



Agenda

Neighborhood Planning and Development Committee

Chairperson Ryana Parks-Shaw

Vice Chair Eric Bunch

Councilmember Nathan Willett

Councilmember Melissa Patterson Hazley

Wednesday, September 27, 2023

1:30 PM

26th Floor, Council Chamber

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

PUBLIC OBSERVANCE OF MEETINGS

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

Any closed session may be held via teleconference.

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

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

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

Public Testimony is Limited to 2 Minutes

Beginning of Consent(s)

Director of City Planning & Development

230810 Sponsor: Director of City Planning and Development Department

Approving the plat of Edgewood Farms Lot 3, an addition in Platte County, Missouri, on approximately 2 acres generally located at southeast corner of N.W. Roanridge Road and the entrance to the Edgewood Farms Development or approximately one-half mile south of N.W. Barry Road, creating one lot/tract for the purpose of developing a restaurant; accepting various easements; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2023-00018)

Attachments: [Docket Memo Edgewood Farms Final Plat](#)

Director of City Planning & Development

230811 Sponsor: Director of City Planning and Development Department

Approving the plat of Corporate Circle Apartments - First Plat, an addition in Platte County, Missouri, on approximately 5.72 acres generally located at N.W. Tiffany Springs Parkway and N. Polo Drive, creating two lots and five tracts for the purpose of two multi-unit residential buildings; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2023-00014)

Attachments: [Docket Memo 0.1.2](#)

End of Consent(s)

Director of General Services

230808 Sponsor: Director of General Services Department

Authorizing the Director of General Services to execute a Special Warranty Deed to transfer certain real property generally located at 6550 N.W. Prairie View Road, Kansas City, Platte County, Missouri 64151 to SAH Properties, LLC.

Attachments: [Docket Memo2_6550 NE Prairie View
6550PVDEED Non-Discrimination & Equal Opportunity Review
Document Contract NA_6550PVDEED](#)

Director of City Planning & Development

[230809](#) Sponsor: Director of City Planning and Development

Rezoning an area of about 10 acres generally located at the northeast corner of N. Nevada Avenue and N.W. 136th Street from District AG-R to District M2-2 to allow the development of the property for industrial uses. (CD-CPC-2023-00092).

Attachments: [Docket Memo](#)

Director of City Planning & Development and City Plan Commission

[230812](#) Sponsor: Director of City Planning and Development Department

Approving a development plan on about 0.47 acres to allow for a residential development plan for 13 units in District M1-5 generally located at the southeast corner of Locust Street and East 19th Street. (CD-CPC-2023-00096)

Attachments: [Docket Memo 19th & Locust.docx](#)

Director of City Planning & Development

[230815](#) Sponsor: Director of City Planning and Development Department

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

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

Director of City Planning & Development

[230816](#) Sponsor: Director of City Planning and Development Department

Rezoning an area of about .18 acres generally located at 3244 Paseo Boulevard from District R-0.5 to District B1-1 to allow for a short-term rental. (CD-CPC-2023-00114)

Attachments: [City Council Docket Memo](#)

Director of City Planning & Development

[230817](#) Sponsor: Director of City Planning and Development Department

RESOLUTION - Approving an amendment to the Midtown/Plaza Area Plan on about .18 acres generally located at the 3244 Paseo Boulevard by changing the recommended land use from residential high to mixed use neighborhood for the property to qualify for a Short-Term Rental permit. (CD-CPC-2023-00119)

Attachments: [City Council Docket Memo](#)

Director of City Planning & Development

[230818](#) Sponsor: Director of City Planning and Development Department

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

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

Director of City Planning & Development

[230819](#) Sponsor: Director of City Planning and Development Department

Approving a major amendment to a UR plan for an area of about 9 acres generally located at E. 63rd Street and Bushman Drive and approving a development plan to allow for an event space. (CD-CPC-2023-00027)

Attachments: [Docket Memo 0.1.2](#)

Director of City Planning & Development and City Plan Commission

[230820](#) Sponsor: Director of City Planning and Development Department

Approving a major amendment to a previously approved development plan that will also serve as a preliminary plat in District B2-2 on about 4.8 acres generally located at 520 N.E. 107th Street, to allow for the development of a car wash. (CD-CPC-2023-00105)

Attachments: [City Council Docket Memo](#)

Director of City Planning & Development and City Plan Commission

[230821](#) Sponsor: Director of City Planning and Development Department

Rezoning an area of about 1.2 acres generally located at 625 Prospect Avenue from District B3-2, B4-5, and R-6 to District to UR and approving a preliminary development plan and preliminary plat to allow for retail and apartment uses. (CD-CPC-2023-00109)

Attachments: [Docket Memo CitiHome](#)

Director of City Planning & Development

[230825](#) Sponsor: Director of City Planning and Development Department

Approving a development plan on about 40 acres to allow for limited manufacturing in District M1-5 generally located at the northeast corner of 150 Highway and Prospect Avenue. (CD-CPC-2023-00097)

Attachments: [Docket Memo](#)

City Manager's Office

[230826](#) Sponsor: City Manager

Approving an Industrial Development Plan for Cas-KC-neda, LLC for the purpose of acquiring, constructing, improving, and renovating a project for industrial development consisting of a boutique hotel with approximately thirty-five units (the "Project") located at 1108-1110 Grand Avenue, Kansas City, Missouri (the "Project Site"); authorizing and approving various agreements for the purpose of setting forth covenants, agreements and obligations of the City and Cas-KC-neda, LLC; authorizing the issuance of taxable industrial revenue bonds in an amount not to exceed \$18,000,000.00; authorizing and approving other documents; and authorizing certain other actions in connection with the issuance of said bonds.

Attachments: [230826 Docket Memo - Kindler Hotel](#)

Director of City Planning & Development

[230827](#) Sponsor: Director of City Planning and Development Department

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

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

City Manager's Office

[230832](#) Sponsor: Councilmember Crispin Rea

Approving the petition to establish the 1108-1110 Grand Community Improvement District; establishing the 1108-1110 Grand Community Improvement District generally located at E. 11th Street and Grand Blvd in Kansas City, Jackson County, Missouri; determining the 1108-1110 Grand Community Improvement District to be a blighted area; determining that certain actions are reasonably anticipated to remediate blighting conditions and will serve a public purpose; requiring the annual submission of certain records; and directing the City Clerk to report the creation of the District to the Missouri Department of Economic Development and the Missouri State Auditor.

Attachments: [230832- 1108 Grand CID Docket Memo](#)

Bunch

[230833](#) Sponsor: Councilmember Eric Bunch

Approving the petition to establish the Wagon Trails Community Improvement District; establishing the Wagon Trails Community Improvement District generally located at W. 43rd Street and Southwest Trafficway in Kansas City, Jackson County, Missouri; requiring the annual submission of certain records; and directing the City Clerk to report the creation of the District to the Missouri Department of Economic Development and the Missouri State Auditor. **Item will be held until 10/4/2023**

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

Bunch

[230834](#) Sponsor: Councilmember Eric Bunch

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

Attachments: [No Docket Memo](#)

HELD IN COMMITTEE

Director of City Planning & Development

[230621](#) Sponsor: Director of City Planning and Development Department

Approving an amendment to a previously approved UR Development Plan in District UR which also serves as a preliminary plat to allow for mixed use development that includes multifamily residential, office and retail/ commercial, in an area generally located on the north side of E. 63rd Street on both sides of Prospect Avenue, bordered by E. 61st Street on the north, Bruce R. Watkins Drive on the east and Park Avenue on the west. (CD-CPC-2023-00107).

Attachments: [CD-CPC-2023-00107 Docket Memo](#)

Director of Health

[230716](#) Sponsor: Director of the Health Department

Authorizing the Director of Health to execute a five-year sole source contract with the University of Missouri Kansas City for Violence Prevention Fund Evaluation Services from previously appropriated funds. ***Item will be held until 10/4/2023***

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

Director of City Planning & Development

[230740](#) Sponsor: Director of City Planning and Development Department

Rezoning an area of about one acre generally located on the west side of Oak Street between Linwood Boulevard and 31st Street from District R-1.5 to District UR and approving a development plan to allow for twelve (12) detached dwellings. (CD-CPC-2023-00083) **Item will be held until 10/11/2023**

Attachments: [Docket Memo CD-CPC-2023-00083](#)

ADDITIONAL BUSINESS

1. Update from Housing Dept on the CCED audit.
2. There may be a general discussion regarding current Neighborhood Planning and Development Committee issues.

3. 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.

4. 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 #: 230810

ORDINANCE NO. 230810

Sponsor: Director of City Planning and Development Department

Approving the plat of Edgewood Farms Lot 3, an addition in Platte County, Missouri, on approximately 2 acres generally located at southeast corner of N.W. Roanridge Road and the entrance to the Edgewood Farms Development or approximately one-half mile south of N.W. Barry Road, creating one lot/tract for the purpose of developing a restaurant; accepting various easements; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2023-00018)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Edgewood Farms Lot 3 a subdivision in Platte County, Missouri, a true and correct copy of which is attached hereto and incorporated herein by reference, is hereby approved.

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

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

Section 3. That the City Planning and Development Director is hereby authorized to execute a Covenant to Maintain Stormwater and BMP Agreement, to be in a form substantially as that attached hereto as Exhibit A and incorporated herein by reference.

Section 4. That the City Planning and Development Director is hereby authorized to execute and/or accept any and all agreements necessary to clear the title of any right of way, utility easements or other public property dedicated on the plat.

Section 5. That the City Clerk is hereby directed to record copies of this ordinance, together with the documents described herein and all other relevant documents, when the Developer has met all of the requirements for the plat to be released for recording, in the Office of the Recorder of Deeds of Platte County, Missouri.

Section 6. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on August 1, 2023.

..end

Approved as to form:

Eluard Alegre
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 230810

Submitted Department/Preparer: City Planning

Revised 8/3/23

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

Executive Summary

Approving the plat of Edgewood Farms Lot 3, an addition in Platte County, Missouri, on approximately 2 acres generally located at southeast corner of Northwest Roanridge Road and the entrance to the Edgewood Farms Development, creating 1 lots/tracts for the purpose of developing a restaurant; accepting and releasing various easements; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2023-00018)

Discussion

Please see City Plan Commission Staff Report.

Fiscal Impact

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

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

Citywide Business Plan (CWBP) Impact

1. View the [FY23 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Housing and Healthy Communities (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - Maintain and increase affordable housing supply to meet the demands of a diverse population
 - Broaden the capacity and innovative use of funding sources for affordable housing
 - Invest in neighborhood stabilization and revitalization to reduce blight, ensure sustainable housing, and improve the wellbeing of residents while sustaining their diverse cultures
 - Ensure all occupants of residences have quality, efficient, and healthy housing with minimal economic or regulatory barriers
 - Address the various needs of the City’s most vulnerable population
 - Utilize planning approaches to improve the City’s neighborhoods

Prior Legislation

Please see City Plan Commission Staff Report.

Service Level Impacts

Not applicable as this is a zoning ordinance.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this is a zoning ordinance.
2. How have those groups been engaged and involved in the development of this ordinance?
Not applicable as this is a zoning ordinance.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this is a zoning ordinance.
4. Department staff certifies the submission of any applicable Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), Non-Discrimination documents, and Letters of Intent to Subcontract (LOIs) to CREO prior to the legislation entry request in Legistar.

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

Please provide reasoning why not:

Not applicable as this is a zoning ordinance.

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

No(Press tab after selecting)

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

No(Press tab after selecting)



File #: 230811

ORDINANCE NO. 230811

Sponsor: Director of City Planning and Development Department

Approving the plat of Corporate Circle Apartments – First Plat, an addition in Platte County, Missouri, on approximately 5.72 acres generally located at N.W. Tiffany Springs Parkway and N.

Polo Drive, creating two lots and five tracts for the purpose of two multi-unit residential buildings; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2023-00014)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Corporate Circle Apartments – First Plat, a subdivision in Platte County, Missouri, a true and correct copy of which is attached hereto and incorporated herein by reference, is hereby approved.

