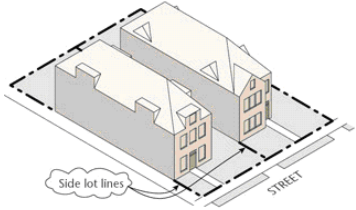
P = permitted building type - = prohibited building type

S = special use permit required

[1] Permitted only in approved open space development or conservation development; subject to 88-110-06-C.4

88-110-04-B. RESIDENTIAL BUILDING TYPES DEFINED AND REGULATED

Definitions and regulations for residential building types are as follows:

Detached House	A detached house is a principal building containing one dwelling unit located on a single lot with private yards on all sides. Detached houses are subject to the lot and building standards of 88-110-06-B (Table 110-2). No more than one detached house may be located on a single lot.	
Zero Lot Line House	A zero lot line house is a principal building containing one dwelling unit located on a single lot. The building is shifted to one side of the lot so that there is a more usable side yard on one side of the house and very little or no private yard on the other side. Zero lot line houses are subject to the lot and building standards of 88-110-06-B (Table 110-2) except as modified or supplemented by the zero lot line standards of 88-110-06-C. No more than one zero lot line house may be located on a single lot.	
Cottage House	A small detached house that is grouped with other cottages around a shared open space. Cottage houses are subject to the lot and building standards of 88-110-06 (table 110-2) except as modified or supplemented by the cottage house development standards of 88-110-06-C. Multiple cottage houses may be located on a single lot, subject to the limitation of 88-110-06-C.	
Townhouse	A building containing multiple dwelling units, each located on its own lot with a common or abutting wall along shared lot lines. Each dwelling unit has its own external entrance. There are two types of townhouses: two-unit townhouse and multi-unit townhouse. Townhouses are subject to the lot and building standards of 88-110-06-B (Table 110-2) except as modified or supplemented by the townhouse standards of 88-110-06-C. No more than one townhouse may be located on a single lot.	
	A two-unit townhouse is an townhouse building containing 2 dwelling units, divided by a vertical plane, with each unit platted on its own individual lot.	

	A multi-unit townhouse is an attached house building containing 3 or more dwelling units, divided by a vertical plane, with each unit platted on its own individual lot.	
Two-unit House	A two-unit house is a building containing 2 dwelling units, both of which are located on a single lot or parcel (also referred to as a "duplex" or "two-flat"). The dwelling units are attached and may be located on separate floors or side-by-side. Two-unit houses are subject to the lot and building standards of 88-110-06-B (Table 110-2) except as modified or supplemented by the two-unit house standards of 88-110-06-C. No more than one two-unit house may be located on a single lot.	
Multi-unit House	A multi-unit house is a building containing 3 to 8 dwelling units located on a single lot. Multi-unit houses appear as large detached houses and have only one entrance visible from the street. Multi-unit houses are subject to the lot and building standards of 88-110-06-B (Table 110-2) except as modified or supplemented by the multi-unit house standards of 88-110-06-C. More than one multi-unit house may be located on a single lot, subject to compliance with all applicable lot and building standards.	
Colonnade	A colonnade is typically a two- to four-story masonry building with two prominent multi-story colonnade porches, open or enclosed, located on the primary facade. The number of porch levels matches the number of stories of the building. A colonnade contains two units per floor, opening onto a central hall. More than one colonnade may be located on a single lot, subject to compliance with all applicable lot and building standards.	

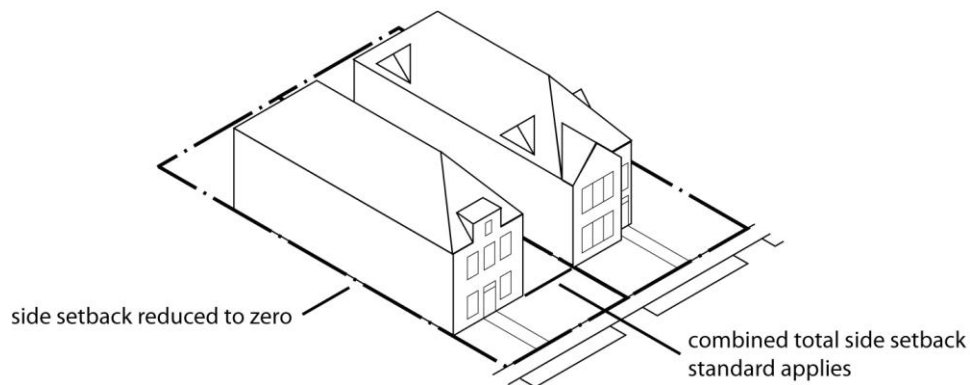
Multiplex	A multiplex is a building containing 3 to 8 dwelling units, each of which has its own external entrance. Multiplexes are subject to the lot and building standards of 88-110-06-B (Table 110-2). More than one multiplex may be located on a single lot, subject to compliance with all applicable lot and building standards and subject to site plan review.	
Multi-unit building	A multi-unit building is a building containing 3 or more dwelling units (other than a multiplex or multi-unit house) that share common walls and/or common floors/ceilings. Multi-unit buildings are typically served by one or more common building entrances. Multi-unit buildings are subject to the lot and building standards of 88-110-06-B (Table 110-2) except as modified or supplemented by the Multi-unit building standards of 88-110-06-C. More than one multi-unit building may be located on a single lot, subject to compliance with all applicable lot and building standards.	

88-110-06-C. BUILDING-TYPE SPECIFIC STANDARDS

1. ZERO LOT LINE HOUSES

Zero lot line houses are subject to the standards of 88-110-06-B (*Table 110-2*), except as expressly modified by the following zero lot line house standards:

- (a) Zero lot line building arrangements require that the planning for all house locations be done at the same time. Because the exact location of each house is predetermined, greater flexibility in site planning is possible, while ensuring that neighborhood character is maintained.
- (b) The side setback on one side of the lot may be reduced to as little as zero. The zero-setback side may not abut a street or a lot that is not part of the zero lot line development. The minimum combined side setback requirements of 88-110-06-B apply on the "non-zero" side, which means that a lot with a zero side setback on one side must provide a setback equal to at least 20% of the lot width on the opposite side of the lot.



- (c) Eaves on the side of a house with a reduced setback may project over the abutting lot line only if a perpetual eave overhang easement at least 5 feet in width is provided on the lot abutting the zero lot line property line, which, with the exception of walls and/or fences, must be kept clear of structures. The easement must be shown on the plat and incorporated into each deed transferring title on the property.
- (d) When the zero lot line house's exterior wall or eaves are set back less than 2 feet from the abutting side lot line, a perpetual maintenance easement at least 5 feet in width must be provided on the lot abutting the zero lot line property line, which, with the exception of walls and/or fences, must be kept clear of structures. The easement must be shown on the plat and incorporated into each deed transferring title on the property. This provision is intended to ensure the ability to conduct maintenance and upkeep activities on the zero lot line house.
- (e) Windows or other openings that allow for visibility into the side yard of the lot abutting the zero-setback side lot are not allowed on zero lot line houses. Windows that do not allow visibility into the side yard of the abutting lot, such as clerestory windows or translucent windows, are allowed, subject to compliance with the building code.

2. COTTAGE HOUSE

Cottage house developments are subject to the standards of 88-110-06-B (*Table 110-2*), except as expressly modified by the following cottage house development standards:

(a) DEVELOPMENT SIZE

Cottage house developments must contain at least 4 and no more than 12 cottage houses. A development site may contain more than one cottage house development.

(b) LOT SIZE

- (1) In the R-7.5, R-6 and R-5 districts the minimum required lot area per cottage unit is 50% of the minimum lot area per unit standard of 88-110-06-B (*Table 110-2*).
- (2) In the R-2.5 district the minimum required lot area per cottage unit is 75% of the minimum lot area per unit standard of 88-110-06-B (*Table 110-2*).
- (3) In the R-1.5, R-0.5 and R-0.3 districts the minimum lot area per unit standard of 88-110-06-B (*Table 110-2*) applies.

(c) FLOOR AREA

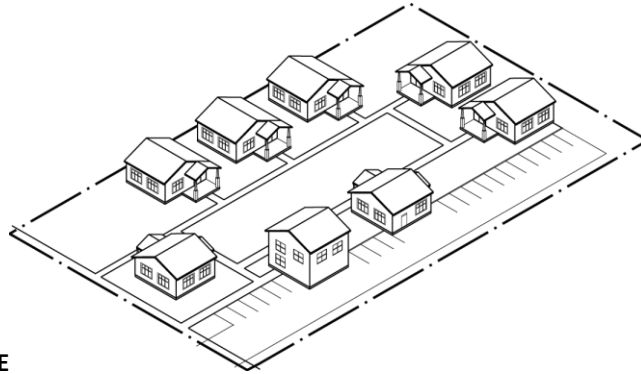
- (1) The total floor area of each cottage may not exceed either 1.5 times the area of the main floor or 1,250 square feet, whichever is less. Attached garages are counted in the calculation of total floor area.
- (2) The maximum main floor area for cottages is 850 square feet. For the purposes of this calculation, the area of interior stairways may be allocated between floors served.

(d) SETBACKS AND BUILDING SEPARATION

All structures within cottage house developments must be set back at least 15 feet from property lines abutting streets and 10 feet from other property lines along the outer perimeter of the cottage house development site. When vehicular access to a cottage housing development is from an alley, a 4-foot minimum rear setback is allowed. All buildings within the cottage house development must be separated by a minimum distance of 10 feet.

(e) BUILDING HEIGHT

Cottage houses may not exceed 18 feet in height, except that pitched roofs with a minimum pitch of 6:12 may extend up to 25 feet in height. All parts of a roof above 18 feet in height must be pitched.



(f) **OPEN SPACE**

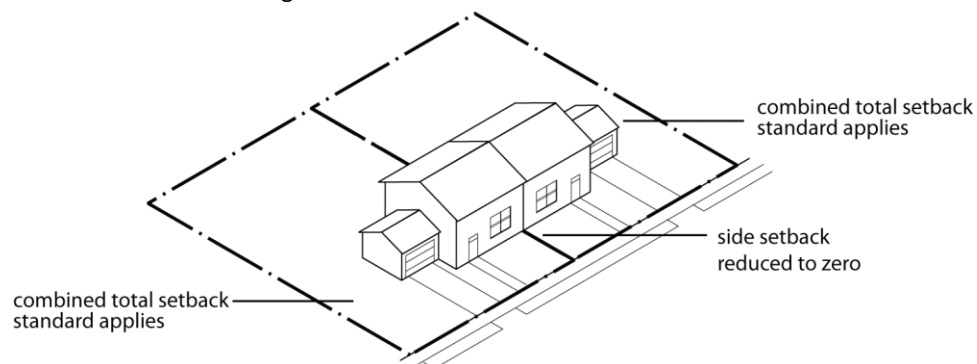
Each cottage unit must have 150 square feet of private, contiguous, usable open space adjacent to each dwelling unit, for the exclusive use of the cottage resident. Such private open space must be oriented toward the common open space as much as possible, with no dimension less than 10 feet.

All cottages must have a roofed porch at least 80 square feet in area with a minimum dimension of 8 feet on any side.

