



Agenda - Final

Neighborhood Planning and Development Committee

Lee Barnes Jr., Chair
Andrea Bough, Vice Chair
Dan Fowler
Brandon Ellington
Teresa Loar

Wednesday, January 18, 2023

1:30 PM

26th Floor, Council Chamber

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

PUBLIC OBSERVANCE OF MEETINGS

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

Any closed session may be held via teleconference.

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

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

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

Public Testimony is Limited to 2 Minutes

Shields and Bunch

[230029](#)

Sponsor: Councilmember Katheryn Shields

Changing the name of W. 43rd Terrace to Steptoe Street from Jefferson Street on the west to Washington Street on the east; waiving certain requirements of Section 88-605-03 of the City's Zoning and Land Development Code; appropriating revenue in the amount of \$50,000.00; and recognizing this ordinance as having an accelerated effective date.

Attachments: [No Fact Sheet](#)

[230029 cs to org ord-com](#)

Director of City Planning & Development and City Plan Commission

[230031](#)

Sponsor: Director of City Planning and Development Department

Vacating a 7-foot wide and 116-foot long strip of unimproved of right-of-way

containing about 0.02 acres generally located just south of 100 E. 20th Street; and directing the City Clerk to record certain documents. (CD-ROW-2022-00004).

Attachments: [Docket Memo CD-ROW-2022-00004.pdf](#)

City Manager's Office

[230032](#) Sponsor: City Manager

Authorizing the Director of Finance to enter into a Second Amendment to the Overlook Tax Contribution and Disbursement Agreement among the City, the Tax Increment Financing Commission of Kansas City, Missouri, Oz Development Company, LLC, and Novak Birks, PC; and authorizing the Director of Housing to execute the Amendment.

Attachments: [Docket Memo 230032](#)
[230032 cs to org ord-com](#)

Director of City Planning & Development and City Plan Commission

[230033](#) Sponsor: Director of City Planning and Development Department

Amending Committee Substitute for Ordinance No. 220720 by repealing Section A and enacting a new Section A to revise the legal description to include an additional 0.127 acres (Lot 92).

Attachments: [Docket Memo](#)

Director of City Planning & Development and City Plan Commission

[230034](#) Sponsor: Director of City Planning and Development Department

Approving a residential development plan in District R-1.5 on about 1.2 acres generally located at E. 28th Street and Tracy Avenue to construct 37 residential units. (CD-CPC-2022-00207).

Attachments: [Docket Memo Templatev28](#)
[Fact Sheet](#)

HELD IN COMMITTEE

Lucas and Parks-Shaw

[220701](#) Establishing administrative processes for awarding standard incentive packages to residential, office, and industrial developments that meet certain criterial and directing the City Manager and the Director of Finance to take certain acts to implement the standard incentive packages.

Attachments: [No Fact Sheet](#)
[Fiscal Note 220701](#)

City Manager's Office

[221066](#) Sponsor: City Manager

Rezoning an area of about 2.98 acres generally located along Main Street from Armour Boulevard on the north to 36th Street on the south from District B3-2, District B4-5, and District R-1.5 to District MPD, and approving a preliminary development plan that will also serve as a preliminary plat for a mixed-use development containing 318 dwelling units and commercial space. (CD-CPC-2022-00183)

Attachments: [No Fact Sheet](#)
[221066 cs to org ord-com](#)

City Manager's Office

[221067](#) Sponsor: City Manager

RESOLUTION - Approving an amendment to the Midtown Plaza Area Plan on about 2.98 acres generally located along Main Street from Armour Boulevard on the north to 36th Street on the south by changing the recommend land use from Residential High Density and Mixed Use Community to Residential Urban and Mixed Use Community. (CD-CPC-2022-00184)

Attachments: [No Fact Sheet - Resolution](#)

Director of City Planning & Development and City Plan Commission

[221087](#) Sponsor: Director of City Planning and Development

Approving a development plan in District B4-2 on approximately 2.65 acres generally located at 3910 North Oak Trafficway for a self-storage building. (CD-CPC-2022-00125)

Attachments: [Memo NOak](#)
[3910NOak FactSheet](#)

SEMI-ANNUAL DOCKET

Consideration of Semi-Annual Docket items.

ADDITIONAL BUSINESS

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

2. Closed Session

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

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

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

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

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



File #: 230029

[COMMITTEE SUBSTITUTE FOR] ORDINANCE NO. 230029

Sponsor: Councilmember Katheryn Shields

Changing the name of W. 43rd Terrace to Steptoe Street from Jefferson Street on the west to Washington Street on the east; waiving certain requirements of Section 88-605-03 of the City's Zoning and Land Development Code; reducing the Contingent Appropriation by \$50,000.00 in the General Fund and appropriating that amount to the Public Works-Street Sign account of the General Fund; and recognizing this ordinance as having an accelerated effective date.

WHEREAS, the Steptoe Neighborhood was an antebellum African American neighborhood roughly Jefferson to Wornall Road, from 42nd to 44th Streets and this African American neighborhood was an island surrounded by working class white neighborhoods; and

WHEREAS, the heart of the Steptoe Neighborhood was at the corner of W. 43rd Terrace and Pennsylvania, with Steptoe spelled out in blue and white tile letters in the sidewalks; and

WHEREAS, three remaining residences at the southeast corner of 43rd Terrace, and Pennsylvania were demolished on June 21, 2022, without prior notice to the Plaza Westport Neighborhood Association which encompasses the majority of the former Steptoe Neighborhood, for the purpose of creating a surface parking lot; and

WHEREAS, such demolition galvanized the formation of the Steptoe Lives Coalition to identify and implement action steps to recognize the former Steptoe Neighborhood in Kansas City, Missouri; the initial organizations that coalesced around these action steps include the Plaza Westport Neighborhood Association, St. James Missionary Baptist Church that was founded 152 years ago and remains located at 508 W. 43rd Street and continues to conduct services today, the Historic Kansas City Foundation, Westport Presbyterian Church, and others ("Coalition"); and

WHEREAS, one of the action steps identified by the Coalition was to rename W. 43rd Terrace, from Jefferson Street, on the west, to Washington Street, on the east, to Steptoe Street; one could categorize it as a "reclaiming" that name, as that is the name that street bore when platted in 1857 as a part of Pate's Addition, but the City of Kansas City pursuant to Ordinance No. 3083, passed by the City Council on April 3, 1933, took away that name as a part of a standardization of street names to numbered streets; and

WHEREAS, the City desires to accept the Coalition's recommendation and rename W. 43rd Terrace, from Jefferson Street, on the west, to Washington Street, on the east, to Steptoe Street as the physical legacy of the Steptoe Neighborhood is being lost, and the entire Steptoe

Neighborhood may vanish, unless steps are taken to recognize and honor that legacy; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. The name of W. 43rd Terrace, from Jefferson Street on the west, and Washington Street on the east, is changed and renamed to Steptoe Street.

Section 2. That the requirements of Section 88-605-0, Street Naming Committee, of the City's Zoning and Land Development Municipal Code, are hereby waived.

Section 3. That existing traffic ordinances on this street will remain in effect and will not be affected by the street name designation.