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

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

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

Section 4. That the City Clerk is hereby directed to record copies of this ordinance, together with the documents described herein and all other relevant documents, when the Developer has met all of the requirements for the plat to be released for recording, in the Office of the Recorder of Deeds of Platte County, Missouri.

Section 5. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on August 1, 2023.

..end

Approved as to form:

Eluard Alegre
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 230811

Submitted Department/Preparer: City Planning

Revised 8/3/23

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

Executive Summary

Approving the plat of Corporate Circle Apartments - First Plat, an addition in Platte County, Missouri, on approximately 5.72 acres generally located at NW Tiffany Springs Parkway and N. Polo Drive, creating two lots and five tracts for the purpose of two multi-unit residential buildings; accepting and releasing various easements; establishing grades on public ways; vacating a portion of a street; accepting certain lands for park purposes forever, in accordance with Section 1004 of Article X of the Charter of Kansas City; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2023-00014)

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 a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
N/A
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?

N/A

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

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

Citywide Business Plan (CWBP) Impact

- 1. View the [FY23 Citywide Business Plan](#)
- 2. Which CWBP goal is most impacted by this legislation?
Housing and Healthy Communities (Press tab after selecting.)
- 3. Which objectives are impacted by this legislation (select all that apply):
 - Maintain and increase affordable housing supply to meet the demands of a diverse population
 - Broaden the capacity and innovative use of funding sources for affordable housing
 - Invest in neighborhood stabilization and revitalization to reduce blight, ensure sustainable housing, and improve the wellbeing of residents while sustaining their diverse cultures
 - Ensure all occupants of residences have quality, efficient, and healthy housing with minimal economic or regulatory barriers
 - Address the various needs of the City’s most vulnerable population
 - Utilize planning approaches to improve the City’s neighborhoods

Prior Legislation

See CPC staff report.

Service Level Impacts

See CPC staff report

Other Impacts

1. What will be the potential health impacts to any affected groups?
N/A
2. How have those groups been engaged and involved in the development of this ordinance?
Per 88-505-12 public engagement is not required for final plat applications.
3. How does this legislation contribute to a sustainable Kansas City?
N/A
4. Department staff certifies the submission of any applicable Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), Non-Discrimination documents, and Letters of Intent to Subcontract (LOIs) to CREO prior to the legislation entry request in Legistar.

Please Select (Press tab after selecting)

Click or tap here to enter text.

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

No(Press tab after selecting)

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

No(Press tab after selecting)



File #: 230808

ORDINANCE NO. 230808

Sponsor: Director of General Services Department

Authorizing the Director of General Services to execute a Special Warranty Deed to transfer certain real property generally located at 6550 N.W. Prairie View Road, Kansas City, Platte County, Missouri 64151 to SAH Properties, LLC.

WHEREAS, the City owns rights in certain real property generally located at 6550 N.W. Prairie View Road, Kansas City, Missouri 64151, Kansas City, Platte County, Missouri (the “Property”); and

WHEREAS, the City Council adopted Ordinance No. 230489 on June 15, 2023, declaring this property surplus to the City’s needs and authorizing the sale of the Property subject to reserved easements and other rights; and

WHEREAS, the City issued a public Request for Proposals (“RFP”) on July 7, 2023, soliciting proposals for the purchase and development of the Property; and

WHEREAS, the City received one response to the RFP; and

WHEREAS, the City now seeks to sell the Property to SAH Properties, LLC, the sole proposer, via Special Warranty Deed; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Director of General Services Department is hereby authorized to execute a Special Warranty Deed for the property located at 6550 N.W. Prairie View Road, Kansas City, Missouri 64151, Kansas City, Platte County, Missouri, legally described as follows:

Area 1:

A tract of land in the Southeast Quarter of Section 19, Township 51 North, Range 33 West of the 5th Principal Meridian in Kansas City, Platte County, Missouri being bounded and described by or under the direct supervision of Jason S. Roudebush, P.L.S. 2002014092, as follows:

Commencing at the Southeast corner of said Southeast Quarter; thence North 00 degrees 47 minutes 47 seconds East, along the East line of said Southeast Quarter 1,143.06 feet; thence North 89 degrees 07 minutes 54 seconds West, 502.93 to a point on the West right-of-way line of N. Chatham Avenue, as now established,

said point also being the Point of Beginning of the tract of land to be herein described: thence Southerly, along said West right-of-way line, on a curve to the right, having an initial tangent bearing of South 02 degrees 27 minutes 21 seconds West with a radius of 270.00 feet, a central angle of 37 degrees 48 minutes 01 seconds and an arc distance of 178.13 feet; thence South 40 degrees 15 minutes 22 seconds West, continuing along said West right of way line, 7.95 feet; thence North 89 degrees 07 minutes 54 seconds West, 29.38 feet; thence North 00 degrees 52 minutes 06 seconds East, 170.00 feet; thence South 89 degrees 07 minutes 54 seconds East, 95.65 feet to the Point of Beginning. Containing 12,560 square feet or 0.29 acres, more or less.

Area 2:

A tract of land in the Southeast Quarter of Section 19, Township 51 North, Range 33 West of the 5th Principal Meridian in Kansas City, Platte County, Missouri being bounded and described by or under the direct supervision of Jason S. Roudebush, P.L.S. 2002014092, as follows:

Commencing at the Southeast corner of said Southeast Quarter; thence North 00 degrees 47 minutes 47 seconds East, along the East line of said Southeast Quarter 1,143.06 feet; thence North 89 degrees 07 minutes 54 seconds West, 458.59 feet to a point on the Southwesterly right-of-way line of Interstate Highway Route 29, as now established; thence South 34 degrees 23 minutes 58 seconds East, along said Southwesterly right-of-way line, 25.22 feet to the Point of Beginning of the tract of land to be herein described; thence continuing South 34 degrees 23 minutes 58 seconds East, along said Southwesterly right-of-way line, 183.00 feet; thence North 89 degrees 07 minutes 54 seconds West, 156.25 feet to a point on the East right-of-way line of N. Chatham Avenue, as now established; thence Northerly, along said East right-of-way line, on a curve to the left, having an initial tangent bearing of North 33 degrees 24 minutes 13 seconds East with a radius of 330.00 feet, a central angle of 27 degrees 39 minutes 24 seconds and an arc distance of 159.29 feet to the Point of Beginning. Containing 10,664 square feet or 0.25 acres, more or less.

Subject to building lines, easements, reservation, restrictions, covenants and conditions of record.

Further subject to any and all other existing easements, right of way, and/or any other encumbrances, recorded or non-recorded, affecting the real property, and also subject to a reservation of easements, as necessary, for City owned sewer, storm water, and/or water line infrastructure located on the said property and existing on or before the execution of this Special Warranty Deed.

..end

Approved as to form:

Abigail Judah
Assistant City Attorney

ORDINANCE NO. 230808

..title

SPONSOR: DIRECTOR OF GENERAL SERVICES

Authorizing the Director of General Services to execute a Special Warranty Deed to transfer certain real property generally located at 6550 N.W. Prairie View Road, Kansas City, Platte County, Missouri 64151 to SAH Properties, LLC.

..body

WHEREAS, the City owns rights in certain real property generally located at 6550 N.W. Prairie View Road, Kansas City, Missouri 64151, Kansas City, Platte County, Missouri (the "Property"); and

WHEREAS, the City Council adopted Ordinance No. 230489 on June 15, 2023, declaring this property surplus to the City's needs and authorizing the sale of the Property subject to reserved easements and other rights; and

WHEREAS, the City issued a public Request for Proposals ("RFP") on July 7, 2023, soliciting proposals for the purchase and development of the Property; and

WHEREAS, the City received one response to the RFP; and

WHEREAS, the City now seeks to sell the Property to SAH Properties, LLC, the sole proposer, via Special Warranty Deed; NOW, THEREFORE,

Section 1. That the Director of General Services Department is hereby authorized to execute a Special Warranty Deed for the property located at 6550 N.W. Prairie View Road, Kansas City, Missouri 64151, Kansas City, Platte County, Missouri, legally described as follows:

Area 1:

A tract of land in the Southeast Quarter of Section 19, Township 51 North, Range 33 West of the 5th Principal Meridian in Kansas City, Platte County, Missouri being bounded and described by or under the direct supervision of Jason S. Roudebush, P.L.S. 2002014092, as follows:

Commencing at the Southeast corner of said Southeast Quarter; thence North 00 degrees 47 minutes 47 seconds East, along the East line of said Southeast Quarter 1,143.06 feet; thence North 89 degrees 07 minutes 54 seconds West, 502.93 to a point on the West right-of-way line of N. Chatham Avenue, as now established, said point also being the Point of Beginning of the tract of land to be herein described: thence Southerly, along said West right-of-way line, on a curve to the right, having an initial tangent bearing of South 02 degrees 27 minutes 21 seconds West with a radius of 270.00 feet, a central angle of 37 degrees 48 minutes 01 seconds and an arc distance of 178.13 feet; thence South 40 degrees 15 minutes

22 seconds West, continuing along said West right of way line, 7.95 feet; thence North 89 degrees 07 minutes 54 seconds West, 29.38 feet; thence North 00 degrees 52 minutes 06 seconds East, 170.00 feet; thence South 89 degrees 07 minutes 54 seconds East, 95.65 feet to the Point of Beginning. Containing 12,560 square feet or 0.29 acres, more or less.

Area 2:

A tract of land in the Southeast Quarter of Section 19, Township 51 North, Range 33 West of the 5th Principal Meridian in Kansas City, Platte County, Missouri being bounded and described by or under the direct supervision of Jason S. Roudebush, P.L.S. 2002014092, as follows:

Commencing at the Southeast corner of said Southeast Quarter; thence North 00 degrees 47 minutes 47 seconds East, along the East line of said Southeast Quarter 1,143.06 feet; thence North 89 degrees 07 minutes 54 seconds West, 458.59 feet to a point on the Southwesterly right-of-way line of Interstate Highway Route 29, as now established; thence South 34 degrees 23 minutes 58 seconds East, along said Southwesterly right-of-way line, 25.22 feet to the Point of Beginning of the tract of land to be herein described; thence continuing South 34 degrees 23 minutes 58 seconds East, along said Southwesterly right-of-way line, 183.00 feet; thence North 89 degrees 07 minutes 54 seconds West, 156.25 feet to a point on the East right-of-way line of N. Chatham Avenue, as now established; thence Northerly, along said East right-of-way line, on a curve to the left, having an initial tangent bearing of North 33 degrees 24 minutes 13 seconds East with a radius of 330.00 feet, a central angle of 27 degrees 39 minutes 24 seconds and an arc distance of 159.29 feet to the Point of Beginning. Containing 10,664 square feet or 0.25 acres, more or less.

Subject to building lines, easements, reservation, restrictions, covenants and conditions of record.

Further subject to any and all other existing easements, right of way, and/or any other encumbrances, recorded or non-recorded, affecting the real property, and also subject to a reservation of easements, as necessary, for City owned sewer, storm water, and/or water line infrastructure located on the said property and existing on or before the execution of this Special Warranty Deed.

..end

Approved as to form:

Abigail Judah
Assistant City Attorney



*CREO Document Submittal Project

CREO Document Submittal for Non e-Builder Projects: #909

Subject: Non-Discrimination & Equal Opportunity Review Document Upload |
Contract NA | 6550PVDEED
Creator: Implementation, e-Builder
Date Created: 08.24.2023 11:03AM
Process Date Due:
Open: Yes

Accepted By:
Current Step: CREO MM All Attachm
Status: Received
Date Due:

Comments

Civil Rights & Equal Opportunity Department
Economic Equity & Inclusion
Nondiscrimination & Equal Opportunity Review Form

Date:
Form Prepared By:

Contract/Project Number: NA		Project Name: 6550PVDEED	
Developer/Prime: NA		Contact Information: NA	
Final Contract Value: 0.00		Project Manager: NA	
Funding:	<input type="checkbox"/> City	<input type="checkbox"/> State	<input type="checkbox"/> Federal
Project Requirements:	<input type="checkbox"/> M/WBE	<input type="checkbox"/> DBE	<input type="checkbox"/> Section 3
Tax Incentive:	<input type="checkbox"/> LCRA	<input type="checkbox"/> TIF	<input type="checkbox"/> PIEA
Prevailing Wage:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Davis-Bacon:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Construction Employment Program:	<input type="checkbox"/> Yes: Workforce goals are 10% Minority & 2% Women. There are over 800 Workforce hours and project cost is \$300,000 or more.		
	<input type="checkbox"/> No: Workforce hours are less than 800 and project cost is less than \$300,000.		