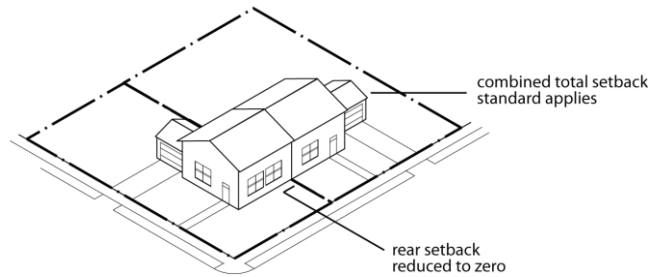
3. **TOWNHOUSE**

Townhouses are subject to the standards of 88-110-06-B (*Table 1102*), except as expressly modified or supplemented by the following townhouse standards.

- (a) The minimum lot width for an attached house is 18 feet.
- (b) The minimum lot area per unit requirements of 88-110-06-B (*Table 110-2*) apply to townhouse projects on a project-wide basis, meaning that the total area of the townhouse site, including common areas comprising up to 20% of the overall site, may be counted as lot area. Common areas may include commonly owned open space, access drives and parking areas. Such common areas may also be included in setback calculations.
- (c) No side setback is required for common or abutting walls. The minimum total (combined) side setback standard of 88-110-06-B (*Table 110-2*) applies along the sides of the building that do not have common or abutting walls.



- (d) Common or abutting walls must be shared for at least 50% of their length.
- (e) On corner lots, either the rear setback or side setback may be reduced to zero. However, the remaining side or rear setback must comply with the standards of 88-110-06-B (*Table 110-2*).



- (f) The minimum total (combined) side setback standard of Section 88-110-06-B (*Table 110-2*) applies along the sides of the building that do not have common or abutting walls.
- (g) The front façade of any townhouse may not include more than 40% garage wall area.
- (h) Multi-unit townhouse buildings may not contain more than 9 attached dwelling units.

4. **TWO-UNIT HOUSES AND TWO-UNIT TOWNHOUSES ON CORNER LOTS**

Under the conventional development option, two-unit houses and two-unit townhouses are subject to the standards of Section 88-110-06-B (*Table 110-2*). In approved open space or conservation developments two-unit houses and two-unit townhouses are allowed on corner lots in all R districts except R-80. In R-10, R-7.5 and R-6 districts they are subject to the following additional standards.

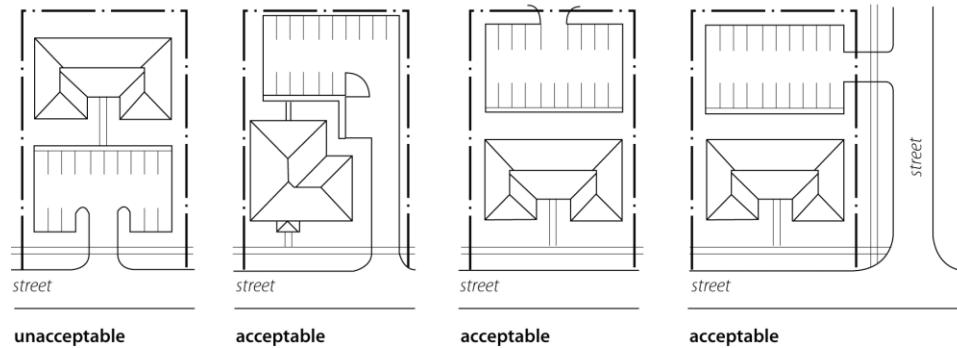
- (a) Two-unit houses and two-unit townhouses are allowed on corner lots in situations in which such building types would not otherwise be allowed because they can be designed so each unit is oriented towards a different street. This gives the two-unit house and the two-unit townhouse the overall appearance of a detached house when viewed from either street.
- (b) The corner lot must comply with the minimum lot area standard of the subject zoning district. No lot with less than 3,000 square feet of lot area may be used for the corner lot option.
- (c) Each dwelling unit within the two-unit house or two-unit townhouse must have its address, main entrance, and garage oriented towards a separate street frontage. Conversion of an existing detached house may provide one main entrance with internal access to both units.

5. **MULTI-UNIT HOUSE** (includes Multiplex)

Multi-unit houses are subject to the standards of Section 88-110-06-B (*Table 110-2*) except as expressly modified or supplemented by the following standards.

- (a) The street-facing façade of a multi-unit house may have only one visible entrance to the building. If the building is located on a corner lot, one building entrance may be visible from each street.
- (b) Visible building entrances must be clearly emphasized by any one of the following means:
 - (1) covered porch or canopy;
 - (2) transom and sidelight windows;
 - (3) pilasters and pediment; or
 - (4) other significant architectural treatment that emphasizes the entrance. (Simple trim around the doorway does not meet this standard.)
- (c) Patio-style doors, such as sliding glass doors, may not be used for main entrance doors.
- (d) A pedestrian circulation system must be provided that connects residential entrances to adjacent public rights-of-way and to parking areas and other on-site facilities.
- (e) Surface parking and parking within accessory structures must be located behind the front building line and otherwise concealed from view of abutting streets. Parking areas may not be located directly between the principal building and the street or within any required side setback

area. Surface parking and the edge of the driveway from the right-of-way to any parking area or structure must be landscaped in accordance with 88-425-05 and 88-425-06.



- (f) The front façade of new multi-unit houses may not exceed 40 feet in width. Buildings may exceed this limitation if the street-facing plane of the building is broken into horizontal modules that comply with the following standards:

- (1) Each module must be no greater than 30 feet and no less than 10 feet in width and must be distinguished from adjacent modules by a change in the wall plane of at least 16 inches in depth. For buildings that are 3 or more stories in height, the width of the module may be increased to 40 feet.
- (2) Each module must have a corresponding change in the roofline.
- (3) Each module must be distinguished from the adjacent module by at least one of the following means:
 - a. changes in material colors, types or textures;
 - b. changes in the building and/or parapet height;
 - c. changes in the architectural details such as decorative banding, reveals, stone, or tile accents;
 - d. change in window pattern; and
 - e. the use of balconies and recesses.

- (f) Architecture of the multi-unit house shall be designed in context with and reflect the predominant characteristics of other residential buildings within 500 feet of the exterior property lines of the multiunit house, in regard to scale, roof pitch, material, ingress/egress, and fenestration.

6. COLONNADE BUILDING

A colonnade building is subject to the standards of 88-110-06-B (*Table 110-2*) except as expressly modified or supplemented by the following standards.

- a. The street-facing façade of a colonnade building may have only one visible entrance to the building. If the building is located on a corner lot, one building entrance may be visible from each street.
- b. Visible building entrances must be clearly emphasized by any one of the following means:
 1. covered porch or canopy;
 2. transom and sidelight windows;
 3. pilasters and pediment; or

4. other significant architectural treatment that emphasizes the entrance. (Simple trim around the doorway does not meet this standard.)
- c. Patio-style doors, such as sliding glass doors, may not be used for main entrance doors.
- d. A colonnade building must have porches available to each unit of the building. The porch must be a minimum of 5 feet in depth. On the main street-facing façade, porches must be located on each side of the main entrance, extending the full height of the building. If the building is on a corner lot, additional porches may be located on the side façade. Basement units are not required to have a porch.
- e. Cladding must be of brick, stone, or acceptable materials. Stucco may also be used on the upper stories of secondary façades.
- f. The main roof of a colonnade building must be flat, with a parapet that may include a hipped roof element.
- g. A pedestrian circulation system must be provided that connects residential entrances to adjacent public rights-of-way and to parking areas and other on-site facilities.
- h. Surface parking and parking within accessory structures must be located at the rear of the building and otherwise concealed from view of abutting streets. Parking areas may not be located directly between the principal building and the street or within any required side setback area. Surface parking area, and the edge of the driveway from the right-of-way to any parking area or structure, must be landscaped in accordance with 88-425-05 and 88-425-06.
- i. The front façade of a new colonnade building may not exceed 40 feet in width. Buildings may exceed this limitation if the street-facing plane of the building is broken into horizontal modules that comply with the following standards:
 1. Each module must be no greater than 30 feet and no less than 10 feet in width and must be distinguished from adjacent modules by a change in the wall plane of at least 16 inches in depth. For buildings that are 3 or more stories in height, the width of the module may be increased to 40 feet.
 2. Each module must have a corresponding change in the roofline.
 3. Each module must be distinguished from the adjacent module by at least one of the following means:
 - i. changes in material colors, types or textures;
 - ii. changes in the building and/or parapet height;
 - iii. changes in the architectural details such as decorative banding, reveals, stone, or tile accents; and
 - iv. change in window pattern.
- j. Architecture of the colonnade building shall be designed in context with and reflect the predominant characteristics of other residential buildings within 500 feet of the exterior property lines of the building, in regard to scale, roof pitch, material, ingress/egress, and fenestration.
- k. Colonnade buildings shall be designed in accordance with one of the following types:
 1. Classical Colossal Column Porch distinctive for Neoclassical styling featuring smooth or fluted Colossal columns of the Classical Order that rise the full height of the dark brick façade;



2. Combined Column Porch featuring columns that extend more than one story in height and support a smaller column of different material and design or the reverse — columns that extend one story and support columns that extend upward for several stories;



3. Square Brick Column Porch, a simpler version comprised of square brick columns;



4. Transitional Enclosed Colonnade, this version retains the design of the original porch projections, but are enclosed and integrated with the interior living space.



5. Courtyard Colonnaded Apartments: Colonnaded courtyard apartment are sets of three to seven buildings arranged in a U-shaped pattern around a courtyard with the courtyard opened to the street. The main façades of the buildings fact onto the courtyard.

7. MULTI-UNIT BUILDING

Multi-unit buildings (i.e., buildings containing 3 or more dwelling units, other than multi-unit houses) are subject to the standards of 88-110-06-B (*Table 110-2*) except as modified or supplemented by the following standards.

- (a) Visible building entrances to dwelling units on the ground floor must be clearly emphasized by any one of the following means:
 - (1) covered porch or canopy;
 - (2) transom and sidelight windows;
 - (3) pilasters and pediment; or
 - (4) other significant architectural treatment that emphasizes the entrance. (Simple trim around the doorway does not meet this standard.)
- (b) Patio-style doors, such as sliding glass doors, may not be used for main entrance doors.
- (c) A pedestrian circulation system must be provided that connects residential entrances to adjacent public rights-of-way and to parking areas and other on-site facilities.
- (d) Surface parking and parking within accessory structures must be located behind front building line or otherwise screened from view of abutting streets. Parking areas may not be located directly between the principal building and the street or within any required side setback area. Surface parking and the edge of the driveway from the right-of-way to any parking area or structure must be landscaped in accordance with 88-425-05 and 88-425-06.
- (e) Street-facing walls that are greater than 50 feet in length must be articulated with bays, projections, recesses or other design elements that effectively break-up the mass of the building.

88-408-A. CALCULATION OF LAND DEDICATION REQUIREMENTS

Parkland dedication requirements are calculated in 4 steps, as follows:

1. First, multiply the number of detached houses to be included in the development times 3.7 people per dwelling unit; then multiply the resulting number times 0.006 of an acre per person.
2. Second, multiply the number of dwelling units in townhouse to be included in the development times 3 people per dwelling unit; then multiply the resulting number times 0.006 of an acre per person.