Section 4. That the appropriation in the following account of the General Fund is hereby reduced by the following amount:

23-1000-179990-B	Contingent Appropriation	\$50,000.00
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Section 5. That the sum of \$50,000.00 is appropriated from the Unappropriated Fund Balance of the General Fund in the following account of the General Fund:

23-1000-892030-C	Steptoe Street Renaming	\$50,000.00
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Section 6. The funds in the Steptoe Street Renaming Account shall be used for replacement of street signs, and the addition of other signs commemorating the Steptoe Neighborhood in and about that historic neighborhood, and installation of blue and white tiles bearing the name Steptoe in the sidewalks at the key intersections of Jefferson, Pennsylvania and Washington.

Section 7. That this ordinance is recognized as an ordinance with an accelerated effective date as provided by Section 503(a)(3)(C) of the City Charter in that it appropriates money and shall take effect in accordance with that section.

..end

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

Tammy L. Queen
Director of Finance

Approved as to form:

Lana K. Torczon
Senior Associate City Attorney

**No Fact Sheet
Provided for
Ordinance No.**

230029

COMPARED VERSION
COMMITTEE SUBSTITUTE TO ORIGINAL ORDINANCE

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 230029

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..body

WHEREAS, the Steptoe Neighborhood was an antebellum African American neighborhood roughly Jefferson to Wornall Road, from 42nd to 44th Streets and this African American neighborhood was an island surrounded by working class white neighborhoods; and

WHEREAS, the heart of the Steptoe Neighborhood was at the corner of W. 43rd Terrace and Pennsylvania, with Steptoe spelled out in blue and white tile letters in the sidewalks; and

WHEREAS, three remaining residences at the southeast corner of 43rd Terrace, and Pennsylvania were demolished on June 21, 2022, without prior notice to the Plaza Westport Neighborhood Association which encompasses the majority of the former Steptoe Neighborhood, for the purpose of creating a surface parking lot; and

WHEREAS, such demolition galvanized the formation of the Steptoe Lives Coalition to identify and implement action steps to recognize the former Steptoe Neighborhood in Kansas City, Missouri; the initial organizations that coalesced around these action steps include the Plaza Westport Neighborhood Association, St. James Missionary Baptist Church that was founded 152 years ago and remains located at 508 W. 43rd Street and continues to conduct services today, the Historic Kansas City Foundation, Westport Presbyterian Church, and others (“Coalition”); and

WHEREAS, one of the action steps identified by the Coalition was to rename W. 43rd Terrace, from Jefferson Street, on the west, to Washington Street, on the east, to Steptoe Street; one could categorize it as a “reclaiming” that name, as that is the name that street bore when platted in 1857 as a part of Pate’s Addition, but the City of Kansas City pursuant to Ordinance No. 3083, passed by the City Council on April 3, 1933, took away that name as a part of a standardization of street names to numbered streets; and

WHEREAS, the City desires to accept the Coalition’s recommendation and rename W. 43rd Terrace, from Jefferson Street, on the west, to Washington Street, on the east, to Steptoe Street as the physical legacy of the Steptoe Neighborhood is being lost, and the entire Steptoe Neighborhood may vanish, unless steps are taken to recognize and honor that legacy; NOW, THEREFORE,

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Section 7. That this ordinance is recognized as an ordinance with an accelerated effective date as provided by Section 503(a)(3)(C) of the City Charter in that it appropriates money and shall take effect in accordance with that section.

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

Tammy L. Queen
Director of Finance

Approved as to form:

Lana K. Torczon
Senior Associate City Attorney



File #: 230031

ORDINANCE NO. 230031

Sponsor: Director of City Planning and Development Department

Vacating a 7-foot wide and 116-foot long strip of unimproved of right-of-way containing about 0.02 acres generally located just south of 100 E. 20th Street; and directing the City Clerk to record certain documents. (CD-ROW-2022-00004).

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Council of Kansas City does hereby find and declare that on the 10th day of November, 2022, a petition was filed with the City Clerk of Kansas City by Bradley Freeman for the vacation of a portion of right-of-way for East 20th Street, as now established, in Section 8 Township 49 North, Range 33 West of the 5th Principal Meridian in Kansas City, Jackson County, Missouri being bounded and described by or under the direct supervision of Jason S. Roudebush, P.L.S. 2002014092 as follows: Beginning at the southeast corner of Lot 515, Block 38, McGee's Addition, a subdivision of land in said Kansas City, recorded in Book 1 at Page 36 in the Jackson County Recorder of Deeds Office; thence South 02°08'19" West, 7.25 feet; thence North 87°17'55" West, 115.98 feet to a point on the existing east right-of-way line of Walnut Street as now established; thence North 02°04'32" East on said existing east right-of-way line, 7.25 feet to the southwest corner of said Lot 515 also being a point on the existing north right-of-way line of said East 20th Street as now established; thence leaving said existing east right-of-way line, South 87°17'55" East on the south line of said Lot 515 and said existing north right-of-way line, 115.99 feet to the point of beginning. Containing 841 square feet or 0.02

acres, more or less, giving the distinct description of the right-of-way to be vacated, and also the names of the persons and corporations owning or claiming to own the property fronting thereon, and that the consent of the persons and corporations owning or claiming to own three-fourths of the front feet of the property immediately adjoining said right-of-way has been obtained in writing, that said consent has been acknowledged as deeds are acknowledged, and was duly filed with the petition for such vacation in the City Clerk's Office.

Section 2. That the Council finds that the City Plan Commission has duly endorsed its approval of this Ordinance hereon.

Section 3. That the Council finds that no private rights will be unreasonably injured or endangered by this vacation and that the public will suffer no unreasonable loss or inconvenience thereby.

Section 4. That a portion of right-of-way for East 20th Street, as now established, in Section 8 Township 49 North, Range 33 West of the 5th Principal Meridian in Kansas City, Jackson County, Missouri being bounded and described by or under the direct supervision of Jason S. Roudebush, P.L.S. 2002014092 as follows: Beginning at the southeast corner of Lot 515, Block 38, McGee's Addition, a subdivision of land in said Kansas City, recorded in Book 1 at Page 36 in the Jackson County Recorder of Deeds Office; thence South 02°08'19" West, 7.25 feet; thence North 87°17'55" West, 115.98 feet to a point on the existing east right-of-way line of Walnut Street as now established; thence North 02°04'32" East on said existing east right-of-way line, 7.25 feet to the southwest corner of said Lot 515 also being a point on the existing north right-of-way line of said East 20th Street as now established; thence leaving said existing east right-of-way line, South 87°17'55" East on the south line of said Lot 515 and said existing north right-of-way line, 115.99 feet to the point of beginning. Containing 841 square feet or 0.02 acres, more or less, be and the same is hereby vacated. However, the City of Kansas City reserves an easement and the right to locate, construct and maintain (or to authorize any franchised utility to locate, construct and maintain) conduits, water, gas and sewer pipes, poles and wire, or any of them over, under, along and across the above-described property. The City of Kansas City shall have at all times the right to go upon the above-described property to construct, maintain and repair the same; and nothing in this vacation action shall be construed so as to grant any right to use the above-described property in any manner as 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 and fences) without first securing the written approval of the Director of Public Works, subject to the following conditions:

1. The applicant shall retain all utility easements and protect facilities required by AT&T, or relocate the facilities at the cost of the applicant.
2. Applicant shall relocate street lighting facilities managed by Public Works at the cost of the applicant. Preliminary relocation plans shall be sent to Development Services prior to ordinance request.