Contracts & Leases	Nondiscrimination
Ch. 3 Article IV: <u>NA</u>	Ch. 38: <u>NA</u>
RSMo 213: <u>NA</u>	Title VI: <u>NA</u>
MWDBE: <u>NA</u>	Prevailing Wage and Labor Standards: <u>NA</u>
SLBE: <u>NA</u>	RSMo 34 Anti-Discrimination Against Israel: <u>NA</u>

Contract Type:

- Construction Design-Build Design Professional Professional Services
 General Service Concession Other Goods & Services Non-Municipal Agency
 Co-Operative Revenue Sharing Facilities Maintenance/Repair/Renovation
 Other: PROPERTY SALE ORDINANCE

Additional Information:

The property was part of a road improvement project completed by Public Works in 2021. KCMO Project Number 89008174 The property is located by the 64th Street HyVee. A new road was constructed in the middle of the property and now we would like to sell the remnants. This property was listed for sale through the City's public RFP process. Winning bid was selected but need to transfer via Special Warranty Deed, not Quit Claim.

This document is submitted with all available facts. Intentionally falsifying this document or omitting pertinent facts is grounds for disciplinary action pursuant to KCMO Human Resources Rules & Policy Manual (eff. August 4, 2014).

FOR CIVIL RIGHTS & EQUAL OPPORTUNITY DEPARTMENT (CREO) USE ONLY:**The Document is:**

Approved Disapproved

Changes Needed:

Federal Provisions Included:

Approved Disapproved Not Applicable

CREO Signature: Mark Runge Date: 8/24/2023

DocuSigned by:

6AFEC964B03641A...

Comments:

Not applicable. This is not a contract or lease requiring Non Discrimination review.





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

Authorizing Director of GSD to execute a Special Warranty Deed to transfer property located at 6550 NW Prairie View Rd that is no longer needed for public use. Previous ordinance to surplus #230489 requested transfer by Quit Claim. Need to change to Special Warranty deed.

Discussion

The property was part of a road improvement project completed by Public Works in 2021. KCMO Project Number 89008174 The property is located by the 64th Street HyVee. A new road was constructed in the middle of the property and now we would like to sell the remnants. This property was listed for sale through the City's public RFP process. Winning bid was selected but need to transfer via Special Warranty Deed, not Quit Claim.

Fiscal Impact

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

2. What is the funding source?

NA

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

NO – no revenue from this legislation

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

NO – no revenue from this legislation

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

NO



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

210954

Service Level Impacts

Sale of this site will prompt development to the site and relinquish City maintenance responsibilities

Other Impacts

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



City of Kansas City, Missouri

Docket Memo

No impact to health – sale of land

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

No groups have been actively engaged regarding this ordinance

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

Potential Economic Development

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

No – request for sale of land

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”)?

Yes – 2/22/2023 via CREO site



File #: 230809

ORDINANCE NO. 230809

Sponsor: Director of City Planning and Development

Rezoning an area of about 10 acres generally located at the northeast corner of N. Nevada Avenue and N.W. 136th Street from District AG-R to District M2-2 to allow the development of the property for industrial uses. (CD-CPC-2023-00092).

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code, is hereby amended by enacting a new section to be known as Section 88-20A-1409, rezoning an area of about 10 acres generally located at the northeast corner of N. Nevada Avenue and N.W. 136th Street from District AG-R to District M2-2, said section to read as follows:

Section 88-20A-1409. That an area legally described as:

A tract of land in the Southeast Quarter of Section 5, Township 52 North, Range 34 West, Kansas City, Platte County, Missouri, being described as follows: Commencing at the southwest corner of said Southeast Quarter; thence North 89°33'53" East, along the south line of said Southeast Quarter, a distance of 210.52 feet; thence North 00°26'19" West, a distance of 44.03 feet to a point on the northerly right of way line of N.W. 136th Street as described in Book 1048 at page 243, said point being the point of beginning of the tract of land to be herein described; thence North 48°37'27" West, along said northerly right of way line, a distance of 239.20 feet to a point on the easterly right of way line of N. Nevada Avenue; thence North 00°11'32" East, along said easterly right of way line, a distance of 586.89 feet to a point on the southerly right of way line of the southbound lanes of Interstate 435 as described in condemnation suit Case No.: C-75-372; thence South 58°19'20" East, along said southerly right of way line, a distance of 675.69 feet; thence South 52°35'47" East, continuing along said southerly right of way line, a distance of 497.96 feet; thence South 64°18'18" East, continuing along said southerly right of way line, a distance of 38.91 feet; thence South 61°55'20" West, continuing along said southerly right of way line, a distance of 137.48 feet to a point on the aforementioned northerly right of way line of N.W. 136th Street; thence South 89°30'17" West, along said northerly right of way line, a distance of 239.83 feet; thence North 05°07'44" East, continuing along said northerly right of way line, a distance of 15.07 feet; thence

South 89°30'17" West, continuing along said northerly right of way line, a distance of 30.15 feet; thence South 05°07'44" West, continuing along said northerly right of way line, a distance of 15.07 feet; thence South 89°30'17" West, continuing along said northerly right of way line, a distance of 436.87 feet to the point of beginning.

is hereby rezoned from AG-R to M2-2, all as shown outlined on a map marked Section 88-20A-1409, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

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

..end

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

Joseph Rexwinkle, AICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 230809

Submitted Department/Preparer: City Planning

Revised 8/3/23

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

Executive Summary

Rezoning an area of about 10 acres generally located at the northeast corner of N Nevada Avenue and NW 136th Street from District AG-R to District M2-2. (CD-CPC-2023-00092).

Discussion

This request to rezone does not directly relate to any objectives in the Citywide Business Plan. Utilize planning approaches to improve the City's neighborhoods was chosen as the Planning Department is responsible for handling rezoning cases.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
Not applicable as this is a zoning ordinance authorizing allowed uses on subject property.
3. How does the legislation affect the current fiscal year?
Not applicable as this is a zoning ordinance authorizing allowed uses on subject property.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Not applicable as this ordinance does not authorize dedication of right-of-way or construction of public infrastructure.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this is a zoning ordinance authorizing allowed uses on subject property.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

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

Citywide Business Plan (CWBP) Impact

1. View the [FY23 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Housing and Healthy Communities (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - Maintain and increase affordable housing supply to meet the demands of a diverse population
 - Broaden the capacity and innovative use of funding sources for affordable housing
 - Invest in neighborhood stabilization and revitalization to reduce blight, ensure sustainable housing, and improve the wellbeing of residents while sustaining their diverse cultures
 - Ensure all occupants of residences have quality, efficient, and healthy housing with minimal economic or regulatory barriers
 - Address the various needs of the City’s most vulnerable population
 - Utilize planning approaches to improve the City’s neighborhoods

Prior Legislation

None

Service Level Impacts

No impact expected

Other Impacts

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

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

Please provide reasoning why not:

This is an ordinance to rezone private property.

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

No(Press tab after selecting)

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

No(Press tab after selecting)



File #: 230812

ORDINANCE NO. 230812

Sponsor: Director of City Planning and Development Department

Approving a development plan on about 0.47 acres to allow for a residential development plan for 13 units in District M1-5 generally located at the southeast corner of Locust Street and East 19th Street. (CD-CPC-2023-00096)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District M1-5 (Manufacturing 1 (Dash 5)) generally located at southeast corner of Locust Street and East 19th Street, and more specifically described as follows:

Lot 2, 19 and Oak, a subdivision in Kansas City, Jackson County, Missouri.

is hereby approved, subject to the following conditions:

1. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
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, 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.
4. 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.
5. The developer shall submit covenants, conditions and restrictions to the Land Development Division for approval by the Law Department for the maintenance

of private open space and enter into a covenant agreement for the maintenance of any stormwater detention area tracts, prior to recording the plat.

6. 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.
7. 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.
8. 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.
9. The developer shall grant a City approved pedestrian right-of-way easement, for the portions of the public sidewalks approved to be outside of the street right-of-way, to the City as required by the Land Development Division, prior to recording the plat.
10. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right-of-way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
11. The developer shall 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

12. The developer shall submit plans for grading, siltation, and erosion control to the Land Development Division for review and acceptance and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
13. The 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 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.
15. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2) Fire hydrant distribution shall follow IFC-2018 Table C102.1.
16. The railing for the roof deck on the south perimeter wall of the east structure shall be set back 6 feet from the eaves of all exterior walls, or an alternative method approved by the Fire Marshal. (IFC (2018) § D105.1)
17. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
18. Wall signage shall conform to 88-445 and shall require a sign permit prior to installation.
19. The existing full flow fire meter and backflow shall be relocated to the west side of Locust on E. 19th Street.
20. The developer shall dedicate an additional 7.5 feet of right-of-way along the south side of E. 19th Street to accommodate the water service line from the previous 19th and Oak development into the public right-of-way.
21. The internal sanitary sewers shall be a private sewer main located within a private easement and covered by a Covenant to Maintain Private Sewers document acceptable to the Kansas City Water Services Department.

22. The developer shall provide a Covenant to Maintain Private Sewer acceptable to the Kansas City Water Services Department prior to recording the final plat or issuance of any building permits, whichever occurs first.
23. The existing public sanitary sewer line in the vacated alley must be upsized to a 12" main between manhole 366 and manhole 637 to accommodate the development.
24. 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.
25. The developer shall enter into a covenant agreement for the maintenance of any storm water detention area tracts as required by the Land Development Division, prior to recording the plat.
26. The developer shall secure permits to extend sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Land Development Division, prior to recording the plat or issuance of a building permit, whichever occurs first.
27. No water service tap permits will be issued until the public water main is released for taps.
28. 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.

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

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

..end

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

Joseph Rexwinkle, AICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 230812

Submitted Department/Preparer: City Planning

Revised 8/3/23

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

Executive Summary

Sponsor: Approving a development plan which acts as a preliminary plat allowing residential development on 0.47 acres generally located at the southeast corner of Locust Street and East 19th Street. (CD-CPC-2023-00096)

Discussion

See City Plan Commission staff report.

Key Points:

- Construction of two townhouse buildings; one facing west toward Locust St. with 7 units and the other facing east toward a vacant lot. Both have pedestrian access.
- 2 car rear-loaded garages are proposed for each unit.
- As required by the City Plan Commission, the applicant submitted revised elevations and landscape plans therefore conditions 6 & 7 of the City Plan Commission Disposition Letter have been satisfied and are not included in the ordinance.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
Not applicable as this is a zoning ordinance authorizing the physical development of the property.
3. How does the legislation affect the current fiscal year?
Not applicable as this is a zoning ordinance authorizing the physical development of the property.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
The proposed ordinance dedicates public right-of-way and authorizes construction of public infrastructure. Once completed, the infrastructure will be accepted by the city and become the City's responsibility to maintain.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
This ordinance authorizes physical development of the subject property, which may generate revenue.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

The physical development of land authorized by this ordinance this ordinance furthers the purposes and intent of The KC Spirit Playbook, which makes housing policy recommendations relevant to the purposes of this ordinance.

Citywide Business Plan (CWBP) Impact

1. View the [FY23 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Housing and Healthy Communities (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - Maintain and increase affordable housing supply to meet the demands of a diverse population
 - Broaden the capacity and innovative use of funding sources for affordable housing
 - Invest in neighborhood stabilization and revitalization to reduce blight, ensure sustainable housing, and improve the wellbeing of residents while sustaining their diverse cultures

- Ensure all occupants of residences have quality, efficient, and healthy housing with minimal economic or regulatory barriers
- Address the various needs of the City's most vulnerable population
- Utilize planning approaches to improve the City's neighborhoods

Prior Legislation

Ordinance No. 950083 - vacating Locust Street from the south line of 19th street to the north line of 20th street, approved on 02/19/1995.