3. Third, multiply the number of dwelling units in multi-unit buildings to be included in the development times 2 people per unit; then multiply the resulting number times 0.006 of an acre per person.
4. Finally, add the results of the preceding detached house, townhouse, and multi-unit building land dedication calculations. This sum represents the development's total parkland dedication requirement, which may be satisfied by the actual dedication of land or through the payment of money in lieu of dedication, in accordance with the provisions of this section.

88-445-06 SIGNS IN RESIDENTIAL DISTRICTS

88-445-06-A. RESIDENTIAL SIGNS

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

1. GENERAL RULES

a. LIGHTING.

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

b. FLASHING, MOVING AND SIMILAR SIGNS

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

c. TRAFFIC CONTROL SIGNS

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

d. MESSAGES

Any sign allowed under this section may bear a noncommercial message. Limited commercial messages are allowed, in accordance with express provisions of this section, but such commercial messages may not advertise or direct attention to a business or commercial activity other than one lawfully conducted on the premises, as expressly allowed under this section.

e. SETBACK

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

2. DETACHED HOUSE AND TWO-UNIT TOWNHOUSE

A lot with a principal use of a detached house or two-unit townhouse may have:

- a. For each entrance (excluding garage entrances) to a dwelling unit, one wall sign, not to exceed 80 square inches in area.
- b. One interim sign bearing a noncommercial message or a message related to the sale, lease, rental, or construction of the home. Such sign may not exceed 8 square feet in area or 4 feet in height.

- c. Additional interim signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height. A maximum of 16 square feet of sign area is allowed per lot.
- d. During the period from 6 weeks prior to a public election to be held in Kansas City to 2 weeks after such election, each lot may display additional signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height.

3. MULTI-UNIT BUILDINGS

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

a. WALL SIGNS

- 1. One wall sign per building not to exceed 12 square feet in area. The message on such sign may include a commercial message related to the sale, lease, or rental of units in the building or complex.
- 2. For each building entrance providing access to multiple dwelling units, an additional sign to identify the dwelling units in that building, not to exceed 4 square feet in area, provided that no message on such sign other than a word such as "directory" or similar identifying word may be legible from a location on the public right-of-way or on private property other than that which is part of the same complex.
- 3. For each entrance (excluding garage entrances) to an individual dwelling unit, one wall sign, not to exceed 80 square inches in area.
- 4. For any multi-unit residential building containing one or more offices, as permitted under the zoning for the district, one additional wall sign is permitted, which sign may not exceed 16 square feet in area. The wall sign may bear a commercial message related to activities lawfully conducted on the premises or a noncommercial message.

b. INCIDENTAL SIGNS

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

c. INTERIM SIGNS

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

4. INSTITUTIONAL AND OFFICE USES

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

(a) MONUMENT SIGNS

One monument sign per street frontage which may not exceed 32 square feet in area or 6 feet in height. One sign per lot may include changeable copy, but the changeable copy feature must use direct human intervention for changes and may not include any form of digital or electronic display. Such sign may be internally or externally illuminated.

(b) **WALL SIGNS**

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

(c) **INCIDENTAL SIGNS**

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

(d) **INTERIM SIGNS**

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

5. **HOSPITAL SIGNS**

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

6. **RESIDENTIAL ENTRANCE SIGNS**

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

7. **INTERIM SUBDIVISION DEVELOPMENT SIGNS**

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

8. GROUP HOMES

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

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

9. OTHER PRINCIPAL USES AND VACANT LOTS

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

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

10. AUXILIARY PARKING

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

**88-620-B. APPLICATIONS TO THE CITY PLAN COMMISSION, THE BOARD OF ZONING
ADJUSTMENT, AND ADMINISTRATIVE APPROVALS**

Certain fees are hereby established for the filing of applications to the board of zoning adjustment and the city plan commission as follows:

- 1. City plan commission:
 - a. For applications to rezone: \$678.00.
 - b. Development plan:
 - 1. Residential: \$678.00 plus \$4.00 per dwelling unit, not to exceed \$3,793.00.
 - 2. Nonresidential: \$678.00 plus \$97.00 per acre or fraction thereof, not to exceed \$3,793.00.
 - c. Project plan:

1. Residential: \$271.00 plus \$4.00 per dwelling unit.
2. Nonresidential: \$271.00 plus \$97.00 per acre or fraction thereof.
- d. Major amendments:
 1. Residential: \$325.00 plus \$4.00 per dwelling unit, not to exceed \$1,355.00.
 2. Nonresidential: \$325.00 plus \$97.00 per acre or fraction thereof, not to exceed \$1,355.00.
- e. Urban redevelopment district:
 1. \$678.00 plus \$97.00 per acre or \$4.00 per dwelling unit, whichever is greater, not to exceed \$3,793.00.
- f. Master plan development:
 1. \$678.00 plus \$97.00 per acre or \$4.00 per dwelling unit, whichever is greater, not to exceed \$3,793.00.
- g. For approval of a council approved signage plan: \$271.00.
- h. For application for special review district: \$460.00.
- i. For text amendments: \$542.00.
- j. For land use plan amendments: \$867.00.
- k. For major street plan amendments: \$433.00.
- l. For applications for appeal from the decision of the director of city planning and development: \$542.00.
- m. For neighborhood rezoning projects and overlay districts:
 - from 0-200 parcels/lots \$2,709.00.
 - from 201-500 parcels/lots \$4,876.00.
 - from 501+ parcels/lots \$5,960.00.
- n. Vacation of alleys, streets, and plats: \$303.00.
- o. For all other applications: \$651.00.
2. Board of zoning adjustment:
 - a. For applications for variances involving the following uses:
 1. Detached house and two-unit townhouse and accessory uses: \$271.00.
 2. All other uses: \$542.00.
 - b. For applications for appeal from the decision of the director of city planning and development: \$542.00.
 - c. For applications for rehearing before the board of zoning adjustment: \$271.00.
 - d. Certificates of legal nonconformance: For all applications for certificate of legal nonconformance, there shall be a charge of \$136.00 for applications related to detached houses and two-unit townhouse and \$325.00 for all other applications. For all requests for approval of a change in use for an existing legal nonconforming use pursuant to 88-610 there shall be a charge of \$54.00 for requests related to detached houses and two-unit townhouse and \$189.00 for all other requests.
 - e. For applications for all other requests: \$407.00.
 - f. For stay of enforcement: \$433.00.

g. Special use permits:

1. Ambulance service: \$894.00.
2. Bed & breakfast: \$623.00.
3. Blood/plasma center: \$867.00.
4. Car wash/cleaning service: \$894.00.
5. Cemetery/columbarium/mausoleum: \$894.00.
6. Check-cashing, short-term loan/title loan establishment: \$1,571.00.
7. College/university: \$894.00.
8. Community center: \$407.00.
9. Community supported agriculture: \$105.00.
10. Crematory: \$894.00.
11. Day care (home & family): \$623.00.
12. Day care (11-20 children) (group): \$623.00.
13. Day care center (21+): \$867.00.
14. Day labor employment agency: \$867.00.
15. Demolition debris landfill: \$1,571.00.
16. Detention and correctional facilities: \$1,571.00.
17. Drive-thru facility: \$894.00.
18. Entertainment venue and spectator sports: \$894.00.
19. Entertainment venue and spectator sports: small venue (1—149 capacity): \$487.00.
20. Entertainment venue and spectator sports: medium venue (150—499 capacity): \$894.00.
21. Entertainment venue and spectator sports: large venue (500+ capacity): \$1,571.00.
22. Entertainment venue and spectator sports: outdoor (all sizes): \$1,571.00.
23. Financial services (except check-cashing and pawn shops): \$867.00.
24. Gasoline and fuel sales: \$894.00.
25. Group living: \$623.00.
26. Heavy equipment sales/rental: \$894.00.
27. Historic landmark (reuse of officially designated historic landmark, local or national): \$271.00.
28. Hospital: \$894.00.
29. Hotel/motel: \$894.00.
30. Household living: \$894.00.
31. Junk/salvage yard: \$1,571.00.
32. Library/museum/cultural exhibit: \$407.00.
33. Light equipment sales/rental (indoor): \$894.00.
34. Light equipment sales/rental (outdoor): \$1,571.00.

35. Manufacturing, production, and industrial service - limited: \$1,571.00.
36. Manufacturing, production, and industrial service - general: \$1,571.00.
37. Mining and quarrying: \$1,571.00.
38. Motor vehicle repair limited: \$894.00.
39. Motor vehicle repair general: \$894.00.
40. Neighborhood-serving retail: \$894.00.
41. Nursing homes: \$867.00.
42. Office, administrative, professional or general: \$894.00.
43. Park/recreation: \$487.00.
44. Parking, non-accessory: \$894.00.
45. Pawn shops: \$1,571.00.
46. Recreation vehicle park: \$1,571.00.
47. Recycling service - limited: \$1,571.00.
48. Recycling service - general: \$1,571.00.
49. Religious assembly: \$407.00.
50. Repair or laundry service, consumer: \$894.00.
51. Residential storage warehouse: \$894.00.
52. Safety service (except for police and fire stations \$894.00.
53. School: \$407.00.
54. Signs: \$353.00.
55. Solid waste separation facility: \$1,571.00.
56. Sports and recreation, participant (indoor): \$894.00.
57. Sports and recreation, participant (outdoor): \$1,571.00.
58. Stable: \$867.00.
59. Tavern or nightclub: \$894.00.
60. Transfer station: \$1,571.00.
61. Undertaking: \$894.00.
62. Utilities and services (except basic, minor): \$894.00.
63. Vehicle sales and service: \$894.00.
64. Vehicle storage/towing: \$1,571.00.
65. Warehousing, wholesaling, freight movement-indoor: \$894.00.
66. Warehousing, wholesaling, freight movement-outdoor: \$1,571.00.
67. Waste related use: \$1,571.00.
68. All other uses: \$894.00.

3. Administrative fees:

- A. Minor amendment to an approved development plan:
 - 1. Residential: \$244.00 plus \$4.00 per dwelling unit, not to exceed \$678.00.
 - 2. Nonresidential: \$244.00 plus \$97.00 per acre or fraction thereof, not to exceed \$678.00.
- B. Administrative adjustment: \$271.00.
- C. Administrative approval: \$271.00.
- D. For any request for continuance by the applicant: \$136.00.
- E. Short term rental:
 - 1. Administrative approval: \$271.00
 - 2. Special use permit: \$623.00
 - 3. First year registration: \$288.00 (if administrative approval or special use permit not required, as those fees include first year registration)
 - 4. Annual renewal of registration: \$183.00
- 4. The city plan commission and the board of zoning adjustment shall have the authority to waive the fees set out in this subsection in the interests of justice.
- 5. Transcripts on appeal to circuit court. Transcripts, necessary upon appeal to the circuit court, shall be furnished by the appellant. These may be obtained, upon payment of the current charge, from the reporting service employed by the board of zoning adjustment to take testimony given at the public hearing. The board may waive the transcription costs where it is determined that the appellant is unable to pay the costs. The cost of the transcript will be refunded to the appellant if the appellate court orders such refund upon judgment.
- 6. The city manager shall have authority annually to adjust the fees listed above to reflect an increase equal to an increase in the consumer price index (all items/all urban consumers/Kansas City, Missouri-Kansas) published by the United States Department of Labor, Bureau of Labor Statistics, provided that the increases are reflective of the costs of the services being provided. If the costs in processing the applications fall below the fees being charged, the fees shall be reduced so that they are equal to or less than the costs of processing the applications. The adjustments shall be made annually by the city manager in conjunction with the adoption of the annual budget of the city by filing a notice with the city clerk.