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution # 230031

Submitted Department/Preparer: City Planning

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

Executive Summary

A request to vacate a 7-foot wide and 116-foot long strip of unimproved of right-of-way containing about 0.02 acres generally located just south of 100 e 20th Street (CD-ROW-2022-00004).

Discussion

The applicant is seeking to vacate a portion of the right of way to the north of E 20th Street between the sidewalk and building running east to west along the southern property line of 100 e 20th street.

A small ~5-foot by ~19-foot portion of the right-of-way to the west was included in the proposal prior to City Plan Commission. This portion was removed from the request during the meeting, as it would have vacated existing sidewalk. A condition was added by the City Plan Commission that a new exhibit and legal description would be provided reflecting the new vacation area (excluding any sidewalks). The condition has since been satisfied.

Fiscal Impact

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

2. What is the funding source?

N/A

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

N/A

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

N/A

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

N/A



City of Kansas City, Missouri

Docket Memo

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Infrastructure and Accessibility (Press tab after selecting.)

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

- Enhance the City's connectivity, resiliency, and equity through a safe, efficient, convenient, inclusive, accessible, sustainable and better connected multi-modal transportation system
- Develop environmentally sound and sustainable infrastructure strategies that improve quality of life and foster economic growth
- Increase and support local workforce development and minority, women, and locally-owned businesses
- Engage in efforts to strategically invest in the City's infrastructure and explore emerging technologies
-
-

Prior Legislation

N/A

Service Level Impacts

See Staff Report

City of Kansas City, Missouri



Docket Memo

Other Impacts

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

None

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

N/A

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

Economic Vitality

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

N/A

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

No



File #: 230032

[COMMITTEE SUBSTITUTE FOR] ORDINANCE NO. 230032

Sponsor: City Manager

Authorizing the Director of Finance to enter into a Second Amendment to the Overlook Tax Contribution and Disbursement Agreement among the City, the Tax Increment Financing Commission of Kansas City, Missouri, Oz Development Company, LLC, and Novak Birks, PC.

WHEREAS, Section 67.1305 of the Revised Statutes of Missouri authorizes the City to impose a retail sales tax not to exceed one-half of one percent if the imposition of such a retail sales tax is submitted to, and then approved by, a majority of the votes cast; and

WHEREAS, on April 4, 2017, pursuant to authority granted by Section 67.1305, RSMo, a majority of Kansas City, Missouri voters approved a new 1/8 of one percent retail sales tax for funding economic development projects within the area bounded by 9th Street on the north, Gregory Boulevard on the south, Paseo Boulevard on the west and Indiana Avenue on the east; and

WHEREAS, as part of the first round of funding, Community Builders of Kansas City (“Developer”) submitted a proposal seeking \$5,000,000.00 of Central City Economic Development (“CCED”) sales tax funds for the construction of site infrastructure for future office mixed use and residential development of a Class A Office and 155 residential units to be known as Overlook District (the “Project”) generally located in Town Fork Creek neighborhood along Swope Parkway between Chestnut Avenue and College Avenue (the “Project Site”), all in Kansas City, Jackson County, Missouri; and

WHEREAS, the Council authorized a funding agreement with Community Builders of Kansas City for the above Project in the amount of \$5,000,000.00 with its passage of Ordinance No. 200996 on December 10, 2020; and

WHEREAS, Developer subsequently identified a need for additional funding due to increases in construction labor and construction materials; and

WHEREAS, at its June 22, 2022 meeting, the Central City Economic Development Sales Tax Board voted to approve a recommendation to the Council for additional funding for such costs associated with this Project from CCED sales tax funds in the amount of \$150,000.00; bringing the total funding for this Project to a total of \$5,150,000.00; and

WHEREAS, on July 14, 2022, Council Passed Ordinance No. 220563 accepting the recommendation of the CCED Board for additional funding in the amount of \$150,000.00 for a total not to exceed amount of \$5,150,000.00, for the project, and estimating and appropriating \$150,000.00 from the Central City Economic Development Sales Tax Fund; and

WHEREAS, Ordinance No. 220563 did not correctly identify the parties to and the title of the agreement; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Director of Finance is hereby authorized to enter into a Second Amendment to the Overlook Tax Contribution and Disbursement Agreement among the City, the Tax Increment Financing Commission of Kansas City, Missouri, Oz Development Company, LLC, and Novak Birks, PC. A copy of the agreement in substantial form is on file in the City Manager's Office.

..end

Approved as to form:

Emalea Black
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: Mayor/Council's Office

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

Executive Summary

Authorizing the Director of Finance to enter into a Second Amendment to the Overlook Tax Contribution and Disbursement Agreement among the City, the Tax Increment Financing Commission of Kansas City, Missouri, Oz Development Company, LLC, and Novak Birks, PC; and authorizing the Director of Housing to execute the Amendment.

Discussion

The ordinance is authorizing the amendment of the tax contribution agreement to reflect the changes made to the budget in the first amendment to the Overlook TIF plan. In December, the plan was amended to include an additional \$150,000 of funding from CCED sales tax fund. The amendment to the agreement does not commit any additional City funds.

Fiscal Impact

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

2. What is the funding source?

N/A

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

N/A

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

N/A

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

N/A



City of Kansas City, Missouri

Docket Memo

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Finance and Governance (Press tab after selecting.)

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

- Reform the City's economic incentives to meet the policy objectives of the City Council
- Ensure the resiliency of City government
- Engage in workforce planning including employee recruitment, development, retention, and engagement
- Ensure a responsive, representative, engaged, and transparent City government
-
-

Prior Legislation

Ordinance No. 200996, Ordinance No. 220563

Service Level Impacts

N/A

Other Impacts

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

City of Kansas City, Missouri



Docket Memo

N/A

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

N/A

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

N/A

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

N/A

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

N/A

COMPARED VERSION
COMMITTEE SUBSTITUTE TO ORIGINAL ORDINANCE

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 230032

Authorizing the Director of Finance to enter into a Second Amendment to the Overlook Tax Contribution and Disbursement Agreement among the City, the Tax Increment Financing Commission of Kansas City, Missouri, Oz Development Company, LLC, and Novak Birks, PC; ~~and authorizing the Director of Housing to execute the Amendment.~~

WHEREAS, Section 67.1305 of the Revised Statutes of Missouri authorizes the City to impose a retail sales tax not to exceed one-half of one percent if the imposition of such a retail sales tax is submitted to, and then approved by, a majority of the votes cast; and

WHEREAS, on April 4, 2017, pursuant to authority granted by Section 67.1305, RSMo, a majority of Kansas City, Missouri voters approved a new 1/8 of one percent retail sales tax for funding economic development projects within the area bounded by 9th Street on the north, Gregory Boulevard on the south, Paseo Boulevard on the west and Indiana Avenue on the east; and

Formatted: Not Superscript/ Subscript

WHEREAS, as part of the first round of funding, Community Builders of Kansas City (“Developer”) submitted a proposal seeking \$5,000,000.00 of Central City Economic Development (“CCED”) sales tax funds for the construction of site infrastructure for future office mixed use and residential development of a Class A Office and 155 residential units to be known as Overlook District (the “Project”) generally located in Town Fork Creek neighborhood along Swope Parkway between Chestnut Avenue and College Avenue (the “Project Site”), all in Kansas City, Jackson County, Missouri; and

WHEREAS, the Council authorized a funding agreement with Community Builders of Kansas City for the above Project in the amount of \$5,000,000.00 with its passage of Ordinance No. 200996 on December 10, 2020; and