Service Level Impacts

No impact expected.

Other Impacts

1. What will be the potential health impacts to any affected groups?
This zoning ordinance authorizes 13 residential units which are not expected to have health impacts.
2. How have those groups been engaged and involved in the development of this ordinance?
This ordinance requires public engagement prior to a recommendation from City Plan Commission. The developer held a public engagement meeting on July 24, 2023.
3. How does this legislation contribute to a sustainable Kansas City?
City Planning and Development Staff evaluated this against the sustainability goals and objectives in The KC Spirit Playbook.
4. Department staff certifies the submission of any applicable Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), Non-Discrimination documents, and Letters of Intent to Subcontract (LOIs) to CREO prior to the legislation entry request in Legistar.

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

No(Press tab after selecting)

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

No(Press tab after selecting)



File #: 230815

ORDINANCE NO. 230815

Sponsor: Director of City Planning and Development Department

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

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code, is hereby amended by enacting a new section to be known as Section 88-20A-1405, rezoning an area of about 7 acres generally located at southwest corner of East Bannister Road and Marion Park Drive from District UR (Urban Redevelopment) to District B2-2 (Neighborhood business 2 (dash 2)), said section to read as follows:

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

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

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

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

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

..end

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

Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 230815

Submitted Department/Preparer: City Planning

Revised 8/3/23

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

Executive Summary

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

Discussion

See Attached City Plan Commission Staff Report.

Fiscal Impact

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

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

Additional Discussion (if needed)

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

Citywide Business Plan (CWBP) Impact

1. View the [FY23 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Housing and Healthy Communities (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - Maintain and increase affordable housing supply to meet the demands of a diverse population
 - Broaden the capacity and innovative use of funding sources for affordable housing
 - Invest in neighborhood stabilization and revitalization to reduce blight, ensure sustainable housing, and improve the wellbeing of residents while sustaining their diverse cultures
 - Ensure all occupants of residences have quality, efficient, and healthy housing with minimal economic or regulatory barriers
 - Address the various needs of the City’s most vulnerable population
 - Utilize planning approaches to improve the City’s neighborhoods

Prior Legislation

See attached City Plan Commission Staff Report.

Service Level Impacts

Not applicable as this is a zoning ordinance

Other Impacts

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

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

Not applicable as this is a zoning ordinance

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

Not applicable as this is a zoning ordinance

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

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

Please provide reasoning why not:

Not applicable as this is a zoning ordinance

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

No(Press tab after selecting)

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

No(Press tab after selecting)



File #: 230816

ORDINANCE NO. 230816

Sponsor: Director of City Planning and Development Department

Rezoning an area of about .18 acres generally located at 3244 Paseo Boulevard from District R-0.5 to District B1-1 to allow for a short-term rental. (CD-CPC-2023-00114)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code, is hereby amended by enacting a new section to be known as Section 88-20A-1410, rezoning an area of about .18 acres generally located at 3244 Paseo Boulevard from District R-.05 (Residential) to District B1-1 (Neighborhood Business), said section to read as follows:

Section 88-20A-1410 That an area legally described as:

"Tract B", of the Certificate of Survey of Lots 17 & 18, Heist Place, a subdivision in Kansas City, Jackson County, Missouri, (said Certificate of Survey having been recorded May 9, 1997, as Document No. 97-K21685, in Book S-5, Page 95. Jackson County Parcel No. 29-730-19-38

is hereby rezoned from District R-0.5 (Residential) to District B1-1 (Neighborhood Business), all as shown outlined on a map marked, Exhibit A 3244 Paseo, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

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

..end

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

Joseph Rexwinkle, AICP

Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 230816

Submitted Department/Preparer: City Planning

Revised 8/3/23

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

Executive Summary

Rezoning an area of about .18 acres generally located at 3244 Paseo Blvd from District R-0.5 (Residential) to District B1-1 (Neighborhood Business). CD-CPC-2023-00114

Discussion

The property owner is seeking to rezone 3244 Paseo Blvd to allow for the site to be eligible for a Short Term Rental (STR) Permit.

Key Points:

- Request to rezone from R-0.5 (Residential) to B1-1 (Commercial) allowing a variety of commercial uses, including nonresident short-term rental, which is the owner's intended use.
- Due to a policy change made by the City Council during its last term, new nonresident short-term rentals are prohibited in residential districts.
- The property is currently operating as a short-term rental without proper permits.
- Passing this ordinance would allow any commercial use permitted in District B1-1 on the subject property, not just nonresidential short-term rentals.

Explanation of Citywide Business Plan Answers:

There is anecdotal evidence that the proliferation of short-term rentals negatively impacts the housing market for traditional renters/owners. Owners who rent a home on a short-term basis can earn significantly more revenue than those who rent a home on a long-term basis (i.e. 31 or more days). As a result, short-term rental owners can often easily outbid a traditional buyer, reducing stock, and driving up the cost of housing. This ordinance runs counter to the housing-related goals of the CWBP.

Fiscal Impact

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

Not applicable, this is a zoning ordinance authorizing the rezoning of a private property.

3. How does the legislation affect the current fiscal year?
Not applicable, this is a zoning ordinance authorizing the rezoning of a private property.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Not applicable, this is a zoning ordinance authorizing the rezoning of a private property.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
This ordinance authorizes commercial uses, like lodging, which may generate revenue.

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

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

Additional Discussion (if needed)

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

Citywide Business Plan (CWBP) Impact

- 1. View the [FY23 Citywide Business Plan](#)
- 2. Which CWBP goal is most impacted by this legislation?
Housing and Healthy Communities (Press tab after selecting.)
- 3. Which objectives are impacted by this legislation (select all that apply):
 - Maintain and increase affordable housing supply to meet the demands of a diverse population
 - Broaden the capacity and innovative use of funding sources for affordable housing

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

Prior Legislation

Ordinance 230267 APPROVED

Amending Chapter 88, Code of Ordinances, by repealing Section 88-321, Short Term Rental Regulations, and enacting in lieu thereof a new section of like number and subject matter; repealing Sections 88-110-03, 88-120-03, 88-130-04 and 88-140-03, Uses, and enacting in lieu thereof new sections of like number and subject matter; repealing Section 88-260-03, Use Regulations and Lot and Building Standards (Urban Redevelopment) and Section 88-280-04, Use Regulations and Lot and Building Standards (Master Planned Development), and enacting in lieu thereof new sections of like number and subject matter; repealing Section 88-810-1582, Short Term Rental Intermediary; and appropriating \$ 1,000.00 for the purpose of educating the public about the new regulations; all in order to establish the zoning districts in which short-term rentals are permitted to be located and effectuate the transfer of the regulation of short term rentals from Chapter 88 to Chapter 56 of the Code of Ordinances; and recognizing this ordinance as having an accelerated effective date.

Ordinance 230268 APPROVED

Amending Chapter 56, Code of Ordinances, by enacting new Article VIII, entitled "Short-Term Rental Registration," which would become effective June 15, 2023, and requires short-term rentals operating in the City to register with the City on an annual basis, pay an annual registration fee, certify various safety information and the identity of the natural person who will reside on the property as a long-term resident or such person who has management control and responsibility for the short-term rental, and provides zoning and density restrictions for non-resident short-term rentals, penalty provisions for both short-term rentals and their booking service providers for noncompliance with such registration requirements, and places recordkeeping requirements on both short-term rentals and their booking service providers.

Service Level Impacts

Impacts expected.

As noted above, during the previous term, the City Council determined that nonresident short-term rentals should be prohibited in residential districts due to the negative impacts imposed by such uses on surrounding residents. Because the subject property is zoned residentially, the only path available to the owner is to rezone to a commercial district. Passing this ordinance may send the message to owners in the same situation

that rezoning is a reasonable path to take and could result in an influx in requests to rezone individual properties in the middle of residential areas from residential zoning to commercial zoning. This would not only impact the neighborhoods in which they are located, but could significantly increase staff workload for both the City Planning and Development Department and the Neighborhoods Services Department.

See City Plan Commission Staff Report for more information.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable, this zoning ordinance authorizes a rezoning which has not been evaluated for its health-related impacts.
2. How have those groups been engaged and involved in the development of this ordinance?
Not applicable, this rezoning ordinance authorizes a rezoning which has not been evaluated for its health-related impacts.
3. How does this legislation contribute to a sustainable Kansas City?
City Planning and Development Staff evaluated this against sustainability goals/objectives in The KC Spirit Playbook and does not believe the proposal contributes.
4. Department staff certifies the submission of any applicable Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), Non-Discrimination documents, and Letters of Intent to Subcontract (LOIs) to CREO prior to the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)
Please provide reasoning why not:
[Click or tap here to enter text.](#)
5. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

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

No(Press tab after selecting)



File #: 230817

RESOLUTION NO. 230817

Sponsor: Director of City Planning and Development Department

RESOLUTION - Approving an amendment to the Midtown/Plaza Area Plan on about .18 acres generally located at the 3244 Paseo Boulevard by changing the recommended land use from residential high to mixed use neighborhood for the property to qualify for a Short-Term Rental permit. (CD-CPC-2023-00119)

WHEREAS, on January 7, 2016, the City Council by Resolution No. 150899 adopted the Midtown/Plaza Area Plan, as amended by Resolution No. 190989; and

WHEREAS, after further review it has been deemed appropriate to amend the Midtown/Plaza Area Plan as it affects that area of approximately .18 acres generally located at the 3244 Paseo Boulevard by changing the recommended land use from residential high to mixed use neighborhood; and

WHEREAS, the City Plan Commission considered such amendment to the Proposed Land Use Map on September 5, 2023; and

WHEREAS, after all interested persons were given an opportunity to present testimony, the City Plan Commission did on September 5, 2023, recommend denial 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 .18 acres generally located at the 3244 Paseo Boulevard by changing the recommended land use from residential high to mixed use neighborhood.

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

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

..end



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: [Click or tap here to enter 230817](#)

Submitted Department/Preparer: City Planning

Revised 8/3/23

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

Executive Summary

A resolution amending the Midtown Plaza Area Plan to change the recommended land use from residential to mixed-use neighborhood.

Discussion

The property owner is seeking to amend the city's land use policy in support of the companion ordinance rezoning the property to District B1-1.

Explanation of Citywide Business Plan Answers:

There is anecdotal evidence that the proliferation of short-term rentals negatively impacts the housing market for traditional renters/owners. Owners who rent a home on a short-term basis can earn significantly more revenue than those who rent a home on a long-term basis (i.e. 31 or more days). As a result, short-term rental owners can often easily outbid a traditional buyer, reducing stock, and driving up the cost of housing. This ordinance runs counter to the housing-related goals of the CWBP.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
Not applicable, this is resolution amending the city's land use policy.
3. How does the legislation affect the current fiscal year?
Not applicable, this is resolution amending the city's land use policy. .
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Not applicable, this is resolution amending the city's land use policy.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?

Not applicable, this is resolution amending the city's land use policy.

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

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

Additional Discussion (if needed)

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

Citywide Business Plan (CWBP) Impact

1. View the [FY23 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Housing and Healthy Communities (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - Maintain and increase affordable housing supply to meet the demands of a diverse population
 - Broaden the capacity and innovative use of funding sources for affordable housing
 - Invest in neighborhood stabilization and revitalization to reduce blight, ensure sustainable housing, and improve the wellbeing of residents while sustaining their diverse cultures
 - Ensure all occupants of residences have quality, efficient, and healthy housing with minimal economic or regulatory barriers
 - Address the various needs of the City's most vulnerable population
 - Utilize planning approaches to improve the City's neighborhoods

Prior Legislation

Ordinance 230267 APPROVED

Amending Chapter 88, Code of Ordinances, by repealing Section 88-321, Short Term Rental Regulations, and enacting in lieu thereof a new section of like number and subject matter; repealing Sections 88-110-03, 88-120-03, 88-130-04 and 88-140-03, Uses, and enacting in lieu thereof new sections of like number and subject matter; repealing Section 88-260-03, Use Regulations and Lot and Building Standards (Urban Redevelopment) and Section 88-280-04,

Use Regulations and Lot and Building Standards (Master Planned Development), and enacting in lieu thereof new sections of like number and subject matter; repealing Section 88-810-1582, Short Term Rental Intermediary; and appropriating \$ 1,000.00 for the purpose of educating the public about the new regulations; all in order to establish the zoning districts in which short-term rentals are permitted to be located and effectuate the transfer of the regulation of short term rentals from Chapter 88 to Chapter 56 of the Code of Ordinances; and recognizing this ordinance as having an accelerated effective date.