88-810-1442 RESIDENTIAL PARKING SPACE

An off-street space provided for the parking of motor vehicles in conjunction with a detached house, zero lot line house, townhouse, two-unit house, and multi-unit house.

88-810-2140 SUBDIVISION

Any land, vacant or improved, that is divided or proposed to be divided into two or more lots, parcels, sites, units, plots or interests of less than 20 acres, for the purpose of offer, sale, lease or development, either on the installment plan or upon any and all other plans, terms and conditions, including resubdivision. Subdivision includes the division or development of residential and nonresidential zoned land, whether by deed, metes and bounds description, map, plat or other recorded instrument, and further includes the creation of a condominium, townhouse or any other division of property into units and common elements.

Docket Item #3

Chapter 88 Text Amendment: Townhouses
CD-CPC-2026-00085

July 15, 2026

City Plan Commission



Text Amendment

- 88-110
- 88-408
- 88-445
- 88-620
- 88-810-1442
- 88-810-2140

Current Townhouse Definitions

- Chapter 18
 - a single-family dwelling unit, in which each unit extends from foundation to roof and with a yard or public way on at least two sides, constructed: in a group of three or more attached units; or, in a group of two attached units where a property line exists between the units on the underlying parcels. Where each unit is served by its own utilities which do not run through adjacent units, lots, tracts or parcels. Running electrical feeders underground would be considered protected.
- Chapter 88
 - an attached house building containing 3 or more dwelling units, divided by a vertical plane.

Proposed Chapter 88 Updates

- Attached House -> Two-unit Townhouse

~~Attached~~
~~House~~Townhouse

A building containing multiple dwelling units, each located on its own lot with a common or abutting wall along shared lot lines. Each dwelling unit has its own external entrance. There are two types of ~~attached houses~~ townhouses: ~~semi-attached houses~~ two-unit townhouse and ~~townhouses~~ multi-unit townhouse. ~~Attached houses~~ Townhouses are subject to the lot and building standards of 88-110-06-B (Table 110-2) except as modified or supplemented by the ~~attached house~~ townhouse standards of 88-110-06-C. No more than one ~~attached house~~ townhouse may be located on a single lot.

- Semi-attached House -> Two-unit Townhouse

A ~~semi-attached house~~ two-unit townhouse is an ~~attached house~~ townhouse building containing 2 dwelling units, divided by a vertical plane, with each unit platted on its own individual lot.

- Townhouse -> Multi-unit Townhouse

A ~~townhouse~~ multi-unit townhouse is an attached house building containing 3 or more dwelling units, divided by a vertical plane, with each unit platted on its own individual lot.

Staff Recommendation Docket Item #3

Chapter 88 Text Amendment

Case No. CD-CPC-2026-00085

Approval

Questions?



CITY PLAN COMMISSION

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

KCMO.gov/Planning

July 16, 2026

Re: **CD-CPC-2026-00085** - A request to approve amendments to Chapter 88, the Zoning and Development Code, through revisions, clarifications, and other administrative changes throughout the chapter in accordance with the Zoning and Development Code periodic review.

Dear :

At its meeting on July 15, 2026, the City Plan Commission acted as follows on the above-referenced case.

Recommend Approval

The Commission's action is only a recommendation. Your request must receive final action from the . All conditions imposed by the Commission, if any, are available on the following page(s).

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

- If revised plans are required, you must make such revisions and upload the revised plans prior to proceeding to final action.
- If revised plans are not required, your request will automatically be submitted for consideration.

If you have any questions, please contact me at matthew.barnes@kcmo.org or (816) 513-8817.

Sincerely,

A handwritten signature in black ink, appearing to read "Matthew Barnes".

Matthew Barnes
Lead Planner

COMPARED VERSION
NEW ORDINANCE TO CODE BOOKS

ORDINANCE NO. 260683

Amending Chapter 88, the Zoning and Development Code, by repealing Sections 88-110-04, 88-110-06-C, 88-408-A, 88-445-06, 88-620-B, 88-810-1442, and 88-810-2140, and enacting in lieu thereof new sections of like number and subject matter for the purpose of replacing the terms attached house, semi attached house, and townhouse with the terms townhouse, two-unit townhouse, and multi-unit townhouse to align definitions and terms within the Zoning and Development Code to the Building Code. (CD-CPC-2026-00085)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 88, the Zoning and Development Code, is hereby amended by repealing Section 88-110-04, RESIDENTIAL BUILDING TYPES, and enacting in lieu thereof a new section of like number and subject matter, said section to read as follows:

88-110-04 RESIDENTIAL BUILDING TYPES

88-110-04-A. RESIDENTIAL BUILDING TYPES ALLOWED

The residential uses allowed in R districts must be located in residential buildings. The following residential building types are allowed in R districts. Many residential building types are subject to supplemental standards, as referenced in 88-110-06-C.

Building Type	R-80	R-10	R-7.5	R-6	R-5	R-2.5	R-1.5	R-0.75	R-0.5	R-0.3
Detached house	P	P	P	P	P	P	P	P	P	P
Zero lot line house	P	P	P	P	P	P	P	P	P	P
Cottage house	-	-	P	P	P	P	P	P	P	P
Townhouse										
Attached house										
Townhouse										
Semi-attached Two-Unit Townhouse										
on corner lots	-	P[1]	P[1]	P	P	P	P	P	P	P
in other situations	-	-	-	-	P	P	P	P	P	P
Townhouse Multi-Unit Townhouse	-	-	-	-	P	P	P	P	P	P
Two-unit house										
on corner lots	-	P[1]	P[1]	P	P	P	P	P	P	P
in other situations	-	-	-	-	P	P	P	P	P	P
Multi-unit house	-	-	-	-	-	S	P	P	P	P
Colonnade	-	-	-	-	-	-	P	P	P	P

Multiplex	-	-	-	-	-	-	P	P	P	P
Multi-unit building	-	-	-	-	-	-	P	P	P	P

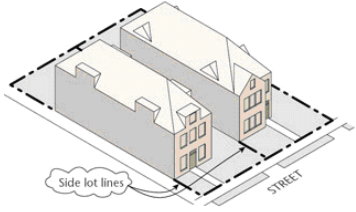
P = permitted building type - = prohibited building type

S = special use permit required

[1] Permitted only in approved open space development or conservation development; subject to 88-110-06-C.4

88-110-04-B. RESIDENTIAL BUILDING TYPES DEFINED AND REGULATED

Definitions and regulations for residential building types are as follows:

Detached House	A detached house is a principal building containing one dwelling unit located on a single lot with private yards on all sides. Detached houses are subject to the lot and building standards of 88-110-06-B (Table 110-2). No more than one detached house may be located on a single lot.	
Zero Lot Line House	A zero lot line house is a principal building containing one dwelling unit located on a single lot. The building is shifted to one side of the lot so that there is a more usable side yard on one side of the house and very little or no private yard on the other side. Zero lot line houses are subject to the lot and building standards of 88-110-06-B (Table 110-2) except as modified or supplemented by the zero lot line standards of 88-110-06-C. No more than one zero lot line house may be located on a single lot.	
Cottage House	A small detached house that is grouped with other cottages around a shared open space. Cottage houses are subject to the lot and building standards of 88-110-06 (table 110-2) except as modified or supplemented by the cottage house development standards of 88-110-06-C. Multiple cottage houses may be located on a single lot, subject to the limitation of 88-110-06-C.	
<u>Attached House</u> <u>Townhouse</u>	A building containing multiple dwelling units, each located on its own lot with a common or abutting wall along shared lot lines. Each dwelling unit has its own external entrance.	

	There are two types of townhouses: attached houses—townhouses: <u>semi-attached houses</u> <u>two-unit townhouse</u> and townhouses—multi-unit townhouse. Attached houses—Townhouses are subject to the lot and building standards of 88-110-06-B (Table 110-2) except as modified or supplemented by the attached—house townhouse standards of 88-110-06-C. No more than one attached house—townhouse may be located on a single lot.	
	A semi-attached house—two-unit townhouse is an attached—house <u>a townhouse</u> building containing 2 dwelling units, divided by a vertical plane, <u>with each unit platted on its own individual lot</u>.	
	A townhouse—multi-unit townhouse is an attached house building containing 3 or more dwelling units, divided by a vertical plane, <u>with each unit platted on its own individual lot</u>.	
Two-unit House	A two-unit house is a building containing 2 dwelling units, both of which are located on a single lot or parcel (also referred to as a "duplex" or "two-flat"). The dwelling units are attached and may be located on separate floors or side-by-side. Two-unit houses are subject to the lot and building standards of 88-110-06-B (Table 110-2) except as modified or supplemented by the two-unit house standards of 88-110-06-C. No more than one two-unit house may be located on a single lot.	
Multi-unit House	A multi-unit house is a building containing 3 to 8 dwelling units located on a single lot. Multi-unit houses appear as large detached houses and have only one entrance visible from the street. Multi-unit houses are subject to the lot and building standards of 88-110-06-B (Table 110-2) except as modified or supplemented by the multi-unit house standards of 88-110-06-C. More than one multi-unit house may be located on a single lot,	

	subject to compliance with all applicable lot and building standards.	
Colonnade	A colonnade is typically a two- to four-story masonry building with two prominent multi-story colonnade porches, open or enclosed, located on the primary facade. The number of porch levels matches the number of stories of the building. A colonnade contains two units per floor, opening onto a central hall. More than one colonnade may be located on a single lot, subject to compliance with all applicable lot and building standards.	
Multiplex	A multiplex is a building containing 3 to 8 dwelling units, each of which has its own external entrance. Multiplexes are subject to the lot and building standards of 88-110-06-B (Table 110-2). More than one multiplex may be located on a single lot, subject to compliance with all applicable lot and building standards and subject to site plan review.	
Multi-unit building	A multi-unit building is a building containing 3 or more dwelling units (other than a multiplex or multi-unit house) that share common walls and/or common floors/ceilings. Multi-unit buildings are typically served by one or more common building entrances. Multi-unit buildings are subject to the lot and building standards of 88-110-06-B (Table 110-2) except as modified or supplemented by the Multi-unit building standards of 88-110-06-C. More than one multi-unit building may be located on a single lot, subject to compliance with all applicable lot and building standards.	