WHEREAS, Developer subsequently identified a need for additional funding due to increases in construction labor and construction materials; and

WHEREAS, at its June 22, 2022 meeting, the Central City Economic Development Sales Tax Board voted to approve a recommendation to the Council for additional funding for such costs associated with this Project from CCED sales tax funds in the amount of \$150,000.00; bringing the total funding for this Project to a total of \$5,150,000.00; and

WHEREAS, on July 14, 2022, Council Passed Ordinance No. 220563 accepting the recommendation of the CCED Board for additional funding in the amount of \$150,000.00 for a total not to exceed amount of \$5,150,000.00, for the project, and estimating and appropriating \$150,000.00 from the Central City Economic Development Sales Tax Fund; and

WHEREAS, Ordinance No. 220563 did not correctly identify the parties to and the title of the agreement; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Director of Finance is hereby authorized to enter into a Second Amendment to the Overlook Tax Contribution and Disbursement Agreement among the City, the Tax Increment Financing Commission of Kansas City, Missouri, Oz Development Company, LLC, and Novak Birks, PC. A copy of the agreement in substantial form is on file in the City Manager's Office.

Approved as to form:

Emalea Black
Associate City Attorney



File #: 230033

ORDINANCE NO. 230033

Sponsor: Director of City Planning and Development Department

Amending Committee Substitute for Ordinance No. 220720 by repealing Section A and enacting a new Section A to revise the legal description to include an additional 0.127 acres (Lot 92).

WHEREAS, on August 25, 2022, the Council passed Committee Substitute for Ordinance No. 220720 which approved a rezoning to MPD and preliminary development plan on 1.3 acres; and

WHEREAS, all conditions from Committee Substitute for Ordinance No. 220720 shall remain in full force and effect; and

WHEREAS, the developer desires to amend Committee Substitute for Ordinance No. 220720 to reflect the legal description on the approved preliminary development plan; NOW THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Section A. of Committee Substitute for Ordinance No. 220720 is hereby repealed and a new section enacted in its place, to read as follows:

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-1344, rezoning an area of approximately 1.3 acres generally located at the northeast corner of Belleview Avenue and W. 48th Street from District MPD (Master Planned Development) and District R-1.5 (Residential 1.5) to District MPD (Master Planned Development), said section to read as follows:

Section 88-20A-1344, That an area legally described as:

TRACT 1: Lots 93 and 94, and the south 10 feet of Lot 95, Penn Park, a subdivision in Kansas City, Jackson County, Missouri, together with the West 1/2 of the vacated alley lying east of and adjacent to said Lot 94 and the south 10 feet of Lot 95.

TRACT 2: Lot 96 and the north 30 feet of Lot 95, Penn Park, a subdivision in Kansas City, Jackson County, Missouri, together with the West 1/2 of the vacated alley lying east of and adjacent to said lots.

TRACT 3: Lot 97, Penn Park, a subdivision in Kansas City, Jackson County, Missouri, together with the West 1/2 of the vacated alley lying east of and adjacent.

TRACT 4: Lot 98, Penn Park, a subdivision in Kansas City, Jackson County, Missouri, together with the West 1/2 of the vacated alley lying east of and adjacent.

TRACT 5: Lot 99, Penn Park, a subdivision in Kansas City, Jackson County, Missouri, together with the West 1/2 of the vacated alley lying east of and adjacent.

TRACT 6: Lot 100, Penn Park, a subdivision in Kansas City, Jackson County, Missouri, together with the West 1/2 of the vacated alley lying east of and adjacent.

TRACT 7: Lot 101, Penn Park, a subdivision in Kansas City, Jackson County, Missouri, together with the West 1/2 of the vacated alley lying east of and adjacent.

TRACT 8: The East 1/2 of the vacated alley lying west of and adjacent to Lots 82, 83 and 84, Penn Park, a subdivision of land in Kansas City, Jackson County, Missouri, also described as follows: All that part of the existing 15 foot alley lying adjacent to Lots 82 thru 84, Penn Park, a subdivision of land in Kansas City, Jackson County, Missouri, being bounded and described as follows: Beginning at the northwest corner of said Lot 82; thence South 02°31'53" West, along the west line of said Lots 82 thru 84, 120.00 feet to the southwest corner of said Lot 84; thence North 87°28'07" West, 7.50 feet; thence North 02°31'53" East 120.00 feet; thence South 87°28'07" East, 7.50 feet to the point of beginning.

TRACT 9: Lot 92, Penn Park, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

..end

Approved as to form:

Sarah Baxter

Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: City Planning

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 Committee Substitute for Ordinance No. 220720 by repealing Section A and enacting a new Section A to revise the legal description to include an additional 0.127 acres (Lot 92).

Discussion

Amending Committee Sub for Ordinance No. 220720 to correct the legal description as shown on the previously approved MPD (Master Planned Development) plan. This will include Lot 92. No conditions of plan approval will be changed.

Fiscal Impact

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

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

City of Kansas City, Missouri



Docket Memo

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

Additional Discussion (if needed)

Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Housing and Healthy Communities (Press tab after selecting.)

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

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

Prior Legislation

Case No. CD-CPC-2022-00107 approved by Ordinance No. CS 220720 - Rezoning and Development Plan for a Master Planned Development..

Service Level Impacts

See staff report.

Other Impacts

City of Kansas City, Missouri

Docket Memo



1. What will be the potential health impacts to any affected groups?
None
2. How have those groups been engaged and involved in the development of this ordinance?
N/A
3. How does this legislation contribute to a sustainable Kansas City?
This project will contribute to economic vitality in the city.
4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?
N/A
5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?
N/A



File #: 230034

ORDINANCE NO. 230034

Sponsor: Director of City Planning and Development Department

Approving a residential development plan in District R-1.5 on about 1.2 acres generally located at E. 28th Street and Tracy Avenue to construct 37 residential units. (CD-CPC-2022-00207).

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District R-1.5 on about 1.2 acres generally located at E. 28th Street and Tracy Avenue, and more specifically described as follows:

All of Lots 10 through 15 and part of Lot 16, along with part of the vacated alleyway, all being in Block 7 of "Blocks 7, 8 & 9 of Porter Park", a subdivision in Kansas City, Jackson County, Missouri, as described by Timothy Blair Wiswell, Missouri Professional Licensed Surveyor, PLS-2009000067, and being the same property as described in the Warranty Deed recorded as Instrument Number 2020E0026039, and being more particularly described as follows:

Beginning at the Southwest corner of said Lot 10, said point also being the point of intersection of the East Right-of-Way line of Forest Avenue, and the North Right-of-Way line of 28th Street, as both were established with said "Blocks 7, 8 & 9 of Porter Park"; thence North 02 degrees 09 minutes 26 seconds East, on the West line of said Lot 10, and on the East Right-of-Way line of said Forest Avenue, a distance of 68.85 feet, to the Northwest corner of said Lot 10; thence South 87 degrees 20 minutes 20 seconds East, on the North line of said Lot 10, a distance of 157.31 feet, to a point on the centerline of the vacated alley, as described in said Warranty Deed; thence North 02 degrees 14 minutes 34 seconds East, on the centerline of said vacated alley, a distance of 215.39 feet, to a point; thence South 87 degrees 18 minutes 53 seconds East, departing the centerline of said vacated alley, a distance of 157.63 feet, to a point on the East line of said Lot 16, said point also being on the West Right-of-Way line of Tracy Avenue, as established with said "Blocks 7, 8 & 9 of Porter Park"; thence South 02 degrees 19 minutes 42 seconds West, on the East line of Lots 16, 15, 14, 13, 12 and 11, and on the West Right-of-Way line of said Tracy Avenue, a distance of 284.13 feet, to the Southeast corner of said Lot 11, said point also being the point of intersection of the West Right-of-Way line of said Tracy Avenue, and the North Right-of-Way line of said 28th Street; thence North 87 degrees 20 minutes 42 seconds West, on the South line of Lots 11 and 10, and on the North Right-of-

Way line of said 28th Street, a distance of 314.40 feet, to the point of beginning, containing 55,557 square feet or 1.2754 acres, more or less.