Ordinance 230268 APPROVED

Amending Chapter 56, Code of Ordinances, by enacting new Article VIII, entitled "Short-Term Rental Registration," which would become effective June 15, 2023, and requires short-term rentals operating in the City to register with the City on an annual basis, pay an annual registration fee, certify various safety information and the identity of the natural person who will reside on the property as a long-term resident or such person who has management control and responsibility for the short-term rental, and provides zoning and density restrictions for non-resident short-term rentals, penalty provisions for both short-term rentals and their booking service providers for noncompliance with such registration requirements, and places recordkeeping requirements on both short-term rentals and their booking service providers.

Service Level Impacts

Impacts expected.

As noted above, during the previous term, the City Council determined that nonresident short-term rentals should be prohibited in residential districts due to the negative impacts imposed by such uses on surrounding residents. Because the subject property is zoned residentially, the only path available to the owner is to rezone to a commercial district. Passing this resolution lends policy support to that ordinance and may send the message to owners in the same situation that is reasonable to request land use policy amendments for such purposes. This would not only impact the neighborhoods in which they are located, but could significantly increase staff workload for both the City Planning and Development Department and the Neighborhoods Services Department.

See City Plan Commission Staff Report for more information.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable, this is a resolution amending the city's land use policy and has not been evaluated for health impacts.
2. How have those groups been engaged and involved in the development of this ordinance?
The applicant was required to engage the public prior to City Plan Commission.

3. How does this legislation contribute to a sustainable Kansas City?
City Planning and Development Staff evaluated this against sustainability goals/objectives in The KC Spirit Playbook and does not believe the proposal contributes.
4. Department staff certifies the submission of any applicable Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), Non-Discrimination documents, and Letters of Intent to Subcontract (LOIs) to CREO prior to the legislation entry request in Legistar.

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

Please provide reasoning why not:

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

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

No(Press tab after selecting)

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

No(Press tab after selecting)



File #: 230818

RESOLUTION NO. 230818

Sponsor: Director of City Planning and Development Department

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

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

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

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

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

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

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

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

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

..end



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 230818

Submitted Department/Preparer: City Planning

Revised 8/3/23

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

Executive Summary

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

Discussion

Please see attached City Plan Commission Staff Report.

Fiscal Impact

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

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

Citywide Business Plan (CWBP) Impact

- 1. View the [FY23 Citywide Business Plan](#)
- 2. Which CWBP goal is most impacted by this legislation?
Housing and Healthy Communities (Press tab after selecting.)
- 3. Which objectives are impacted by this legislation (select all that apply):
 - Maintain and increase affordable housing supply to meet the demands of a diverse population
 - Broaden the capacity and innovative use of funding sources for affordable housing
 - Invest in neighborhood stabilization and revitalization to reduce blight, ensure sustainable housing, and improve the wellbeing of residents while sustaining their diverse cultures
 - Ensure all occupants of residences have quality, efficient, and healthy housing with minimal economic or regulatory barriers
 - Address the various needs of the City’s most vulnerable population
 - Utilize planning approaches to improve the City’s neighborhoods

Prior Legislation

Please see attached City Plan Commission Staff Report.

Service Level Impacts

Not applicable as this is an area plan resolution.

Other Impacts

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

Not applicable as this is an area plan resolution.

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

Not applicable as this is an area plan resolution.

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

Not applicable as this is an area plan resolution.

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

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

Please provide reasoning why not:

Not applicable as this is an area plan resolution.

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

No(Press tab after selecting)

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

No(Press tab after selecting)



File #: 230819

ORDINANCE NO. 230819

Sponsor: Director of City Planning and Development Department

Approving a major amendment to a UR plan for an area of about 9 acres generally located at E. 63rd Street and Bushman Drive and approving a development plan to allow for an event space. (CD-CPC-2023-00027)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code, is hereby amended by enacting a new section to be known as Section 88-20A-1408, rezoning an area of about 9 acres generally located at E. 63rd Street and Bushman Drive from District UR (Urban Redevelopment) to District UR (Urban Redevelopment) to amend an approved development plan and approving a development plan to allow for an event space, said section to read as follows:

Section 88-20A-1408. That an area legally described as:

1670 E 63rd, Blue Hills Centre Tract One Lot A.

is hereby rezoned from UR (Urban Redevelopment) to UR (Urban Redevelopment), all as shown outlined on a map marked Section 88-20A-1408, 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. Ordinance No. 100212, including all conditions provided therein, shall remain in full force and effect.
2. No UR final plan shall be required for the repurposing of the former bank into an indoor event space. The applicant shall provide all required information with the building permit application which will be reviewed by Development Management staff.

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

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

..end

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

Joseph Rexwinkle, AICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 230819

Submitted Department/Preparer: City Planning

Revised 8/3/23

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

Executive Summary

Rezoning an area of about 9 acres generally located at E. 63rd Street and Bushman Drive from District UR to District UR to amend an approved development plan and approving a development plan to allow for an event space. (CD-CPC-2023-00027)

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 a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
N/A
- 5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
N/A

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

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

Additional Discussion (if needed)

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

Citywide Business Plan (CWBP) Impact

1. View the [FY23 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Housing and Healthy Communities (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - Maintain and increase affordable housing supply to meet the demands of a diverse population
 - Broaden the capacity and innovative use of funding sources for affordable housing
 - Invest in neighborhood stabilization and revitalization to reduce blight, ensure sustainable housing, and improve the wellbeing of residents while sustaining their diverse cultures
 - Ensure all occupants of residences have quality, efficient, and healthy housing with minimal economic or regulatory barriers
 - Address the various needs of the City’s most vulnerable population
 - Utilize planning approaches to improve the City’s neighborhoods

Prior Legislation

See CPC staff report.

Service Level Impacts

See CPC staff report

Other Impacts

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

N/A

2. How have those groups been engaged and involved in the development of this ordinance?
Per 88-505-12 the applicant completed the public engagement requirement.

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

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

Please Select (Press tab after selecting)

Click or tap here to enter text.

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

No(Press tab after selecting)

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

No(Press tab after selecting)



File #: 230820

ORDINANCE NO. 230820

Sponsor: Director of City Planning and Development Department

Approving a major amendment to a previously approved development plan that will also serve as a preliminary plat in District B2-2 on about 4.8 acres generally located at 520 N.E. 107th Street, to allow for the development of a car wash. (CD-CPC-2023-00105)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan that will also serve as a preliminary plat in District B2-2 (Neighborhood business 2 (dash 2)) generally located at 520 N.E. 107th Street, and more specifically described as follows:

All of Mullins Plaza 2nd Plat being further described as follows: All that part of the Southeast Quarter of Section 26, Township 52 North, Range 33 West in the City of Kansas City, Clay County, Missouri described as follows: Commencing at the northwest corner of the Southeast Quarter of said Section 26; thence South 89°30'57" East, along the north line of the Southeast Quarter of said Section 26, a distance of 85.94 feet; thence South 00°29'03" West, a distance of 50.00 feet to a point on the south right of way line of N.E. Shoal Creek Parkway, also being a point on the north line of Lot 2, Mullins Plaza 2nd Plat, a subdivision of land in the City of Kansas City, Clay County, Missouri and the point of beginning of the tract of land herein to be described; thence South 89°30'57" East, along the south right of way line of said N.E. Shoal Creek Parkway, also being the north line of said Mullins Plaza 2nd Plat, a distance of 624.01 feet to the northeast corner of said Mullins Plaza 2nd Plat, said point also being the northwest corner of Lot 28, Mullins Corner, a subdivision of land in the City of Kansas City, Clay County, Missouri; thence South 00°32'17" West, along the east line of said Mullins Plaza 2nd Plat and the west line of said Mullins Corner, a distance of 185.49 feet; thence continuing along said line, South 09°15'19" West, a distance of 170.13 feet; thence continuing along said line, South 27°16'46" West, a distance of 144.44 feet; thence continuing along said line, South 00°32'17" west, a distance of 143.16 feet to the southeast corner of said Mullins Plaza 2nd Plat, said point also being the most southerly corner of Lot 33 of said Mullins Corner and the northerly right of way line of N.E. 107th Street; thence southwesterly, along the southerly line of said Mullins Plaza 2nd Plat and the northerly right of way line of said N.E. 107th Street, along a curve to the left having an initial tangent bearing of South 35°05'18" West and a radius of 225.00 feet, an arc distance of 47.39

feet; thence continuing southwesterly along said line, along a reverse curve to the right having a radius of 175.00 feet, an arc distance of 206.22 feet; thence North 89°27'43" West, continuing along said line, a distance of 71.54 feet; thence northwesterly continuing along said line, along a curve to the right being tangent to the last described course having a radius of 175.00 feet, an arc distance of 132.64 feet; thence continuing northwesterly, along a reverse curve to the left having a radius of 230.00 feet, an arc distance of 153.70 feet; thence continuing northwesterly along said line, along a reverse curve to the right having a radius of 38.00 feet, an arc distance of 56.28 feet to a point on the east right of way line of North Oak Trafficway, said point also being on the west line of said Mullins Plaza 2nd Plat; thence North 00°32'17" East, along the east right of way line of said North Oak Trafficway and the west line of said Mullins Plaza 2nd Plat, a distance of 612.06 feet; thence northeasterly along said line, along a curve to the right being tangent to the last described course having a radius of 15.00 feet, an arc distance of 23.55 feet to the point of beginning.

is hereby approved, subject to the following conditions:

1. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
2. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
3. 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.
4. 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.
5. 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.
6. The developer shall secure approval of project plans for Lots 4A and 4C from the City Plan Commission prior to a building permit. Building materials, site layout, landscaping, and pedestrian connection shall be reviewed in-depth during the project plan process.

7. Per Kansas City Police Department, parking lot light poles shall be located outside of landscape islands.
8. All drive-through functions shall comply with 88-340.
9. Final landscape plan for Lot 4B shall be reviewed at the time of a building permit.
10. The developer shall continue working with staff to revise building elevations for Lots 4B to incorporate more of the high quality building materials listed in the design guidelines and label cardinal directions on front and rear facades prior to building permit.
11. 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.
12. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
13. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2) Fire hydrant distribution shall follow IFC-2018 Table C102.1.
14. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1)
15. 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 gross axle weight of 85,000 pounds (IFC-2018: § 503.2.3) and shall provide fire lane signage on fire access drives.
16. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
17. The developer shall fully comply with the parkway and boulevard standards as outlined in 88-323 as it pertains to development along N.E. Shoal Creek Parkway.
18. The developer shall submit plans to the Parks and Recreation Department and obtain permits prior to beginning construction of streetscape improvements (including but not limited to sidewalks, curbs, gutters, streetscape elements, pedestrian and streetlighting) along N.E. Shoal Creek Parkway and construct improvements, ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.

Such improvements shall be installed per Parks and Recreation Department standards.

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. No water service tap permits will be issued until the public water main is released for taps.
22. A full flow fire meter shall be required when the fire protection service line serves more than one building, or combination service lines 6 inches and larger, or that have private fire hydrants connected to them.
23. Branch service lines one-and-one-half inches and larger in diameter for domestic water services or fire protection lines shall be connected to the main by cutting in a minimum 6" branch service tee, installing three gate valves, and two solid sleeves on the main. Line valves on the main shall be the same nominal size as the main.
24. 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 disturbed area, and submit a micro storm drainage study with each subsequent plat or phase showing compliance with the approved macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a building permit, whichever occurs first, as required by the Land Development Division.
25. 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.
26. 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.

27. The developer shall grant any BMP and/or surface drainage easements to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.
28. The developer shall enter into a covenant agreement for the maintenance of any storm water detention area tracts as required by the Land Development Division, prior to recording the plat.