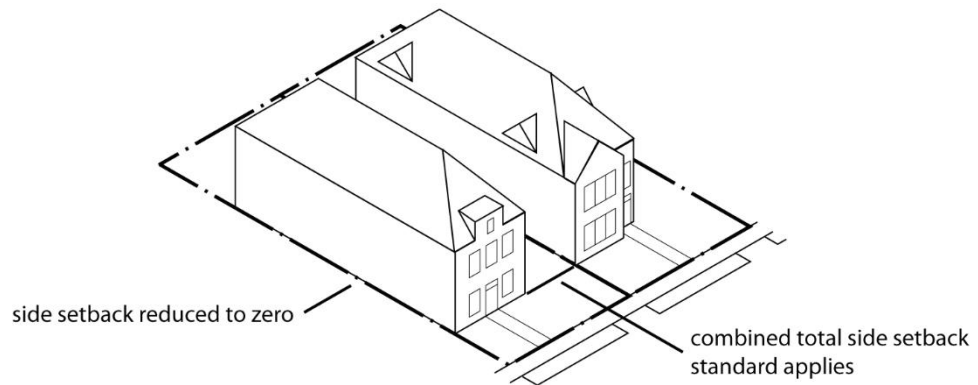
Section 2. That Chapter 88, the Zoning and Development Code, is hereby amended by adopting a new Section 88-110-06-C, BUILDING-TYPE SPECIFIC STANDARDS, said section to read as follows:

88-110-06-C. BUILDING-TYPE SPECIFIC STANDARDS

1. ZERO LOT LINE HOUSES

Zero lot line houses are subject to the standards of 88-110-06-B (*Table 110-2*), except as expressly modified by the following zero lot line house standards:

- (a) Zero lot line building arrangements require that the planning for all house locations be done at the same time. Because the exact location of each house is predetermined, greater flexibility in site planning is possible, while ensuring that neighborhood character is maintained.
- (b) The side setback on one side of the lot may be reduced to as little as zero. The zero-setback side may not abut a street or a lot that is not part of the zero lot line development. The minimum combined side setback requirements of 88-110-06-B apply on the "non-zero" side, which means that a lot with a zero side setback on one side must provide a setback equal to at least 20% of the lot width on the opposite side of the lot.



- (c) Eaves on the side of a house with a reduced setback may project over the abutting lot line only if a perpetual eave overhang easement at least 5 feet in width is provided on the lot abutting the zero lot line property line, which, with the exception of walls and/or fences, must be kept clear of structures. The easement must be shown on the plat and incorporated into each deed transferring title on the property.
- (d) When the zero lot line house's exterior wall or eaves are set back less than 2 feet from the abutting side lot line, a perpetual maintenance easement at least 5 feet in width must be provided on the lot abutting the zero lot line property line, which, with the exception of walls and/or fences, must be kept clear of structures. The easement must be shown on the plat and incorporated into each deed transferring title on the property. This provision is intended to ensure the ability to conduct maintenance and upkeep activities on the zero lot line house.
- (e) Windows or other openings that allow for visibility into the side yard of the lot abutting the zero-setback side lot are not allowed on zero lot line houses. Windows that do not allow visibility into the side yard of the abutting lot, such as clerestory windows or translucent windows, are allowed, subject to compliance with the building code.

2. COTTAGE HOUSE

Cottage house developments are subject to the standards of 88-110-06-B (*Table 110-2*), except as expressly modified by the following cottage house development standards:

(a) **DEVELOPMENT SIZE**

Cottage house developments must contain at least 4 and no more than 12 cottage houses. A development site may contain more than one cottage house development.

(b) **LOT SIZE**

(1) In the R-7.5, R-6 and R-5 districts the minimum required lot area per cottage unit is 50% of the minimum lot area per unit standard of 88-110-06-B (*Table 110-2*).

(2) In the R-2.5 district the minimum required lot area per cottage unit is 75% of the minimum lot area per unit standard of 88-110-06-B (*Table 110-2*).

(3) In the R-1.5, R-0.5 and R-0.3 districts the minimum lot area per unit standard of 88-110-06-B (*Table 110-2*) applies.

(c) **FLOOR AREA**

(1) The total floor area of each cottage may not exceed either 1.5 times the area of the main floor or 1,250 square feet, whichever is less. Attached garages are counted in the calculation of total floor area.

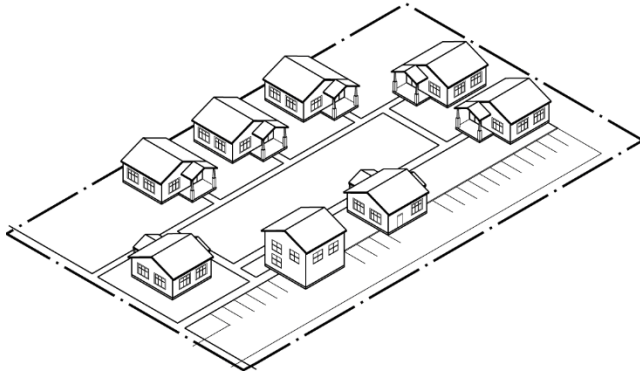
(2) The maximum main floor area for cottages is 850 square feet. For the purposes of this calculation, the area of interior stairways may be allocated between floors served.

(d) **SETBACKS AND BUILDING SEPARATION**

All structures within cottage house developments must be set back at least 15 feet from property lines abutting streets and 10 feet from other property lines along the outer perimeter of the cottage house development site. When vehicular access to a cottages may not exceed 18 feet in height, except that pitched roofs with a mini housing development is from an alley, a 4-foot minimum rear setback is allowed. All buildings within the cottage house development must be separated by a minimum distance of 10 feet.

(e) **BUILDING HEIGHT**

Cottage house pitch of 6:12 may extend up to 25 feet in height. All parts of a roof above 18 feet in height must be pitched.



(f) **OPEN SPACE**

Each cottage unit must have 150 square feet of private, contiguous, usable open space adjacent to each dwelling unit, for the exclusive use of the cottage resident. Such private open space must be oriented toward the common open space as much as possible, with no dimension less than 10 feet.

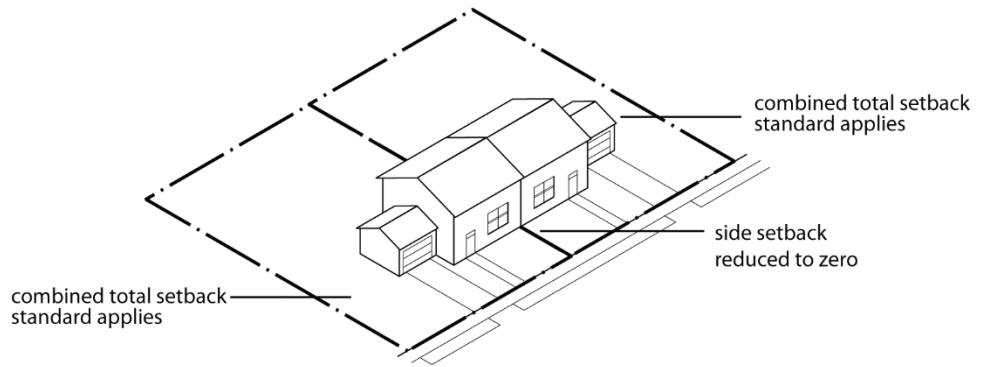
All cottages must have a roofed porch at least 80 square feet in area with a minimum dimension of 8 feet on any side.

3. **ATTACHED-HOUSE-TOWNHOUSE**

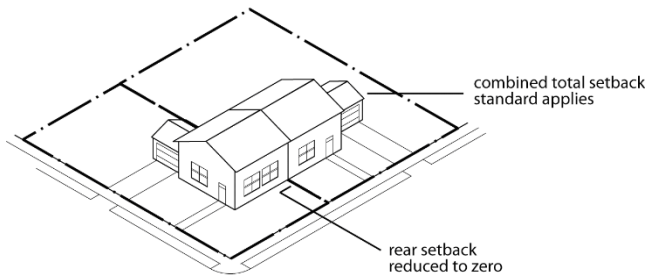
~~Attached houses-Townhouses~~ are subject to the standards of 88-110-06-B (*Table 1102*), except as expressly modified or supplemented by the following ~~attached house townhouse~~ standards.

- (a) The minimum lot width for a townhouse is 18 feet.
- (b) The minimum lot area per unit requirements of 88-110-06-B (*Table 110-2*) apply to ~~attached-house townhouse~~ projects on a project-wide basis, meaning that the total area of the ~~attached-house-townhouse~~ site, including common areas comprising up to 20% of the overall site, may be counted as lot area. Common areas may include commonly owned open space, access drives and parking areas. Such common areas may also be included in setback calculations.
- (c) No side setback is required for common or abutting walls. The minimum total (combined) side setback standard of 88-110-06-B (*Table 110-2*) applies along the sides of the building that do not have common or

abutting walls.



- (d) Common or abutting walls must be shared for at least 50% of their length.
- (e) On corner lots, either the rear setback or side setback may be reduced to zero. However, the remaining side or rear setback must comply with the standards of 88-110-06-B (*Table 110-2*).



- (f) The minimum total (combined) side setback standard of Section 88-110-06-B (*Table 110-2*) applies along the sides of the building that do not have common or abutting walls.
- (g) The front façade of any ~~attached house-townhouse~~ may not include more than 40% garage wall area.
- (h) ~~Townhouses~~ Multi-unit townhouse buildings may not contain more than 9 attached dwelling units.

4. **TWO-UNIT HOUSES AND ~~SEMI-ATTACHED HOUSES—TWO-UNIT TOWNHOUSES~~ ON CORNER LOTS**

Under the conventional development option, two-unit houses and ~~semi-attached houses—two-unit townhouses~~ are subject to the standards of Section 88-110-06-B (*Table 110-2*). In approved open space or conservation developments two-unit houses and two-unit townhouses are allowed on corner lots in all R districts except R-80. In R-10, R-7.5 and R-6 districts they are subject to the following additional standards.

- (a) Two-unit houses and ~~semi-attached houses—two-unit townhouses~~ are allowed on corner lots in situations in which such building types would not otherwise be allowed because they can be designed so each unit is oriented

towards a different street. This gives the two-unit house and the ~~semi-attached house~~ two-unit townhouse the overall appearance of a detached house when viewed from either street.

- (b) The corner lot must comply with the minimum lot area standard of the subject zoning district. No lot with less than 3,000 square feet of lot area may be used for the corner lot option.
- (c) Each dwelling unit within the two-unit house or ~~semi-attached house~~ two-unit townhouse must have its address, main entrance, and garage oriented towards a separate street frontage. Conversion of an existing detached house may provide one main entrance with internal access to both units.

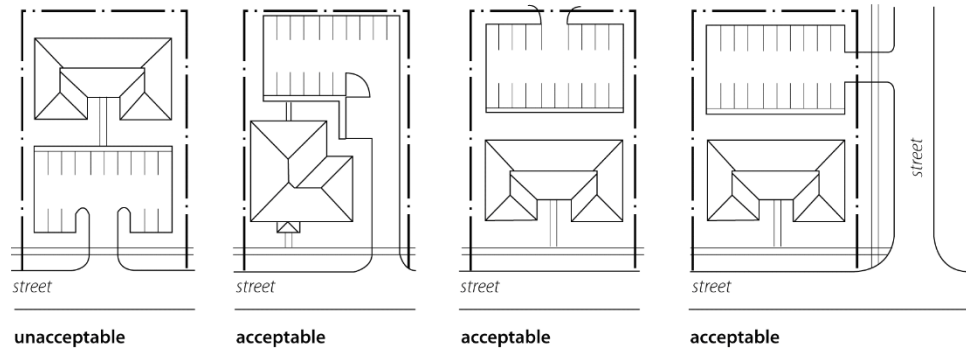
5. **MULTI-UNIT HOUSE** (includes Multiplex)

Multi-unit houses are subject to the standards of Section 88-110-06-B (*Table 110-2*) except as expressly modified or supplemented by the following standards.