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. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.
3. The developer shall submit an affidavit, 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 prior to a certificate of occupancy.
4. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
5. All mechanical equipment shall be screened pursuant to 88-425-08.
6. The developer shall provide a revised site plan to show pedestrian crossing that complies with 88-450 prior to issuance of any building permit.
7. Council hereby approves a deviation of two feet to the required side yard setback in R-1.5 zoning district (88-420-12).
8. The developer shall apply for an administrative adjustment to 88-425-05 to the Director of City Planning and Development prior to issuance of any building permit.
9. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the entire site to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system and manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted, and the developer shall secure permits to construct any improvements required by the Land Development Division prior to recording the plat.

10. The developer shall obtain the executed and recorded City approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting.
11. The developer shall submit plans for grading, siltation, and erosion control to the Land Development Division for review and acceptance, and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
12. The developer shall grant a BMP easement to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.
13. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, by making application under said code for a minor subdivision and submitting and recording a lot consolidation plat or replatting the property in accordance therewith.
14. The developer shall secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Land Development Division, prior to recording the plat or issuance of a building permit, whichever occurs first.
15. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit to connect the private system to the public sewer main and depending on adequacy of the receiving system, make other improvements as may be required.
16. 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.
17. The developer shall submit a letter to the Land Development Division from a licensed civil engineer, licensed architect, or licensed landscape architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64, Code of Ordinances, for the sidewalks, curbs, and gutters where said letter shall identify the quantity and

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

18. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
19. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
20. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1)
21. Required Fire Department access roads shall be an all-weather surface (IFC-2012: § 503.2.3) and Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5) Required Fire Department access roads shall be designed to support a fire apparatus with a gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
22. Fire hydrant distribution shall follow IFC-2018 Table C102.1 and 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 -2013 § 8.7.2)
23. Dead-end Fire Department access road(s) in excess of 150 feet shall be provided with an approved turnaround feature (i.e., cul-de-sac, hammerhead). Dead-end streets in excess of 150 feet in length resulting from a “phased” project shall provide an approved temporary turnaround feature (i.e., cul-de-sac, hammerhead). (IFC-2018: § 503.2.5)
24. Aerial fire apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial fire apparatus roads are a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure. (IFC-2018 § D105).
25. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to

pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the (2022) acquisition rate of (\$64,220.18) per acre. This requirement shall be satisfied prior to recording the final plat (if dedicating private open space), or prior to a certificate of occupancy (if paying money-in-lieu of).

26. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations, prior to a certificate of occupancy.
27. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
28. No water service line will be less than 1-1/2" in diameter where three or more units or commercial building will be served by one domestic service line and meter.
29. The developer shall submit water main extension drawings prepared by a registered professional engineer in Missouri to the main extension desk for review, acceptance and contracts per the Kansas City Water rules and regulations for water main extensions and relocations.
30. The developer shall provide acceptable easement and secure permits to relocated sanitary sewers out from under proposed buildings and structures, while continuing to ensure individual service is provided to all proposed lots as required by the Land Development Division prior to recording the plat or issuance of a building permit, whichever occurs first.

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

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

..end

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

Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney

City of Kansas City, Missouri



Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: Please Select

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

Executive Summary

A request to approve a residential development plan in district R-1.5 on about 1.2 acres generally located at E. 28th Street and Tracy Avenue to construct 37 residential units (CD-CPC-2022-00207).

Discussion

A request to approve a residential development plan in district R-1.5 on about 1.2 acres generally located at E. 28th Street and Tracy Avenue to construct 37 residential units (CD-CPC-2022-00207).

Fiscal Impact

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

2. What is the funding source?

N/A

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

N/A

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

N/A

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

N/A

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

City of Kansas City, Missouri



Docket Memo

2. This fund has a structural imbalance.

Yes No

Additional Discussion (if needed)

List which goals and objectives in the Citywide Business Plan are impacted.

Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Select (Press tab after selecting.)

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

-
-
-
-
-
-

Prior Legislation

See CPC Staff Report

Service Level Impacts

See CPC Staff Report

Other Impacts

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

This is a zoning ordinance and has not been evaluated against this subject matter.

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



City of Kansas City, Missouri

Docket Memo

This is a zoning ordinance and has not been evaluated against this subject matter.

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

This is a zoning ordinance and has not been evaluated against this subject matter.

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

This is a zoning ordinance and has not been evaluated against this subject matter.

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

This is a zoning ordinance and has not been evaluated against this subject matter.

COMMUNITY PROJECT/REZONING

230034

Ordinance Fact Sheet

Ordinance Number

Case No. CD-CPC-2022-00207

Brief Title

A request to approve a residential development plan in district R-1.5 on about 1.2 acres generally located at E. 28th Street and Tracy Avenue to construct 37 residential units (CD-CPC-2022-00207).

Details

Location: 2770 Tracy Avenue

Reason for Legislation: Approval of a residential development plan and request for a deviation requires City Council approval

See attached City Plan Commission Staff Report for a detailed description and analysis of proposal.

See attached City Plan Commission Disposition Letter for the Commission's recommended conditions (if any).

SUMMARY OF CHANGES FOLLOWING CITY PLAN COMMISSION:

- The applicant is seeking the approval of a deviation of two feet to the required side yard setback in a R-1.5 zoning district (88-420-12).

Positions/Recommendations

Sponsors	Jeffrey Williams, AICP, Director Department of City Planning & Development
Programs, Departments or Groups Affected	3 rd District (Ellington, Robinson)
Applicants / Proponents	Applicant Brad Sonner Olsson
	City Department City Planning & Development Other
Opponents	Groups or Individuals N/A
	Basis of Opposition N/A
Staff Recommendation	<input checked="" type="checkbox"/> For
	<input type="checkbox"/> Against
	Reason Against
Board or Commission Recommendation	City Plan Commission (6-1) (01-03-2023) By (AYE: Allender, Baker, Crawl, Enders, Hill, Rojas) (NAYE: Beasley)
	<input type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No Action Taken
	<input checked="" type="checkbox"/> For, with revisions or conditions (see details column for conditions)
Council Committee Actions	<input type="checkbox"/> Do Pass
	<input type="checkbox"/> Do Pass (as amended)
	<input type="checkbox"/> Committee Sub.
	<input type="checkbox"/> Without Recommendation
	<input type="checkbox"/> Hold
	<input type="checkbox"/> Do not pass

Fact Sheet Prepared By: Andrew Clarke Staff Planner	Date: 01/06/2023		
Reviewed By: Joseph Rexwinkle Division Manager	Date: 01/06/2023	Initial Application Filed: 11-14-2022 City Plan Commission 01-03-2023 Action: Approval with conditions Revised Plans Filed: N/A On Schedule: Yes Off Schedule Reason:	
Reference Numbers: Case No. CD-CPC-2022-00207			



File #: 220701

ORDINANCE NO. 220701

Establishing administrative processes for awarding standard incentive packages to residential, office, and industrial developments that meet certain criteria and directing the City Manager and the Director of Finance to take certain acts to implement the standard incentive packages.