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

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

..end

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

Joseph Rexwinkle, AICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 230820

Submitted Department/Preparer: City Planning

Revised 8/3/23

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

Executive Summary

Approving a development plan and preliminary plat constituting a major amendment to a previously approved development plan, in district B2-2 on about 4.8 acres generally located at 520 NE 107th Street. (CD-CPC-2023-00105)

Discussion

Key Points:

- Previously-approved plan allowed development of a strip mall style development.
- Ordinance proposes new plan to change the style from a strip mall to a pad site style development to accommodate a car wash and a new plat to accommodate the division of land in a manner consistent with the plan changes.

Explanation of Citywide Business Plan Answers:

Utilize planning approaches to improve the City's neighborhoods was selected as an applicable objective related to the Citywide Business Plan as the proposed development lies near a neighborhood. As can often be the case with commercial developments like this, the objectives offered are not directly applicable.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
Not applicable as this is a zoning ordinance authorizing physical development of subject property, subdivision of land, and allowed uses on private subject property.
3. How does the legislation affect the current fiscal year?
Not applicable as this is a zoning ordinance authorizing physical development of subject property, subdivision of land, and allowed uses on private subject property.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Not applicable as this ordinance does not authorize dedication of right-of-way or construction of public infrastructure.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
This ordinance authorizes physical development of the subject property, which may generate revenue.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

1. View the [FY23 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Housing and Healthy Communities (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - Maintain and increase affordable housing supply to meet the demands of a diverse population
 - Broaden the capacity and innovative use of funding sources for affordable housing
 - Invest in neighborhood stabilization and revitalization to reduce blight, ensure sustainable housing, and improve the wellbeing of residents while sustaining their diverse cultures
 - Ensure all occupants of residences have quality, efficient, and healthy housing with minimal economic or regulatory barriers
 - Address the various needs of the City’s most vulnerable population
 - Utilize planning approaches to improve the City’s neighborhoods

Prior Legislation

Ordinance 070339 - To amend a previously approved development plan to permit development of 58,982 sq. ft. of commercial space including a convenience store with gasoline sales and car wash, fast food restaurant, bank, office, and retail center in District CP-2 (Local planned business center). Approved April 19, 2007

Service Level Impacts

No impact expected.

Other Impacts

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

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

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

No(Press tab after selecting)



File #: 230821

ORDINANCE NO. 230821

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 1.2 acres generally located at 625 Prospect Avenue from District B3-2, B4-5, and R-6 to District to UR and approving a preliminary development plan and preliminary plat to allow for retail and apartment uses. (CD-CPC-2023-00109)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code, is hereby amended by enacting a new section to be known as Section 88-20A-1411, rezoning an area of about 1.2 acres generally located at 625 Prospect Avenue from District B3-2 (Community Business), B4-5 (Heavy Business), and R-6 (Residential) to District to UR (Urban Redevelopment), said section to read as follows:

Section 88-20A-1411. That an area legally described as:

Lot 1: 625 Prospect/2617 E 6th St Vaughn Place Lots 2-9 Blk C

Lot 2: 2619-21 E 6th St Long Croysdale & Vaughan Sub w 39.45 ft of n 128 ft of s 270 ft Lot 2 & Vaughan Place Lot 1 Blk C

Lot 3: 637-39 Prospect / Lots 5 6 7 8 9 Blk D Vaughn Place

Lot 4: 2610-12 E 7th St/vac lot Vaughn Place Lots 3 & 4 Blk D

Lot 5: 2616 E 7th St / vac lot Vaughan Place Lots 1 & 2 Blk D

is hereby rezoned from District B3-2 (Community Business), B4-5 (Heavy Business), and R-6 (Residential) to District to UR (Urban Redevelopment) all as shown outlined on a map marked Exhibit A 625 Prospect Ave 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 preliminary development plan and preliminary plat for the area legally described above is hereby approved, subject to the following conditions:

1. Per 88-425-13, an administrative adjustment is approved to site 2 street trees and native landscape plantings in lieu of 25 street trees.
2. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to a certificate of occupancy.
3. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping and street trees required of the approved plan has been installed in accordance with the plan and are healthy prior to a certificate of occupancy.
4. The developer acknowledges that signage is not approved with this plan and shall be reviewed and permitted in accordance with Section 88-445-07 [Tenant(s) in a multi-tenant building with exterior entrance] and the Independence Avenue Overlay District.
5. The developer shall submit and secure approval of a final development plan prior to issuance of a building permit.
6. The developer shall submit a storm drainage analysis prepared by a civil engineer licensed in the State of Missouri 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 final plat.
7. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right-of-way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
8. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.

9. The developer shall 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.
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 cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri.
12. The developer shall submit construction plans that conform to the requirements of Appendix B, International Fire Code.
13. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department connection.
14. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site.
15. Fire hydrant distribution shall follow Table C102.1 of the 2018 International Fire Code.
16. Aerial fire apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial fire apparatus roads shall be a minimum 26 feet wide, and at least 15 feet away from but not more than 30 feet from the structure.
17. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius.
18. The developer shall pay money-in-lieu of parkland dedication prior to a certificate of occupancy. The fee shall be based on the 2023 parkland rate.
19. The developer shall ensure that water and fire service lines serving the building(s) meet current Water Services Department rules and regulations prior to a certificate of occupancy.
20. No water service line shall 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.
21. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.

22. The developer shall have a Missouri professional engineer perform an analysis of the existing 1885 vintage 6" water main for adequate flow and pressure to serve the new fire and domestic demands of the proposed buildings combined with the existing water distribution system demands. If the 6" main is inadequate then a water main extension to upsize and replace mains will be necessary, the extents of which will depend on the required demands.
23. The developer shall submit water main (extension/abandonment/relocation) 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 new fire hydrants and potentially a new water main extension.
24. The developer shall remove or abandon in place the existing sanitary sewer line located in the vacated alleyway and release the easement for the portion of the line to be abandoned/removed to convert the remaining portion of the line to a private service line. This must be completed prior to the issuance of a building permit or recording the final plat, whichever occurs first.

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

Section C. That the preliminary development plan described above is hereby approved with the following deviations from Chapter 88, Code of Ordinances:

1. A deviation to the required parking for retail uses to be reduced by 9 spaces.

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

..end

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

Joseph Rexwinkle, AICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 230821

Submitted Department/Preparer: City Planning

Revised 8/3/23

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

Executive Summary

Rezoning an area of about 1.2 acres generally located at 625 Prospect Ave from District B3-2 (Community Business), B4-5 (Heavy Business), and R-6 (Residential) to District UR (Urban Redevelopment) and approving a preliminary development plan with preliminary plat to allow for retail and apartment uses. (CD-CPC—2023-00109)

Discussion

City Council Key Points

- Rezoning to Urban Redevelopment (UR) District and approval of a preliminary development plan and preliminary plat.
- The plan area is within the Independence Plaza Urban Renewal Area tax incentive plan making the proposed project eligible for rezoning to District UR.
- The plan area is within the Independence Corridor Overlay District (ICO) which promotes design excellence and walkability along the corridor.
- Plan and plat propose vertical mixed use development with ground floor commercial and apartments above.
- Two deviations requested; (1) Maximum building height to the ICO, and (2) Parking reduction retail uses. See Section C of ordinance.
- A mixture of housing and retail options improves social and economic conditions within a neighborhood.

Explanation of Answers to CWBP Questions:

- **The project proposes redeveloping a parking lot for a mixture of commercial and residential uses in an arrangement compatible with the surrounding area. This represents an investment in the neighborhood and contributes to its stability.**

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
Not applicable as this is a zoning ordinance authorizing land uses, subdivision of land and physical development of property by a private developer.

3. How does the legislation affect the current fiscal year?
Not applicable as this is a zoning ordinance authorizing a subdivision, physical development and use of land.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
The developer has expressed interest in financial incentives; however, incentives require separate approval and are not authorized by the passage of this ordinance. This ordinance only authorizes the corresponding subdivision, physical development and uses of the land.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
This ordinance authorizes physical development of the subject property, which may generate revenue.

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

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

2. This fund has a structural imbalance. Yes No

3. Account string has been verified/confirmed. Yes No

Additional Discussion (if needed)

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

Citywide Business Plan (CWBP) Impact

1. View the [FY23 Citywide Business Plan](#)

2. Which CWBP goal is most impacted by this legislation?
Housing and Healthy Communities (Press tab after selecting.)

3. Which objectives are impacted by this legislation (select all that apply):
 - Maintain and increase affordable housing supply to meet the demands of a diverse population
 - Broaden the capacity and innovative use of funding sources for affordable housing

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

Prior Legislation

Ordinance 160513 APPROVED

Creating a Special Character Overlay District to be called Independence Corridor Overlay (ICO) for the Independence Corridor in the area generally bounded by Independence Ave from Forest to Ewing, Paseo from Independence to 8th St and Prospect from Independence to 7th St; and removing the Independence Ave East and West Special Review Districts.

** Amendment in 2018 to update signage provisions.

Service Level Impacts

No impact expected.

Other Impacts

1. What will be the potential health impacts to any affected groups?
City Planning and Development Staff evaluated this against the following health-related goals/objectives in the KC Spirit Playbook
 - Attract and retain new residents while ensuring current residents can age-in-place.
 - Makes walking, biking, transit riding, and scooter riding safe, convenient, and inviting and accommodates safe and convenient access for all modes of travel.

The proposed project sites 78 additional housing units in an established residential neighborhood. Also, all modes of transportation are available near the proposed project. The Independence Ave bus route is one of the busiest routes in the City. There is a sidewalk network that connects residents to Independence Ave and other areas of the neighborhood.

2. How have those groups been engaged and involved in the development of this ordinance?
This ordinance requires public engagement prior to City Plan Commission review. The developer host a community meeting on 7/13/2023.

3. How does this legislation contribute to a sustainable Kansas City?
City Planning and Development Staff evaluated this against the following sustainability goals/objectives in The KC Spirit Playbook:
 - Contribute to the City Environmental Sustainability and Resilience
4. Department staff certifies the submission of any applicable Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), Non-Discrimination documents, and Letters of Intent to Subcontract (LOIs) to CREO prior to the legislation entry request in Legistar.

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

Please provide reasoning why not:

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

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

No(Press tab after selecting)

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

No(Press tab after selecting)



File #: 230825

ORDINANCE NO. 230825

Sponsor: Director of City Planning and Development Department

Approving a development plan on about 40 acres to allow for limited manufacturing in District M1-5 generally located at the northeast corner of 150 Highway and Prospect Avenue. (CD-CPC-2023-00097)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District M1-5 generally located at the northeast corner of 150 HWY and Prospect Avenue, and more specifically described as follows:

All that part of the Southwest Quarter of Section 27, Township 47, Range 33, in Kansas City, Jackson County, Missouri, described as follows: Commencing at the southwest corner of said Southwest Quarter; thence North 3° 31' 19" East along the west line of said Southwest Quarter 1000.00; thence South 86° 29' 53" East, 40.00' to the east right-of-way line of Prospect Avenue and the point of beginning of this tract; thence North 3° 31' 13" East along said right-of-way line 667.82' to the southwest corner of Tract 1 "Thompson Industrial Complex", a subdivision in said city, county and state; thence South 86° 28' 47" East along the south line of said Tract 1, 160.15' to an angle point in said south line; thence North 86° 40' 13" East, this and the next four legs will be along said south line, a distance of 1179.77'; thence easterly along a curve to the right having a radius of 115.00' a distance of 39.19', thence North 16° 11' 53" East 10.00'; thence easterly along a curve to the right having a radius of 125.00' and an initial tangent bearing of South 73° 48' 07" East, a distance of 15.57'; thence 88° 39' 47" East, 90.29' to the westerly right-of-way line of the Kansas City Southern Railway Company; then southerly along said right-of-way line, and along a curve to the left having a radius of 2914.93' and an initial tangent bearing of South 26° 53' 40" West, a distance of 811.88; thence leaving said right-of-way line North 86° 29' 53" West, 1251.74' to the point of beginning; all of the above being also shown as Lot 1 on the lot split survey recorded February 20, 2020 in Book 16, page 5 as Document No. 2020E0014849.

is hereby approved, subject to the following conditions:

1. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.