- (a) The street-facing façade of a multi-unit house may have only one visible entrance to the building. If the building is located on a corner lot, one building entrance may be visible from each street.
- (b) Visible building entrances must be clearly emphasized by any one of the following means:
 - (1) covered porch or canopy;
 - (2) transom and sidelight windows;
 - (3) pilasters and pediment; or
 - (4) other significant architectural treatment that emphasizes the entrance. (Simple trim around the doorway does not meet this standard.)
- (c) Patio-style doors, such as sliding glass doors, may not be used for main entrance doors.
- (d) A pedestrian circulation system must be provided that connects residential entrances to adjacent public rights-of-way and to parking areas and other on-site facilities.
- (e) Surface parking and parking within accessory structures must be located behind the front building line and otherwise concealed from view of abutting streets. Parking areas may not be located directly between the principal building and the street or within any required side setback area. Surface parking and the edge of the driveway from the right-of-way to any parking area or structure must be landscaped in accordance with 88-425-05

and

88-425-06.



- (f) The front façade of new multi-unit houses may not exceed 40 feet in width. Buildings may exceed this limitation if the street-facing plane of the building is broken into horizontal modules that comply with the following standards:

- (1) Each module must be no greater than 30 feet and no less than 10 feet in width and must be distinguished from adjacent modules by a change in the wall plane of at least 16 inches in depth. For buildings that are 3 or more stories in height, the width of the module may be increased to 40 feet.
- (2) Each module must have a corresponding change in the roofline.
- (3) Each module must be distinguished from the adjacent module by at least one of the following means:
 - a. changes in material colors, types or textures;
 - b. changes in the building and/or parapet height;
 - c. changes in the architectural details such as decorative banding, reveals, stone, or tile accents;
 - d. change in window pattern; and
 - e. the use of balconies and recesses.

- (g) Architecture of the multi-unit house shall be designed in context with and reflect the predominant characteristics of other residential buildings within 500 feet of the exterior property lines of the multiunit house, in regard to scale, roof pitch, material, ingress/egress, and fenestration.

6. COLONNADE BUILDING

A colonnade building is subject to the standards of 88-110-06-B (*Table 110-2*) except as expressly modified or supplemented by the following standards.

- a. The street-facing façade of a colonnade building may have only one visible entrance to the building. If the building is located on a corner lot, one building entrance may be visible from each street.
- b. Visible building entrances must be clearly emphasized by any one of the following means:
 - 1. covered porch or canopy;
 - 2. transom and sidelight windows;
 - 3. pilasters and pediment; or
 - 4. other significant architectural treatment that emphasizes the entrance. (Simple trim around the doorway does not meet this standard.)
- c. Patio-style doors, such as sliding glass doors, may not be used for main entrance doors.
- d. A colonnade building must have porches available to each unit of the building. The porch must be a minimum of 5 feet in depth. On the main street-facing façade, porches must be located on each side of the main entrance, extending the full height of the building. If the building is on a corner lot, additional porches may be located on the side façade. Basement units are not required to have a porch.
- e. Cladding must be of brick, stone, or acceptable materials. Stucco may also be used on the upper stories of secondary façades.
- f. The main roof of a colonnade building must be flat, with a parapet that may include a hipped roof element.
- g. A pedestrian circulation system must be provided that connects residential entrances to adjacent public rights-of-way and to parking areas and other on-site facilities.
- h. Surface parking and parking within accessory structures must be located at the rear of the building and otherwise concealed from view of abutting streets. Parking areas may not be located directly between the principal building and the street or within any required side setback area. Surface parking area, and the edge of the driveway from the right-of-way to any parking area or structure, must be landscaped in accordance with 88-425-05 and 88-425-06.
- i. The front façade of a new colonnade building may not exceed 40 feet in width. Buildings may exceed this limitation if the street-facing plane of the

building is broken into horizontal modules that comply with the following standards:

1. Each module must be no greater than 30 feet and no less than 10 feet in width and must be distinguished from adjacent modules by a change in the wall plane of at least 16 inches in depth. For buildings that are 3 or more stories in height, the width of the module may be increased to 40 feet.
 2. Each module must have a corresponding change in the roofline.
 3. Each module must be distinguished from the adjacent module by at least one of the following means:
 - i. changes in material colors, types or textures;
 - ii. changes in the building and/or parapet height;
 - iii. changes in the architectural details such as decorative banding, reveals, stone, or tile accents; and
 - iv. change in window pattern.
- j. Architecture of the colonnade building shall be designed in context with and reflect the predominant characteristics of other residential buildings within 500 feet of the exterior property lines of the building, in regard to scale, roof pitch, material, ingress/egress, and fenestration.
- k. Colonnade buildings shall be designed in accordance with one of the following types:
1. Classical Colossal Column Porch distinctive for Neoclassical styling featuring smooth or fluted Colossal columns of the Classical Order that rise the full height of the dark brick façade;



2. Combined Column Porch featuring columns that extend more than one story in height and support a smaller column of different material and design or the reverse — columns that extend one story and support columns that extend upward for several stories;



3. Square Brick Column Porch, a simpler version comprised of square brick columns;



4. Transitional Enclosed Colonnade, this version retains the design of the original porch projections, but are enclosed and integrated with the interior living space.



5. Courtyard Colonnaded Apartments: Colonnaded courtyard apartment are sets of three to seven buildings arranged in a U-shaped pattern around a courtyard with the courtyard opened to the street. The main façades of the buildings fact onto the courtyard.

7. **MULTI-UNIT BUILDING**

Multi-unit buildings (i.e., buildings containing 3 or more dwelling units, other than multi-unit houses) are subject to the standards of 88-110-06-B (*Table 110-2*) except as modified or supplemented by the following standards.

- (a) Visible building entrances to dwelling units on the ground floor must be clearly emphasized by any one of the following means:
 - (1) covered porch or canopy;
 - (2) transom and sidelight windows;
 - (3) pilasters and pediment; or
 - (4) other significant architectural treatment that emphasizes the entrance. (Simple trim around the doorway does not meet this standard.)
- (b) Patio-style doors, such as sliding glass doors, may not be used for main entrance doors.
- (c) A pedestrian circulation system must be provided that connects residential entrances to adjacent public rights-of-way and to parking areas and other on-site facilities.
- (d) Surface parking and parking within accessory structures must be located behind front building line or otherwise screened from view of abutting streets. Parking areas may not be located directly between the principal building and the street or within any required side setback area. Surface parking and the edge of the driveway from the right-of-way to any parking area or structure must be landscaped in accordance with 88-425-05 and 88-425-06.
- (e) Street-facing walls that are greater than 50 feet in length must be articulated with bays, projections, recesses or other design elements that effectively break-up the mass of the building.

Section 3. That Chapter 88, the Zoning and Development Code, is hereby amended by repealing Section 88-408-A, CALCULATION OF LAND DEDICATION REQUIREMENTS, and enacting in lieu thereof a new section of like number and subject matter, said section to read as follows:

88-408-A. CALCULATION OF LAND DEDICATION REQUIREMENTS

Parkland dedication requirements are calculated in 4 steps, as follows:

- 1. First, multiply the number of detached houses to be included in the development times 3.7 people per dwelling unit; then multiply the resulting number times 0.006 of an acre per person.

2. Second, multiply the number of dwelling units in ~~semi-attached houses~~ townhouse to be included in the development times 3 people per dwelling unit; then multiply the resulting number times 0.006 of an acre per person.
3. Third, multiply the number of dwelling units in multi-unit buildings to be included in the development times 2 people per unit; then multiply the resulting number times 0.006 of an acre per person.
4. Finally, add the results of the preceding detached house, ~~two-unit house~~ townhouse, and multi-unit building land dedication calculations. This sum represents the development's total parkland dedication requirement, which may be satisfied by the actual dedication of land or through the payment of money in lieu of dedication, in accordance with the provisions of this section.

Section 4. That Chapter 88, the Zoning and Development Code, is hereby amended by repealing Section 88-445-06, SIGNS IN RESIDENTIAL DISTRICTS, and enacting in lieu thereof a new section of like number and subject matter, said section to read as follows:

88-445-06 SIGNS IN RESIDENTIAL DISTRICTS

88-445-06-A. RESIDENTIAL SIGNS

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

1. **GENERAL RULES**

- a. **LIGHTING.**

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

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

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

- c. **TRAFFIC CONTROL SIGNS**

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

- d. **MESSAGES**

Any sign allowed under this section may bear a noncommercial message. Limited commercial messages are allowed, in accordance with express provisions of this section, but such commercial messages may not advertise or direct attention to a business or commercial activity other than one lawfully conducted on the premises, as expressly allowed under this section.

e. **SETBACK**

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

2. **DETACHED HOUSE AND ~~SEMI-ATTACHED HOUSE~~ TWO-UNIT TOWNHOUSE**

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

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

3. **MULTI-UNIT BUILDINGS**

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

a. **WALL SIGNS**

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

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

b. **INCIDENTAL SIGNS**

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

c. **INTERIM SIGNS**

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

4. **INSTITUTIONAL AND OFFICE USES**

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

(a) **MONUMENT SIGNS**

One monument sign per street frontage which may not exceed 32 square feet in area or 6 feet in height. One sign per lot may include changeable copy, but the changeable copy feature must use direct human intervention for changes and may not include any form of digital or electronic display. Such sign may be internally or externally illuminated.

(b) **WALL SIGNS**

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

(c) **INCIDENTAL SIGNS**

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

(d) **INTERIM SIGNS**

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

5. **HOSPITAL SIGNS**

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

6. **RESIDENTIAL ENTRANCE SIGNS**

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

7. **INTERIM SUBDIVISION DEVELOPMENT SIGNS**

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

but not within the sight triangle. All such signs must be within the development or within 2000 feet of the development. These signs may not be illuminated.