WHEREAS, the City Council, by Committee Substitute for Ordinance No. 140031, As Amended, adopted the City's Economic Development and Incentives Policy and directed the City Manager to develop the scoring system set forth therein; and

WHEREAS, the City Council, by Ordinance No. 140375, adopted a certain scoring system for purposes of implementing the City's Economic Development and Incentives Policy, and the City Council has, from time to time, adopted revisions to this scoring system; and

WHEREAS, the City Council wishes to prioritize incentives to achieve the City's development goals, and provide staff, outside agencies, and potential developers a clear understanding of those goals; and

WHEREAS, the Council desires to provide an administrative pathway to accessing incentives, so they can be granted consistently and in a more expedited fashion to developments that deliver community benefit aligned with the City's articulated goals; and

WHEREAS, the Council desires that City staff undertake the following steps in order to create a program that implements standard incentive packages; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. The Council establishes administrative processes for awarding standard incentives to residential, office, and industrial developments in order to achieve the following goals by December 31, 2027:

- (a) 10,000 units of affordable housing in target areas, as part of new multifamily development.
- (b) 60,000 additional target sector employees in target areas or increased speculative Class A office space to 15% market share.

- (c) 1,750,000 square feet of new speculative Class A industrial space or 8% industrial vacancy rate for four consecutive quarters.

Section 2. That the standard incentive packages available to qualifying developments and the criteria required for developments to qualify for administrative approval of these incentive packages are enumerated in Attachment A.

Section 3. That the City Manager is directed to establish the standard incentive packages described in Attachment A and is authorized to negotiate and execute agreements with the Economic Development Corporation of Kansas City, Land Clearance for Redevelopment Authority, Port KC, and Kansas City Area Transportation Authority, as necessary to provide the standard incentive packages outlined in Attachment A in a manner that is substantially consistent with the eligibility criteria in Attachment A. To the extent necessary to effectuate the standard incentive packages described in Attachment A, the City Manager is further directed to initiate the creation of urban redevelopment corporations, development plans, or urban renewal plans, and amendments thereto, along with any necessary revisions to Resolution No. 191024.

Section 4. That, in order to effectuate the standard incentive packages outlined in Attachment A, the Director of Finance is authorized to administratively negotiate and execute agreements that allow a redirection of 50% of increased economic activity taxes for up to 15 years for office and industrial developments eligible for such as outlined in Attachment A, subject to annual appropriation and applicable law. This authorization to execute contracts expires December 31, 2027. The City Manager is directed to prepare a comprehensive list of terms and requirements for administrative redirection agreements, which shall be circulated to the Council and posted on the City's website.

Section 5. That any third-party financial analysis requirements that have previously been established by ordinance or resolution are waived for projects that receive standard incentive packages, as outlined in Attachment A. This section shall not be construed as repealing any other exceptions or requirements that may have previously been enacted by the Council.

Section 6. That this ordinance and the standard incentive packages outlined in Attachment A will be reviewed by the City Council no later than five years from the effective date of this Ordinance to evaluate impact on the target thresholds outlined in Section 1.

Section 7. That the City Manager is directed to monitor all standard incentives packages and annually report to the Council regarding the granting and progress of standard incentive packages and the City's progress in achieving the goals established in Section 1.

..end

Approved as to form and legality:

Emalea Black
Associate City Attorney

**No Fact Sheet
Provided for
Ordinance No.**

220701



File #: 221066

[COMMITTEE SUBSTITUTE FOR] ORDINANCE NO. 221066

Sponsor: City Manager

Rezoning an area of about 2.98 acres generally located along Main Street from Armour Boulevard on the north to 36th Street on the south from District B3-2, District B4-5, and District R-1.5 to District MPD, and approving a preliminary development plan that will also serve as a preliminary plat for a mixed-use development containing 300 dwelling units and commercial space. (CD-CPC-2022-00183)

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 88-20-1370, rezoning an area of approximately 2.98 acres generally located along Main Street from Armour Boulevard on the north to 36th Street on the south from District B3-2 (Community Business 2), District B4-5 (Heavy Business/Commercial 5) and District R-1.5 (Residential 1.5) to District MPD (Master Planned Development), said section to read as follows:

Section 88-20-1370. That an area legally described as:

TRACT 1: Lots 1, 2, 3, 4, 19, 20, 21, 22, and the north 16.09 feet of Lots 5 and 18, except that part of Lots 1 and 22 in Armour Boulevard, Block 10, Hyde Park, a subdivision in Kansas City Jackson County, Missouri, according to recorded plat thereof.

TRACT 2: The south 33.91 feet of Lot 5 and all of Lots 6, 7, 8, 9, 10 and 11, Block 10, Hyde Park, a subdivision in Kansas City, Jackson County, Missouri, according to recorded plat thereof.

TRACT 3: The north 16.09 feet of Lot 14, and all of Lot 15 and the south 33.91 feet of Lot 16, Block 10, Hyde Park, a subdivision in Kansas City Jackson County, Missouri, according to recorded plat thereof.

is hereby rezoned from District B3-2 (Community Business 2), District B4-5 (Heavy Business/Commercial 5) and District R-1.5 (Residential 1.5) to District MPD (Master Planned Development), all as shown outlined on a map marked Section 80-20A-1370, 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 patio amenity facing Main Street must be in accordance with the Main Street Overlay District.
2. A deviation from 88-323-02-E.2 is approved.
3. Alternative compliance for parking is approved, pursuant to 88-420-16, to allow .5 spaces per unit.
4. Considering 88-420-16-K, examples of eligible accommodations inside the indoor parking facilities need to be included in the MPD final plan submittal. Special facilities for bicyclists include enclosed bicycle lockers, employee shower facilities, dressing areas for employees, and onsite public bicycle-sharing stations.
5. An administrative adjustment for alternative compliance is approved pursuant to 88-425-13 for 17 street trees (along Main St) to satisfy the requirement and will be maintained or replaced on the subject site.
6. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri.
7. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the disturbed area to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system and manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted, and the developer shall secure permits to construct any improvements required by the Land Development Division prior to recording the plat.
8. 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.
9. The developer shall submit a plan for approval and permit by the Land Development Division prior to beginning construction of any 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.
10. The developer shall submit plans for grading, siltation, and erosion control to the Land Development Division for review and acceptance, and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
11. The developer shall submit a letter to the Land Development Division from a licensed civil engineer, licensed architect, or licensed landscape architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64, Code of Ordinances, for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, and gutters that need to be constructed, repaired, or reconstructed to remedy

deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate of occupancy permits.