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, 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.
4. 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.
5. 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.
6. The developer shall dedicate additional right-of-way, if adequate right-of-way is not currently available, and provide easements for Prospect Avenue as required by the adopted Major Street Plan and/or Chapter 88 so as to provide a minimum of 40 feet of right-of-way as measured from the centerline, along those areas being platted.
7. 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.

8. 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.
9. The developer shall pay impact fees as required by Chapter 39 of the City's Code of Ordinances, as required by the Land Development Division.
10. The developer shall submit 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.
11. The developer shall secure permits to extend 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. 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)
13. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
14. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2) Fire hydrant distribution shall follow IFC-2018 Table C102.1.
15. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
16. 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 an improvement of the existing public safety communication systems. (IFC 2018 510.1) and (NFPA1221)
17. A required Fire Department access road shall be an all-weather surface. (IFC-2012: § 503.2.3) Fire Department access roads shall be provided prior to

construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5) Required Fire Department access roads shall be designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)

18. The developer shall comply with all conditions applied by MoDOT at the conclusion of their review of the TIS submitted, prior to a building permit.
19. The developer shall construct the turn lanes as suggested in the TIS.
20. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
21. Public fire hydrant improvements shall be under contract (permitted) with Kansas City Water prior to a building permit issuance. If applicable the main shall be released for taps for any water main improvements prior to service line permitting.
22. The public sanitary sewer system need not be extended, provided that the developer demonstrates that the proposed private sewage disposal system complies with Chapter 18, Kansas City Building Code, in the City's Code of Ordinances, and the Health Department requirements, prior to recording the final plat.
23. 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 disturbed area, and submit a micro storm drainage study with each subsequent plat or phase showing compliance with the approved macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a building permit, whichever occurs first, as required by the Land Development Division.
24. 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.
25. A full flow fire meter shall be required when the fire protection service line serves more than one building, or combination service lines 6 inches and larger, or that have private fire hydrants connected to them.
26. Branch service lines one-and-one-half inches and larger in diameter for domestic water services or fire protection lines shall be connected to the main by cutting in

a minimum 6” branch service tee, installing three gate valves, and two solid sleeves on the main. Line valves on the main shall be the same nominal size as the main.

27. 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.
28. 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 is made a part hereof.

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

..end

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

Joseph Rexwinkle, AICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 230825

Submitted Department/Preparer: City Planning

Revised 8/3/23

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

Executive Summary

Approving a development plan on about 40 acres to allow for limited manufacturing in District M1-5 generally located at the northeast corner of 150 HWY and Prospect Avenue. (CD-CPC-2023-00097)

Discussion

See staff report.

Key Points:

New construction of 2 buildings on 1 lot for assembling transit vehicles.

Total proposed building coverage: 289,319 square feet.

Total of 255 parking spaces for both employees and finished product staging

Fiscal Impact

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

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

Citywide Business Plan (CWBP) Impact

1. View the [FY23 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Infrastructure and Accessibility (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - Enhance the accessible, sustainable and better connected multi-modal transportation system
 - Develop environmentally sound and sustainable infrastructure strategies that improve quality of life and foster economic growth
 - Increase and support local workforce development and minority, women, and locally-owned businesses
 - Engage in efforts to strategically invest in the City's infrastructure and explore emerging technologies
 -
 -

Prior Legislation

See staff report.

Service Level Impacts

This proposed development will contribute to economic vitality within the City by providing jobs and manufacturing goods.

Other Impacts

1. What will be the potential health impacts to any affected groups?
N/A
2. How have those groups been engaged and involved in the development of this ordinance?
The project completed public engagement per 88-505-12.
3. How does this legislation contribute to a sustainable Kansas City?
N/A
4. Department staff certifies the submission of any applicable Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), Non-Discrimination documents, and Letters of Intent to Subcontract (LOIs) to CREO prior to the legislation entry request in Legistar.

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

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

No(Press tab after selecting)



File #: 230826

ORDINANCE NO. 230826

Sponsor: City Manager

Approving an Industrial Development Plan for Cas-KC-neda, LLC for the purpose of acquiring, constructing, improving, and renovating a project for industrial development consisting of a boutique hotel with approximately thirty-five units (the "Project") located at 1108-1110 Grand Avenue, Kansas City, Missouri (the "Project Site"); authorizing and approving various agreements for the purpose of setting forth covenants, agreements and obligations of the City and Cas-KC-neda, LLC; authorizing the issuance of taxable industrial revenue bonds in an amount not to exceed \$18,000,000.00; authorizing and approving other documents; and authorizing certain other actions in connection with the issuance of said bonds.

WHEREAS, the City of Kansas City, Missouri, a constitutional charter city and municipal corporation of the State of Missouri (the "City") is authorized pursuant to the provisions of Article VI, Section 27(b) of the Missouri Constitution, as amended, and Sections 100.010 to 100.200, inclusive, of the Revised Statutes of Missouri, as amended, and the City of Kansas City Charter (collectively, the "Act"), to issue its revenue bonds for carrying out a project or projects under the Act, such revenue bonds to be paid solely from revenue received from such project, and to enter into leases of certain property associated with the project to be financed with the proceeds of such revenue bonds with any person, firm or corporation; and

WHEREAS, the City has heretofore prepared and approved plans for the industrial development of the City and desires to approve a Chapter 100 Industrial Development Plan (the "Plan") for the purpose of carrying out the Project for Cas-KC-neda, LLC, a Missouri limited liability company, and its affiliates or other designated entities (the "Company"); and

WHEREAS, the City intends to issue its Taxable Industrial Revenue Bonds (Kindler Hotel Project) (the "Bonds") for the purpose of furthering the Project located at the Project Site; and

WHEREAS, notice of the Project was given to the taxing jurisdictions in accordance with the Act and the City Council has fairly and duly considered all comments submitted to the City Council regarding the proposed Plan; and

WHEREAS, the City Council has heretofore and does hereby find and determine that it is desirable for the economic development of the City and within the public purposes of the Act that the City Council approve the Plan as proposed by the Company; and that the City issue the Bonds, as more fully described in the applicable Indenture and in the

applicable Lease, as such terms are hereinafter defined and authorized, the proceeds of which shall be used for the acquisition, construction, improvement, and renovation of certain real property associated with the Project, which shall be located at the Project Site and leased, with an option to purchase, by the City to the Company; and

WHEREAS, the principal amount of the Bonds will be issued in taxable Chapter 100 bonds which will be repaid solely by the Company under the terms of the Lease (defined herein); and

WHEREAS, for a Chapter 100 bond issuance, the City Council has previously established a policy pursuant to Committee Substitute for Resolution No. 041033, as reaffirmed by Section 7 of Second Committee Substitute for Ordinance No. 160383, as amended, as modified by Second Committee Substitute for Ordinance No. 200497, as amended, (the "Chapter 100 Policy") for the review and approval of these projects; and

WHEREAS, the City Council wishes in this instance to waive the Chapter 100 Policy as it relates to: (i) suggesting the maximum abatement period and maximum bond term; and (ii) suggesting the minimum PILOT payment on behalf of the Project, all based upon the independent professional analysis of the anticipated financial return on the amount of private investment necessary to acquire, construct, improve and renovate the Project and the eventual net benefits to taxing jurisdictions from the implementation of the Project; and

WHEREAS, the proceeds of the Bonds will be used to acquire, construct, improve and renovate the Project (with a corresponding tax abatement as described herein) and to provide a sales tax exemption on construction materials for the Project, which does not require any waiver of the Chapter 100 Policy; and

WHEREAS, the City further finds and determines that it is necessary and desirable in connection with the Project and the issuance of the Bonds that the City enter into certain documents, and that the City take certain other actions and approve the execution of certain other documents as herein provided; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. Approval of Plan. The City Council hereby finds and determines that the Project will promote the economic well-being and industrial development of the City and the Project will be in furtherance of the public purposes set forth in the Act. The City Council hereby approves the Plan for the Project, which includes the following provisions:

- (a) Acquisition, construction, improvement, and renovation of the Project located at the Project Site in the City;*
- (b) A total estimated project cost of approximately \$23,866,383; and*

(c) *The costs of acquiring, constructing, improving and renovating the Project that will be funded from proceeds of the sale of up to 18,000,000.00 maximum principal amount of Taxable Industrial Revenue Bonds to be issued by the City and purchased by the Company or other purchaser named in the herein-defined Purchase Agreement.*

Section 2. Authorization of Documents. The City is hereby authorized to enter into the following documents for the Bonds (collectively, the "City Documents"), in such form as shall be approved by the officials of the City executing such documents, with such officials' signatures thereon being conclusive evidence of their approval thereof:

(a) *a Trust Indenture (the "Indenture") between the City and BOKF, N.A. or other trustee named therein (the "Trustee") pursuant to which the Bonds shall be issued and the City shall pledge the Project, and assign certain of the payments, revenues and receipts received pursuant to the Lease to the Trustee for the benefit and security of the owners of the Bonds upon the terms and conditions as set forth in the Indenture;*

(b) *a Lease Agreement, between the City and Company, under which the City will lease the Project to the Company (the "Lease"), which Lease shall terminate following the issuance of a temporary certificate of occupancy for the Project or sooner at Company's option as described in the Lease ("Lease Term"). The Bonds will be repaid solely by Company under the terms of the Lease.*

(c) *Purchase Agreement, as defined below, under which the purchaser named therein agrees to purchase the Bonds.*

Section 3. Authorization of the Bonds. The City is hereby authorized to issue and sell its Taxable Industrial Revenue Bonds (Kindler Hotel Project), in the maximum aggregate principal amount not to exceed \$18,000,000, for the purpose of providing funds for the costs associated with the acquisition, construction, improvement, and renovation of the Project. The Bonds shall be issued and secured pursuant to the herein authorized Indenture and shall bear such date, shall mature at such time, shall be in such denomination, shall bear interest at such rates, shall be in such form, shall be subject to redemption and other terms and conditions, and shall be issued in such manner, subject to such provisions, covenants and agreements, as are set forth in the Indenture.

Section 4. Sale and Terms of Bonds; Authorization and Execution of Bond Purchase Agreement.

(a) *The Bonds will be sold to the Company or other purchaser under the terms of a Bond Purchase Agreement between the City and the Company or other purchaser (the "Purchase Agreement"). The maximum principal amount of the Bonds shall be \$18,000,000, the interest rate on the Bonds shall not exceed 7%, principal shall be payable in accordance to the terms of the Lease, the maturity date shall be no later than December 1, 2040, the Bonds shall be*

purchased at 100% of the principal amount thereof and the Bonds may be redeemed at any time at a redemption price equal to the principal amount thereof plus accrued interest. The Director of Finance or the City Treasurer is each authorized to execute the Purchase Agreement for or on behalf of and as the act and deed of the City.

(b) The issuance of the Bonds and the execution and delivery of the related Lease shall provide for payment of PILOTs as generally described in the Plan and to be described in more particularity in the Lease. Such PILOTs will be remitted to the affected jurisdictions pro rata on the basis that would have been payable to them respectively had the real property been fully taxed, all as described in the Plan.

(c) In connection with the issuance of the Bonds, the City will provide a sales tax exemption for construction materials purchased with the proceeds of the Bonds.

(d) The City hereby waives Committee Substitute for Resolution No. 041033, as reaffirmed by Section 7 of Second Committee Substitute for Ordinance No. 160383, as amended, as modified by Second Committee Substitute for Ordinance 200497, as amended, to the extent necessary so that the terms of the Bonds and resulting abatement may be provided as authorized in this Ordinance.

(e) In accordance with Code § 3-622, City Council acknowledges that the project involves the renovation of a building that has been added to national register of historic places and therefore hereby waives the requirement that prevailing wage be paid for the project.