8. GROUP HOMES

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

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

9. OTHER PRINCIPAL USES AND VACANT LOTS

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

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

10. AUXILIARY PARKING

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

Section 5. That Chapter 88, the Zoning and Development Code, is hereby amended by repealing Section 88-620-B, APPLICATIONS TO THE CITY PLAN COMMISSION, THE BOARD OF ZONING ADJUSTMENT, AND ADMINISTRATIVE APPROVALS, and

enacting in lieu thereof a new section of like number and subject matter, said section to read as follows:

88-620-B, APPLICATIONS TO THE CITY PLAN COMMISSION, THE BOARD OF ZONING ADJUSTMENT, AND ADMINISTRATIVE APPROVALS

Certain fees are hereby established for the filing of applications to the board of zoning adjustment and the city plan commission as follows:

1. City plan commission:
 - a. For applications to rezone: \$678.00.
 - b. Development plan:
 1. Residential: \$678.00 plus \$4.00 per dwelling unit, not to exceed \$3,793.00.
 2. Nonresidential: \$678.00 plus \$97.00 per acre or fraction thereof, not to exceed \$3,793.00.
 - c. Project plan:
 1. Residential: \$271.00 plus \$4.00 per dwelling unit.
 2. Nonresidential: \$271.00 plus \$97.00 per acre or fraction thereof.
 - d. Major amendments:
 1. Residential: \$325.00 plus \$4.00 per dwelling unit, not to exceed \$1,355.00.
 2. Nonresidential: \$325.00 plus \$97.00 per acre or fraction thereof, not to exceed \$1,355.00.
 - e. Urban redevelopment district:
 1. \$678.00 plus \$97.00 per acre or \$4.00 per dwelling unit, whichever is greater, not to exceed \$3,793.00.
 - f. Master plan development:
 1. \$678.00 plus \$97.00 per acre or \$4.00 per dwelling unit, whichever is greater, not to exceed \$3,793.00.
 - g. For approval of a council approved signage plan: \$271.00.
 - h. For application for special review district: \$460.00.
 - i. For text amendments: \$542.00.
 - j. For land use plan amendments: \$867.00.
 - k. For major street plan amendments: \$433.00.

- l. For applications for appeal from the decision of the director of city planning and development: \$542.00.
- m. For neighborhood rezoning projects and overlay districts:
from 0-200 parcels/lots \$2,709.00.
from 201-500 parcels/lots \$4,876.00.
from 501+ parcels/lots \$5,960.00.
- n. Vacation of alleys, streets, and plats: \$303.00.
- o. For all other applications: \$651.00.
2. Board of zoning adjustment:
 - a. For applications for variances involving the following uses:
 1. Detached house and ~~semi-attached house~~ two-unit townhouse and accessory uses: \$271.00.
 2. All other uses: \$542.00.
 - b. For applications for appeal from the decision of the director of city planning and development: \$542.00.
 - c. For applications for rehearing before the board of zoning adjustment: \$271.00.
 - d. Certificates of legal nonconformance: For all applications for certificate of legal nonconformance, there shall be a charge of \$136.00 for applications related to detached houses and ~~semi-attached houses~~ two-unit townhouse and \$325.00 for all other applications. For all requests for approval of a change in use for an existing legal nonconforming use pursuant to 88-610 there shall be a charge of \$54.00 for requests related to detached houses and ~~semi-attached houses~~ two-unit townhouse and \$189.00 for all other requests.
 - e. For applications for all other requests: \$407.00.
 - f. For stay of enforcement: \$433.00.
 - g. Special use permits:
 1. Ambulance service: \$894.00.
 2. Bed & breakfast: \$623.00.
 3. Blood/plasma center: \$867.00.
 4. Car wash/cleaning service: \$894.00.

5. Cemetery/columbarium/mausoleum: \$894.00.
6. Check-cashing, short-term loan/title loan establishment: \$1,571.00.
7. College/university: \$894.00.
8. Community center: \$407.00.
9. Community supported agriculture: \$105.00.
10. Crematory: \$894.00.
11. Day care (home & family): \$623.00.
12. Day care (11-20 children) (group): \$623.00.
13. Day care center (21+): \$867.00.
14. Day labor employment agency: \$867.00.
15. Demolition debris landfill: \$1,571.00.
16. Detention and correctional facilities: \$1,571.00.
17. Drive-thru facility: \$894.00.
18. Entertainment venue and spectator sports: \$894.00.
19. Entertainment venue and spectator sports: small venue (1—149 capacity): \$487.00.
20. Entertainment venue and spectator sports: medium venue (150—499 capacity): \$894.00.
21. Entertainment venue and spectator sports: large venue (500+ capacity): \$1,571.00.
22. Entertainment venue and spectator sports: outdoor (all sizes): \$1,571.00.
23. Financial services (except check-cashing and pawn shops): \$867.00.
24. Gasoline and fuel sales: \$894.00.
25. Group living: \$623.00.

26. Heavy equipment sales/rental: \$894.00.
27. Historic landmark (reuse of officially designated historic landmark, local or national): \$271.00.
28. Hospital: \$894.00.
29. Hotel/motel: \$894.00.
30. Household living: \$894.00.
31. Junk/salvage yard: \$1,571.00.
32. Library/museum/cultural exhibit: \$407.00.
33. Light equipment sales/rental (indoor): \$894.00.
34. Light equipment sales/rental (outdoor): \$1,571.00.
35. Manufacturing, production, and industrial service - limited: \$1,571.00.
36. Manufacturing, production, and industrial service - general: \$1,571.00.
37. Mining and quarrying: \$1,571.00.
38. Motor vehicle repair limited: \$894.00.
39. Motor vehicle repair general: \$894.00.
40. Neighborhood-serving retail: \$894.00.
41. Nursing homes: \$867.00.
42. Office, administrative, professional or general: \$894.00.
43. Park/recreation: \$487.00.
44. Parking, non-accessory: \$894.00.
45. Pawn shops: \$1,571.00.
46. Recreation vehicle park: \$1,571.00.

47. Recycling service - limited: \$1,571.00.
48. Recycling service - general: \$1,571.00.
49. Religious assembly: \$407.00.
50. Repair or laundry service, consumer: \$894.00.
51. Residential storage warehouse: \$894.00.
52. Safety service (except for police and fire stations \$894.00.
53. School: \$407.00.
54. Signs: \$353.00.
55. Solid waste separation facility: \$1,571.00.
56. Sports and recreation, participant (indoor): \$894.00.
57. Sports and recreation, participant (outdoor): \$1,571.00.
58. Stable: \$867.00.
59. Tavern or nightclub: \$894.00.
60. Transfer station: \$1,571.00.
61. Undertaking: \$894.00.
62. Utilities and services (except basic, minor): \$894.00.
63. Vehicle sales and service: \$894.00.
64. Vehicle storage/towing: \$1,571.00.
65. Warehousing, wholesaling, freight movement-indoor: \$894.00.
66. Warehousing, wholesaling, freight movement-outdoor: \$1,571.00.
67. Waste related use: \$1,571.00.
68. All other uses: \$894.00.

3. Administrative fees:
 - A. Minor amendment to an approved development plan:

1. Residential: \$244.00 plus \$4.00 per dwelling unit, not to exceed \$678.00.
2. Nonresidential: \$244.00 plus \$97.00 per acre or fraction thereof, not to exceed \$678.00.
- B. Administrative adjustment: \$271.00.
- C. Administrative approval: \$271.00.
- D. For any request for continuance by the applicant: \$136.00.
- E. Short term rental:
 1. Administrative approval: \$271.00
 2. Special use permit: \$623.00
 3. First year registration: \$288.00 (if administrative approval or special use permit not required, as those fees include first year registration)
 4. Annual renewal of registration: \$183.00
4. The city plan commission and the board of zoning adjustment shall have the authority to waive the fees set out in this subsection in the interests of justice.
5. Transcripts on appeal to circuit court. Transcripts, necessary upon appeal to the circuit court, shall be furnished by the appellant. These may be obtained, upon payment of the current charge, from the reporting service employed by the board of zoning adjustment to take testimony given at the public hearing. The board may waive the transcription costs where it is determined that the appellant is unable to pay the costs. The cost of the transcript will be refunded to the appellant if the appellate court orders such refund upon judgment.
6. The city manager shall have authority annually to adjust the fees listed above to reflect an increase equal to an increase in the consumer price index (all items/all urban consumers/Kansas City, Missouri-Kansas) published by the United States Department of Labor, Bureau of Labor Statistics, provided that the increases are reflective of the costs of the services being provided. If the costs in processing the applications fall below the fees being charged, the fees shall be reduced so that they are equal to or less than the costs of processing the applications. The adjustments shall be made annually by the city manager in conjunction with the adoption of the annual budget of the city by filing a notice with the city clerk.

Section 6. That Chapter 88, the Zoning and Development Code, is hereby amended by repealing Section 88-810-1442, RESIDENTIAL PARKING SPACE, and enacting in lieu thereof a new section of like number and subject matter, said section to read as follows:

88-810-1442. RESIDENTIAL PARKING SPACE

An off-street space provided for the parking of motor vehicles in conjunction with a detached house, zero lot line house, ~~attached house~~ townhouse, two-unit house, and multi-unit house.

Section 7. That Chapter 88, the Zoning and Development Code, is hereby amended by repealing Section 88-810-2140, SUBDIVISION, and enacting in lieu thereof a new section of like number and subject matter, said section to read as follows:

88-810-2140, SUBDIVISION

Any land, vacant or improved, that is divided or proposed to be divided into two or more lots, parcels, sites, units, plots or interests of less than 20 acres, for the purpose of offer, sale, lease or development, either on the installment plan or upon any and all other plans, terms and conditions, including resubdivision. Subdivision includes the division or development of residential and nonresidential zoned land, whether by deed, metes and bounds description, map, plat or other recorded instrument, and further includes the creation of a condominium, ~~townhome~~ townhouse or any other division of property into units and common elements.

Section 8. That the Council finds and declares that before taking any action on the proposed amendments hereinabove, all public notices and hearings required by law have been given and had.

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

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



File #: 260498

ORDINANCE NO. 260498

Sponsor: Mayor Quinton Lucas

Calling an election on August 4, 2026, for the purpose of submitting to the voters of Kansas City a question authorizing City to establish semiannual vacant property registration fees not to exceed \$200.00 for chronically vacant nuisance property, \$1,000.00 for vacant commercial property and \$200.00 for vacant unimproved property; directing the City Clerk to notify the responsible election authorities on or before May 26, 2026; enacting the vacant property registration fees ordinance contingent upon voter approval; and recognizing this ordinance as having an accelerated effective date because it calls an election.

WHEREAS, the City of Kansas City currently maintains a vacant property registry to identify and monitor properties within the City that are vacant and may pose risks to public health, safety and welfare; and

WHEREAS, there are currently an estimated 12,200 privately owned vacant parcels in Kansas City; and

WHEREAS, vacant properties that are left unmanaged contribute to neighborhood deterioration, depress surrounding property values, attract criminal activity, and place disproportionate burdens on adjacent property owners and the broader community; and

WHEREAS, the City currently expends significant public resources periodically inspecting vacant properties to ensure compliance with applicable codes at a cost that is not currently reimbursed by property owners; and

WHEREAS, in May 2025, City Council passed Resolution No. 250396, which established the Vacant Land Activation Initiative (“VLAI”) to develop recommendations for addressing vacancy across the City; and

WHEREAS, one recommendation from the VLAI is to develop a vacant property registration fee system with a tiered fee structure for residential with structure, residential without structure, and commercial; and

WHEREAS, expanding registration to unimproved parcels, which makes up 87% of the total vacant parcels, closes a significant gap in the current system; and

WHEREAS, the establishment of a vacant property registration fee structure will encourage owners of vacant properties to return such properties to productive use; and

WHEREAS, a tiered fee structure tied to property type is designed to place a meaningful incentive on owners of larger and higher-value properties while avoiding undue financial burden on owners of smaller residential properties; and

WHEREAS, Jefferson City has an existing fee structure for vacant property registration that includes a semi-annual fee of \$200 for residential structures and \$1,000 for commercial structures; and

WHEREAS, other peer cities have established vacant property registries with similar fee structures, including but not limited to Cleveland and Cincinnati, OH, Warren, MI, Milwaukee, WI, and Minneapolis, MN, with Minneapolis having one of the highest annual fees of \$7,228.70; and

WHEREAS, the Council finds it in the best interest of the City to call a special election on August 4, 2026 for the purpose of submitting this question to qualified voters of Kansas City; and NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. **ELECTION CALLED.** That an election is called on August 4, 2026 for the purpose of submitting to the voters of Kansas City the question of authorizing City to establish semiannual vacant property registration fees not to exceed \$200.00 for chronically vacant nuisance properties, \$1,000.00 for vacant commercial property and \$200.00 for vacant unimproved property.