12. The developer shall submit construction plans in compliance with adopted standards for all improvements required by the traffic study approved by the Public Works Department, and shall secure permits for those improvements as required by the Land Development Division, prior to recording the plat.
13. The developer shall 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.
14. The developer shall obtain the executed and recorded City approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting.
15. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit to connect the private system to the public sewer main and depending on adequacy of the receiving system, make other improvements as may be required.
16. 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.
17. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the (2022) acquisition rate of (\$64,220.18) per acre. This requirement shall be satisfied prior to certificate of occupancy.
18. The developer shall fully comply with and remain in compliance with the parkway and boulevard standards as outlined in 88-323.
19. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
20. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to a certificate of occupancy.
21. The developer shall submit a traffic impact study for the development with the final MPD plan. Based on the trip generation manual, this development will generate sufficient trips to warrant a traffic impact study.
22. The developer shall continue working with the neighborhood to remedy parking issues. The developer shall inform its residents, invitees, and employees of the project not to park at any time along Central, Wyandotte and Baltimore streets between Armour Boulevard and 36th Street and along 36th Street from Broadway to Baltimore. Notwithstanding the foregoing, should the City adopt

a comprehensive parking plan in the future governing the property, the City's parking plan shall govern.

23. The developer shall revise the MPD Plan to satisfy the following:
- (i) *there shall be a minimum of 191 total parking spaces;*
 - (ii) *there shall be a maximum of 300 total residential units; and*
 - (iii) *there shall be district parking and shared parking services among the users of parking within the MPD.*

A copy of said MPD development plan and preliminary plat 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 hereinabove, all public notices and hearings required by the Zoning and Development Code have been given and had.

..end

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

Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney

**No Fact Sheet
Provided for
Ordinance No.**

221066

COMPARED VERSION
COMMITTEE SUBSTITUTE TO ORIGINAL ORDINANCE

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 221066

Rezoning an area of about 2.98 acres generally located along Main Street from Armour Boulevard on the north to 36th Street on the south from District B3-2, District B4-5, and District R-1.5 to District MPD, and approving a preliminary development plan that will also serve as a preliminary plat for a mixed-use development containing ~~348~~300 dwelling units and commercial space. (CD-CPC-2022-00183)

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 88-20-1370, rezoning an area of approximately 2.98 acres generally located along Main Street from Armour Boulevard on the north to 36th Street on the south from District B3-2 (Community Business 2), District B4-5 (Heavy Business/Commercial 5) and District R-1.5 (Residential 1.5) to District MPD (Master Planned Development), said section to read as follows:

Section 88-20-1370. That an area legally described as:

TRACT 1: Lots 1, 2, 3, 4, 19, 20, 21, 22, and the north 16.09 feet of Lots 5 and 18, except that part of Lots 1 and 22 in Armour Boulevard, Block 10, Hyde Park, a subdivision in Kansas City Jackson County, Missouri, according to recorded plat thereof.

TRACT 2: The south 33.91 feet of Lot 5 and all of Lots 6, 7, 8, 9, 10 and 11, Block 10, Hyde Park, a subdivision in Kansas City, Jackson County, Missouri, according to recorded plat thereof.

TRACT 3: The north 16.09 feet of Lot 14, and all of Lot 15 and the south 33.91 feet of Lot 16, Block 10, Hyde Park, a subdivision in Kansas City Jackson County, Missouri, according to recorded plat thereof.

is hereby rezoned from District B3-2 (Community Business 2), District B4-5 (Heavy Business/Commercial 5) and District R-1.5 (Residential 1.5) to District MPD (Master Planned Development), all as shown outlined on a map marked Section 80-20A-1370, 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 patio amenity facing Main Street must be in accordance with the Main Street Overlay District.
2. A deviation from 88-323-02-E.2 is approved.
3. Alternative compliance for parking is approved, pursuant to 88-420-16, to allow .5 spaces per unit.
4. Considering 88-420-16-K, examples of eligible accommodations inside the indoor parking facilities need to be included in the MPD final plan submittal. Special facilities for bicyclists include enclosed bicycle lockers, employee shower facilities, dressing areas for employees, and onsite public bicycle-sharing stations.
5. An administrative adjustment for alternative compliance is approved pursuant to 88-425-13 for 17 street trees (along Main St) to satisfy the requirement and will be maintained or replaced on the subject site.
6. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri.
7. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the disturbed area to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system and manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted, and the developer shall secure permits to construct any improvements required by the Land Development Division prior to recording the plat.
8. 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.
9. The developer shall submit a plan for approval and permit by the Land Development Division prior to beginning construction of any 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.
10. The developer shall submit plans for grading, siltation, and erosion control to the Land Development Division for review and acceptance, and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.

11. The developer shall submit a letter to the Land Development Division from a licensed civil engineer, licensed architect, or licensed landscape architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64, Code of Ordinances, for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, and gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate of occupancy permits.
12. The developer shall submit construction plans in compliance with adopted standards for all improvements required by the traffic study approved by the Public Works Department, and shall secure permits for those improvements as required by the Land Development Division, prior to recording the plat.
13. The developer shall 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.
14. The developer shall obtain the executed and recorded City approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting.
15. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit to connect the private system to the public sewer main and depending on adequacy of the receiving system, make other improvements as may be required.
16. 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.
17. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due

shall be based upon the (2022) acquisition rate of (\$64,220.18) per acre. This requirement shall be satisfied prior to certificate of occupancy.

18. The developer shall fully comply with and remain in compliance with the parkway and boulevard standards as outlined in 88-323.
19. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
20. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to a certificate of occupancy.
21. The developer shall submit a traffic impact study for the development with the final MPD plan. Based on the trip generation manual, this development will generate sufficient trips to warrant a traffic impact study.
22. The developer shall continue working with the neighborhood to remedy parking issues. The developer shall inform its residents, invitees, and employees of the project not to park at any time along Central, Wyandotte and Baltimore streets between Armour Boulevard and 36th Street and along 36th Street from Broadway to Baltimore. Notwithstanding the foregoing, should the City adopt a comprehensive parking plan in the future governing the property, the City's parking plan shall govern.
23. The developer shall revise the MPD Plan to satisfy the following:
 - (i) there shall be a minimum of 191 total parking spaces;
 - (ii) there shall be a maximum of 300 total residential units; and
 - (iii) there shall be district parking and shared parking services among the users of parking within the MPD.

A copy of said MPD development plan and preliminary plat 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 hereinabove, all public notices and hearings required by the Zoning and Development Code have been given and had.

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

Secretary, City Plan Commission

Approved as to form ~~and legality~~:

Sarah Baxter
Senior Associate City Attorney



File #: 221067

RESOLUTION NO. 221067

Sponsor: City Manager

RESOLUTION - Approving an amendment to the Midtown Plaza Area Plan on about 2.98 acres generally located along Main Street from Armour Boulevard on the north to 36th Street on the south by changing the recommend land use from Residential High Density and Mixed Use Community to Residential Urban and Mixed Use Community. (CD-CPC-2022-00184)

WHEREAS, on January 7, 2016, the City Council by Resolution No. 150899 adopted the Midtown Plaza Area Plan; and

WHEREAS, after further review it has been deemed appropriate to amend the Midtown Plaza Area Plan as it affects that area of approximately 2.98 acres generally located along Main Street from Armour Boulevard on the north to 36th Street on the south by changing the recommend land use from Residential High Density and Mixed Use Community to Residential Urban and Mixed Use Community; and

WHEREAS, the City Plan Commission considered such amendment to the Proposed Land Use Map on December 6, 2022; and

WHEREAS, after all interested persons were given an opportunity to present testimony, the City Plan Commission did on December 6, 2022, recommend approval of the proposed amendment to Midtown Plaza Area Plan; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section A. That the Midtown Plaza Area Plan is hereby amended as to the Proposed Land Use Plan and Map for that area of approximately 2.98 acres generally located along Main Street from Armour Boulevard on the north to 36th Street on the south by changing the recommend land use from Residential High Density and Mixed Use Community to Residential Urban and Mixed Use Community.

Section B. That the amendment to the Midtown Plaza Area Plan is consistent and complies with the FOCUS Kansas City Plan, adopted on October 30, 1997, by Committee Substitute for Resolution No. 971268, and is adopted as a supplement to the FOCUS Kansas City Plan.

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 hearing have been held as required by law.

..end

**No Fact Sheet
Provided for
Resolution No.**

221067



File #: 221087

ORDINANCE NO. 221087

Sponsor: Director of City Planning and Development

Approving a development plan in District B4-2 on approximately 2.65 acres generally located at 3910 North Oak Trafficway for a self-storage building. (CD-CPC-2022-00125)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District B4-2 (Heavy Business/Commercial dash 2) on about 2.65 acres generally located at 3910 North Oak Trafficway, and more specifically described as follows:

Lot 1, Chezik Addition Replat, a subdivision in Kansas City, Clay County, Missouri.

is hereby approved, subject to the following conditions:

1. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
2. 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 prior to a certificate of occupancy.
3. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.
4. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to a certificate of occupancy.
5. The applicant shall ensure the development is in compliance with all of Section 88-369, Self-Storage Warehouse.

6. The developer shall submit a letter to the Land Development Division from a licensed civil engineer, licensed architect, or licensed landscape architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64, Code of Ordinances, for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, and gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate of occupancy permits.
7. The developer shall grant a BMP easement to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.
8. The developer shall submit a macro storm drainage study with the first plat or phase, from a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including water quality BMP's, to the Land Development Division for review and acceptance for the entire development area, and submit a micro storm drainage study with each subsequent plat or phase showing compliance with the approved macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a building permit, whichever occurs first as required by the Land Development Division.
9. The developer shall submit plans for grading, siltation, and erosion control to the Land Development Division for review and acceptance, and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities
10. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri.
11. The developer shall secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Land Development Division, prior to recording the plat or issuance of a building permit, whichever occurs first.

12. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit to connect the private system to the public sewer main and depending on adequacy of the receiving system, make other improvements as may be required.
13. The developer shall obtain the executed and recorded City approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting
14. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
15. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1)
16. Fire hydrant distribution shall follow IFC-2018 Table C102.1 and 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 -2013 § 8.7.2)
17. Required Fire Department access roads shall be an all-weather surface. (IFC-2012: § 503.2.3) Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5) Required Fire Department access roads shall designed to support a fire apparatus with a gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
18. Dead-end Fire Department access road(s) in excess of 150 feet shall be provided with an approved turnaround feature (i.e., cul-de-sac, hammerhead). Dead-end streets in excess of 150 feet in length resulting from a “phased” project shall provide an approved temporary turnaround feature (i.e., cul-de-sac, hammerhead). (IFC-2018: § 503.2.5) The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
19. New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. (IFC 2018 510.1) and (NFPA1221)

20. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to a certificate of occupancy.
21. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.

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

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

..end

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

Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney

City of Kansas City, Missouri



Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: City Planning

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

Executive Summary

A request to approve a Development Plan for a self storage building on about 2.65 acres generally located at 3910 North Oak Trafficway. (CD-CPC-2022-00125)

Discussion

See CPC staff report.

Fiscal Impact

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

2. What is the funding source?

N/A

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

N/A

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

N/A

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

N/A

Budget Review

(Staff will complete this section.)

City of Kansas City, Missouri



Docket Memo

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

Additional Discussion (if needed)

Click or tap here to enter text.

Citywide Business Plan Impact

This is a zoning ordinance, it has not been evaluated for the Citywide Business Plan Impact.

Prior Legislation

See CPC staff report.

Service Level Impacts

See CPC staff report.

Other Impacts

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

This is a zoning ordinance and has not been evaluated against this subject matter.

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

This is a zoning ordinance and has not been evaluated against this subject matter.

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

This is a zoning ordinance and has not been evaluated against this subject matter.

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

This is a zoning ordinance and has not been evaluated against this subject matter.

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

City of Kansas City, Missouri

Docket Memo

This is a zoning ordinance and has not been evaluated against this subject matter.



COMMUNITY PROJECT/REZONING

221087

Ordinance Fact Sheet

Case No. (CD-CPC-2022-00125)

Brief Title

A request to approve a Development Plan for a self storage building on about 2.65 acres generally located at 3910 North Oak Trafficway. (CD-CPC-2022-00125)

Details

Location: Generally located at 3910 North Oak Trafficway.
Reason for Legislation: Development Plans must be approved by City Council.
<p>See attached City Plan Commission Staff Report for a detailed description and analysis of proposal.</p> <p>See attached City Plan Commission Disposition Letter for the Commission's recommended conditions (if any).</p> <p>SUMMARY OF CHANGES FOLLOWING CITY PLAN COMMISSION:</p> <ul style="list-style-type: none"> - Condition No. 1 regarding an improvement to the construction materials and improved window design was satisfied prior to ordinance request. - Condition No. 2 requiring submittal of fence materials was satisfied prior to ordinance request. - Condition No. 8 requiring submittal of internal circulation was satisfied prior to ordinance request.

Ordinance Number

Positions/Recommendations

Sponsors	Jeffrey Williams, AICP Director Department of City Planning & Development
Programs, Departments or Groups Affected	4 th (Shields and Bunch)
Applicants / Proponents	<p>Applicant Tye Zehner Strickland Construction</p> <p>City Department City Planning & Development</p> <p>Other</p>
Opponents	<p>Groups or Individuals Deb Herman Claudia Baker Laura Spiwak</p> <p>Basis of Opposition The proposed use does not match the Area Plan or the North Oak Corridor Plan.</p>
Staff Recommendation	<p><input checked="" type="checkbox"/> For</p> <p><input type="checkbox"/> Against</p> <p>Reason Against</p>
Board or Commission Recommendation	<p>City Plan Commission 6-0 By Allender, Baker, Beasley, Crowl, Enders, Hill, Rojas, Sadowski</p> <p><input type="checkbox"/> For <input checked="" type="checkbox"/> Against <input type="checkbox"/> No Action Taken</p> <p><input type="checkbox"/> For, with revisions or conditions</p>
Council Committee Actions	<p><input type="checkbox"/> Do Pass</p> <p><input type="checkbox"/> Do Pass (as amended)</p> <p><input type="checkbox"/> Committee Sub.</p> <p><input type="checkbox"/> Without Recommendation</p> <p><input type="checkbox"/> Hold</p>

--

	<input type="checkbox"/> Do not pass
--	--------------------------------------

Fact Sheet Prepared By: **Date:** 12-02-2022

Larisa Chambi
Planner

Reviewed By: **Date:** 12-05-2022

Joseph Rexwinkle

Initial Application Filed: 07-15-2022

City Plan Commission Action: 10-18-2022

Revised Plans Filed: 11-23-2022

On Schedule: No

Off Schedule Reason: The application was revised prior to being scheduled for City Plan Commission. The application was revised for a second time prior to Ordinance Request.

Reference Numbers:

Case No. CD-CPC-2022-00125