Section 2. **BALLOT TITLE.** The ballot title shall be:

SPECIAL ELECTION, August 4, 2026

QUESTION ____
(Vacant Property Registration Fees)

Shall the City of Kansas City be authorized to establish and impose vacant property registration fees for the owners of property in three categories, as defined by ordinance, to encourage maintenance, activation and redevelopment and to offset the City's costs of inspecting and monitoring of chronically vacant properties in the City as follows:

A semiannual fee not to exceed \$200.00 for Chronically Vacant Nuisance Property;
A semiannual fee not to exceed \$1,000.00 for Vacant Commercial Property; and
A semiannual fee not to exceed \$200.00 for Vacant Unimproved Property;

subject to any exemptions authorized by law, including ordinance?

_____ YES _____ NO

Section 3. **NOTICE TO ELECTION AUTHORITIES BY CITY CLERK.** That following passage of this ordinance the City Clerk shall deliver certified copies of this ordinance and notice of election to the Clerk of Cass County, Board of Election Commissioners of Clay County, Board of Election Commissioners of Kansas City and Board of Election Commissioners of Platte County, on or before May 26, 2026, which shall be the authority of each election authority of the City to submit the question to the electors of Kansas City and to give public notice as provided by law.

Section 4. **NOTICE OF ELECTION.** That the notice of election shall read as follows:

NOTICE OF ELECTION
CITY OF KANSAS CITY, MISSOURI

Notice is hereby given that the City of Kansas City has called an election to be held in said City on Tuesday, August 4, 2026, between the hours of 6:00 a.m. and 7:00 p.m., at which election all qualified voters residing within Kansas City, Missouri will be given the opportunity to vote.

The official ballot will be in substantially the following form:

OFFICIAL BALLOT
CITY OF KANSAS CITY

SPECIAL ELECTION, August 4, 2026

QUESTION _____
(Vacant Property Registration Fees)

Shall the City of Kansas City be authorized to establish and impose vacant property registration fees for the owners of property in three categories, as defined by ordinance, to encourage maintenance, activation and redevelopment and to offset the city's costs of inspecting and monitoring of chronically vacant properties in the City as follows:

A semiannual fee not to exceed \$200.00 for Chronically Vacant Nuisance Property;
A semiannual fee not to exceed \$1,000.00 for Vacant Commercial Property; and
A semiannual fee not to exceed \$200.00 for Vacant Unimproved Property;

subject to any exemptions authorized by law, including ordinance?

_____ YES _____ NO

[Instructions to voters will be supplied by the election authorities]

A full and complete copy of Ordinance No. _____ submitting this question to the electorate is on file in the Office of the City Clerk of Kansas City, Missouri, and is open for inspection and copying.

The polling places for the election will be [insert list of polling places in last publication only].

I hereby certify that the foregoing is the legal notice to be published pursuant to Section 115.127, RSMo.

Given under my hand and the official seal of the City of Kansas City, Missouri, this _____ day of _____, 2026.

(SEAL)

MARILYN SANDERS
City Clerk, City of Kansas City, Missouri

Before me, a notary public, personally appeared Marilyn Sanders, to me known to be the City Clerk of the City of Kansas City, Missouri, and the person who acknowledged to me that she executed the same for the purposes therein stated.

Notary Public

My commission expires: _____

Section 5. **ENACTMENT OF VACANT PROPERTY REGISTRATION FEES.**
Amending Chapter 56, Article VI, Code of Ordinances, by enacting a new Section 56-586, entitled Vacant property registration fees authorized, contingent upon the approval of the voters, to read as follows:

Sec. 56-586. Vacant property registration fees authorized.

(a) *Definitions.* For purposes of this section, the following terms shall have the meanings set forth below:

- (1) *Director* means the director of the department of neighborhood services or their authorized designee.
- (2) *Chronically vacant nuisance property* means any real property that has been vacant for at least six (6) months, has two or more pending violations of this code within the preceding 12 months, and is improved either by:

- a. a residential building type currently identified in section 88-110-04 of this code; or
 - b. multiple dwelling units but does not contain a residential building type currently identified in section 88-110-04 of this code.
- (3) *Semiannual* means occurring at a frequency once every six months or twice a year;
 - (4) *Vacant commercial property* means any vacant real property improved by a building or structure that is not currently identified as a residential building type in section 88-110-04 of this code and contains one or fewer dwelling units.
 - (5) *Vacant unimproved property* means any vacant real property that is not improved by any building, structure or dwelling unit.
 - (6) *Vacant* means a property lacking habitual presence of human beings who have a legal right to be on the property, or at which substantially all lawful business operations or residential occupancy has ceased.
 - (7) *Dwelling unit* means one or more rooms arranged, designed, or used as independent living quarters for a single household. Buildings with more than one kitchen or more than one set of cooking facilities are deemed to contain multiple dwelling units unless the additional cooking facilities are clearly accessory and not intended to serve additional households.

(b) *Imposition of Fees.* The director is hereby authorized to impose semiannual fees not to exceed the following amounts upon owners of the following properties, pursuant to the procedures set forth in this code, by ordinance or as otherwise established by the director:

- (1) Chronically Vacant Nuisance Property: A fee not to exceed two hundred dollars (\$200.00);
- (2) Vacant Commercial Property: A fee not to exceed one thousand dollars (\$1,000.00); and
- (3) Vacant Unimproved Property: A fee not to exceed two hundred dollars (\$200.00).

The Director shall establish a fee schedule consistent with the maximum amounts authorized in this section and may adopt administrative rules to impose and enforce such fees.

(c) *Exemptions.* In addition to any exemptions mandated by law, the city may, by ordinance, establish exemptions, reductions, or waivers from any fees imposed pursuant to this section. Any such ordinance shall specify the scope, eligibility criteria, and duration of the

exemption, reduction or waiver, and the director shall administer any exemptions, reductions or waivers in accordance with the terms of such ordinance.

(d) *Administrative authority.* The director may adopt rules, regulations, forms, and procedures necessary to carry out the provisions of this section.

(e) *Severability.* If any provision of this section or its application to any person or circumstance is held invalid, the remainder of the section and its application to other persons or circumstances shall not be affected.

Section 6. **ACCELERATED EFFECTIVE DATE RECOGNIZED.** That this ordinance is recognized as having an accelerated effective date as provided by Section 503(a)(3)(A) of the City Charter in that it calls for an election and shall take effect in accordance with that section.

..end

Approved as to form:

Bret Kassen
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260498

Submitted Department/Preparer: Neighborhoods

Revised 01/30/25

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

Executive Summary

Calling an election on August 4, 2026, for the purpose of submitting to the voters of Kansas City a question authorizing City to establish semiannual vacant property registration fees not to exceed \$200.00 for chronically vacant nuisance property, \$1,000.00 for vacant commercial property and \$200.00 for vacant unimproved property; directing the City Clerk to notify the responsible election authorities on or before May 26, 2026; enacting the vacant property registration fees ordinance contingent upon voter approval; and recognizing this ordinance as having an accelerated effective date because it calls an election.

Discussion

The City of Kansas City currently maintains a vacant property registry to identify and monitor properties within the City that are vacant and may pose risks to public health, safety and welfare. There are currently an estimated 12,200 privately owned vacant parcels in Kansas City. Vacant properties that are left unmanaged contribute to neighborhood deterioration, depress surrounding property values, attract criminal activity, and place disproportionate burdens on adjacent property owners and the broader community. The City currently expends significant public resources periodically inspecting vacant properties to ensure compliance with applicable codes at a cost that is not currently reimbursed by property owners. In May 2025, City Council passed Resolution No. 250396, which established the Vacant Land Activation Initiative to develop recommendations for addressing vacancy across the City. One recommendation from the VLAI is to develop a vacant property registration fee system with a tiered fee structure for residential with structure, residential without structure, and commercial. Expanding registration to unimproved parcels, which makes up 87% of the total vacant parcels, closes a significant gap in the current system. The establishment of a vacant property registration fee structure will encourage owners of vacant properties to return such properties to productive use. A tiered fee structure tied to property type is designed to place a meaningful incentive on owners of larger and higher-value properties while avoiding undue financial

burden on owners of smaller residential properties. Jefferson City has an existing fee structure for vacant property registration that includes a semi-annual fee of \$200 for residential structures and \$1,000 for commercial structures. The Council finds it in the best interest of the City to call a special election on August 4, 2026 for the purpose of submitting this question to qualified voters of Kansas City.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
The legislation leads to a public vote, that if passed, would generate revenue.
3. How does the legislation affect the current fiscal year?
The legislation leads to a public vote, that if passed, would generate revenue.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
This legislation allows for a public vote to approve the fee structure being proposed to support the vacant land registration program. Thus would impact next fiscal year and recurring fiscal years as these collected fees would help support a more robust inspection program.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
The legislation leads to a public vote, that if passed, would 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)

Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)

2. Which CWBP goal is most impacted by this legislation?
Housing and Healthy Communities (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
- ☒ Utilize planning approaches in neighborhoods to reduce blight, ensure sustainable, affordable housing, and improve resident wellbeing and cultural diversity.
 - ☐ Maintain and increase housing supply to meet the demands of a diverse population.
 - ☐ Address the various needs of the City's most vulnerable population by working to reduce disparities.
 - ☐ Promote healthy residents by ensuring basic sanitation and living needs are met.
 - ☐ Ensure all residents have safe, accessible, quality housing by reducing barriers.
 - ☐ Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

Prior Legislation

Resolution No. 250396 - Vacant Land Activation Initiative
Proposed Ordinance No. 260401 - Registration of Vacant properties

Service Level Impacts

This ordinance itself does not affect service level impacts.

Staff Recommendation

Neighborhood Services Department

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

Select One: ☒ Recommend
☐ Do Not Recommend
☐ Not Applicable

Legal counsel recommends that fee structure of a registration program could be viewed as a tax, and therefore, a public vote would be required. This ordinance would put the question on the ballot for voters to consider.

Other Impacts

1. What will be the potential health impacts to any affected groups?
NA
2. How have those groups been engaged and involved in the development of this ordinance?
NA
3. How does this legislation contribute to a sustainable Kansas City?
Not directly, but puts question on ballot that if approved, supports activating vacant properties for potentially sustainable uses.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

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

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

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

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

No(Press tab after selecting)

Click or tap here to enter text.

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

No(Press tab after selecting)