Section 5. Limitation on Liability. The Bonds and the interest thereon shall be limited obligations of the City payable solely out of certain payments, revenues and receipts derived by the City from the Lease associated with the applicable portion of the Project described therein, and such payments, revenues and receipts shall be pledged and assigned to the Trustee as security for the payment of the Bonds as provided in the Indenture. The Bonds and the interest thereon shall not constitute general obligations of the City or the State of Missouri. The Bonds shall not constitute indebtedness within the meaning of any constitutional or statutory debt limitation or restriction and are not payable in any manner by taxation.

Section 6. Creation of Bond Fund. The City is hereby authorized to establish with the Trustee pursuant to the Indenture, (i) a special trust fund in the name of the City to be designated the "City of Kansas City, Missouri, Bond Fund – Kindler Hotel Project" and the City shall cause all sums required by the applicable Indenture to be deposited within the applicable fund and shall create all accounts in such fund as required by the applicable Indenture.

Section 7. Execution of Chapter 100 Documents. The Mayor is hereby authorized and directed to execute the Bonds and to deliver the Bonds to the Trustee for authentication for and on behalf of and as the act and deed of the City in the manner provided in the Indenture. The Director of Finance is hereby authorized and directed to execute the City Documents and such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance, for and on behalf of and as the act and deed of the City. The City Clerk or a deputy City Clerk, of the City is hereby authorized and directed to attest to and affix the seal of the City to the Bonds and the City Documents and such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance.

Section 8. Further Authority. The Mayor, Director of Finance, the City Treasurer and other officials, agents and employees of the City as required, are hereby authorized and directed to take such further action, and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance and to carry out, comply with and perform the duties of the City with respect to the Bonds and the City Documents.

..end

Approved as to form:

Emalea Black
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: City Manager's Office

Revised 3/24/2023

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

Ordinance approves an Industrial Development Plan to allow for the redevelopment of the property at 1108-1110 Grand into a 35 room boutique hotel. The project will be completed through the issuance of chapter 100 bonds.

Discussion

The project will convert an underutilized 38,600 SF office building into a 35-key boutique hotel. The building is listed in the National Register of Historic Places. This is the second hotel planned by the developer who has previously developed a similar hotel in Lincoln, Nebraska.

The overall cost of the project is approximately \$24 million. The city intends to issue \$18 million in chapter 100 bonds for the project. Under the chapter 100 bond structure, real property is owned by the City and leased back to the developer. The bonds are paid solely by the lease payments. The arrangement allows for the project to benefit from sales tax exemption on construction materials and a tax abatement. This specific project will receive a 100% tax abatement for 10 years followed by 5 years of tax abatement at 50%. The developer will make payments in lieu of taxes (PILOTs) in the amount of \$31,817 for the first 10 years of the lease. PILOT payments will increase to \$78,413 after the first 10 years.

Additional funding sources for the project include owner equity, PACE (Property Assessed Clean Energy), historic tax credits, and brownfield tax credits.

Fiscal Impact

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

2. What is the funding source?

Not applicable

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

No

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

No

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

Yes.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

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

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

Service Level Impacts

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

Other Impacts

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

Click or tap here to enter text.

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

Click or tap here to enter text.

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

The project will rehabilitate a historic building that is otherwise underutilized.

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

Yes. Industrial Development Plan includes all provisions related to Chapter 38.

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"](#))?

Yes



File #: 230827

ORDINANCE NO. 230827

Sponsor: Director of City Planning and Development Department

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

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code, is hereby amended by enacting a new section to be known as Section 88-20A-1406, rezoning an area of about 321 acres generally located at southwest corner of East Bannister Road and Marion Park Drive from District UR (Urban Redevelopment) to District UR (Urban Redevelopment) for the purposes of removing seven acres from the UR Plan, said section to read as follows:

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

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

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

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

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

EXCEPT:

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

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

is hereby rezoned from UR (Urban Redevelopment) to UR (Urban Redevelopment) all as shown outlined on a map marked Section 88-20A-1406, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof, subject to the following condition:

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

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

..end

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

Joseph Rexwinkle, AICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 230827

Submitted Department/Preparer: City Planning

Revised 8/3/23

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

Executive Summary

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

Discussion

See attached City Plan Commission Staff Report.

Fiscal Impact

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

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

Additional Discussion (if needed)

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

Citywide Business Plan (CWBP) Impact

1. View the [FY23 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Housing and Healthy Communities (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - Maintain and increase affordable housing supply to meet the demands of a diverse population
 - Broaden the capacity and innovative use of funding sources for affordable housing
 - Invest in neighborhood stabilization and revitalization to reduce blight, ensure sustainable housing, and improve the wellbeing of residents while sustaining their diverse cultures
 - Ensure all occupants of residences have quality, efficient, and healthy housing with minimal economic or regulatory barriers
 - Address the various needs of the City's most vulnerable population
 - Utilize planning approaches to improve the City's neighborhoods

Prior Legislation

Please see attached City Plan Commission Staff Report.

Service Level Impacts

Not applicable as this is a zoning ordinance

Other Impacts

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

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

Not applicable as this is a zoning ordinance

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

Not applicable as this is a zoning ordinance

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

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

Please provide reasoning why not:

Not applicable as this is a zoning ordinance

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

No(Press tab after selecting)

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

No(Press tab after selecting)



File #: 230832

ORDINANCE NO. 230832

Sponsor: Councilmember Crispin Rea

Approving the petition to establish the 1108-1110 Grand Community Improvement District; establishing the 1108-1110 Grand Community Improvement District generally located at E. 11th Street and Grand Blvd in Kansas City, Jackson County, Missouri; determining the 1108-1110 Grand Community Improvement District to be a blighted area; determining that certain actions are reasonably anticipated to remediate blighting conditions and will serve a public purpose; requiring the annual submission of certain records; and directing the City Clerk to report the creation of the District to the Missouri Department of Economic Development and the Missouri State Auditor.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the petition to establish the 1108-1110 Grand Community Improvement District (the "District") as a political subdivision in accordance with Sections 67.1401 through 67.1571, RSMo, otherwise known as the Missouri Community Improvement District Act (the "Act"), and which is attached to this ordinance as Exhibit 1, is hereby approved in its entirety.

Section 2. That the District is hereby established for the purposes set forth in the petition, which the District shall have all the powers and authority authorized by the petition, the Act, and by law, and shall continue to exist for a period of twenty (20) years, unless extended pursuant to Section 67.1481.6, RSMo and Section 74-302 of the Kansas City Code of Ordinances.

Section 3. That the District is hereby determined to be a blighted area by reason of the predominance of unsanitary or unsafe conditions, deterioration of site improvements, or conditions which endanger life or property by fire or other cause, all of which individually or collectively constitute an economic liability, social liability and menace to the public health, safety, morals or welfare in its present condition and use.

Section 4. That it is hereby determined that contracts with the owners of the property lying within the District's boundaries to demolish and remove, renovate, reconstruct or rehabilitate any of the buildings and structures located therein owned by such owners, and the expenditure or loaning of the District's revenues to fund contracts for such purposes, are reasonably anticipated to remediate the blighting conditions and will serve a public purpose.

Section 5. That the District shall annually submit its proposed budget, annual report and copies of written resolutions passed by the District's board to the City pursuant to Section 67.1471, RSMo.

Section 6. That upon the effective date of this ordinance, the City Clerk is hereby directed to report the creation of the District to the Missouri Department of Economic Development and state auditor pursuant to Section 67.1421.6, RSMo, by sending a copy of this ordinance to said entities.

Section 7. That the District shall enter into a cooperative agreement with the City, the form of which shall be substantially similar to that which is attached to this ordinance as Exhibit 2.

..end

Approved as to form:

Eluard Alegre
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 230832

Submitted Department/Preparer: City Planning

Revised 8/3/23

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

Executive Summary

Approving the petition to establish the 1108-1110 Grand Community Improvement District; establishing the 1108-1110 Grand Community Improvement District generally located at E. 11th Street and Grand Blvd in Kansas City, Jackson County, Missouri; determining the 1108-1110 Grand Community Improvement District to be a blighted area; determining that certain actions are reasonably anticipated to remediate blighting conditions and will serve a public purpose; requiring the annual submission of certain records; and directing the City Clerk to report the creation of the District to the Missouri Department of Economic Development and the Missouri State Auditor.

Discussion

This ordinance would approve a petition to establish the 1108-1110 Grand Community Improvement District for a 20-year timeframe, unless extended. Additionally, this ordinance would declare the District to be a blighted area and that contracts with the property owners within District boundaries would remediate such blight.

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

Fiscal Impact

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

This legislation does not have direct fiscal impact, however qualified voters of the District may be asked to approve a sales and use tax of up to one percent (1.0%) in accordance with the CID Act.

3. How does the legislation affect the current fiscal year?
This legislation does not have direct fiscal impact.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
There are no recurring costs associated with this legislation.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
No

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

This legislation does not have direct fiscal impact to this fiscal year.

Citywide Business Plan (CWBP) Impact

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

- Ensure a responsive, representative, engaged, and transparent City government
-
-

Prior Legislation

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

Service Level Impacts

This ordinance will have no impact on existing service levels.

Other Impacts

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

No - CREO's review is not applicable (Press tab after selecting)
Please provide reasoning why not:
Click or tap here to enter text.
5. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

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

No(Press tab after selecting)



File #: 230833

ORDINANCE NO. 230833

Sponsor: Councilmember Eric Bunch

*Approving the petition to establish the Wagon Trails Community Improvement District; establishing the Wagon Trails Community Improvement District generally located at W. 43rd Street and Southwest Trafficway in Kansas City, Jackson County, Missouri; requiring the annual submission of certain records; and directing the City Clerk to report the creation of the District to the Missouri Department of Economic Development and the Missouri State Auditor. ****Item will be held until 10/4/2023*****

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

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

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

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

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

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

..end

Approved as to form:

Eluard Alegre
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 230833

Submitted Department/Preparer: City Planning

Revised 8/3/23

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

Executive Summary

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

Discussion

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

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

Fiscal Impact

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

This legislation does not have direct fiscal impact.

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

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

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

Service Level Impacts

This ordinance will have no impact on existing service levels.

Other Impacts

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

No - CREO's review is not applicable (Press tab after selecting)
Please provide reasoning why not:
Click or tap here to enter text.
5. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

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

No(Press tab after selecting)



File #: 230834

ORDINANCE NO. 230834

Sponsor: Councilmember Eric Bunch

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

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

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

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

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

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

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

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

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

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

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

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

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

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

..end

Approved as to form:

Emalea Black
Associate City Attorney

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

230834



File #: 230621

ORDINANCE NO. 230621

Sponsor: Director of City Planning and Development Department

Approving an amendment to a previously approved UR Development Plan in District UR which also serves as a preliminary plat to allow for mixed use development that includes multifamily residential, office and retail/ commercial, in an area generally located on the north side of E. 63rd Street on both sides of Prospect Avenue, bordered by E. 61st Street on the north, Bruce R. Watkins Drive on the east and Park Avenue on the west. (CD-CPC-2023-00107).

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That an amendment to a previously approved development plan in District UR (Urban Redevelopment) on an approximately 32 acres in an area generally located on the north side of E. 63rd Street on both sides of Prospect Avenue, bordered by E. 61st Street on the north, Bruce R. Watkins Drive on the east and Park Avenue on the west, legally described as:

All that part of the Northwest Quarter of Section 3 and Northeast Quarter of Section 4, Township 48, Range 33, including all that part of Lot 1, Summers Wharf, Lots 1 thru 6, inclusive, and Lots 18 thru 105, inclusive, Beachwood, Lots 1 thru 25, inclusive, Eastlake Addition, Lots 1 thru 22, inclusive, Millers Addition, Lots 69 thru 73, inclusive, Beaufort, and Lots 1 thru 15, inclusive, Jost Plaza, all in Kansas City, Jackson County, Missouri, together with the rights-of-ways of Prospect Avenue, Wabash Avenue, Olive Street, Park Avenue, E. 61st Street and E. 62nd Street, all described as follows: Beginning at the southerly most southeast corner of said Lot 1, Summers Wharf, said point being on the north right-of-way line of E. 63rd Street, 50 feet north of the centerline thereof; thence North 86°58'41" West (plat: North 86°49'02" West), along the north right-of-way line of said E. 63rd street and its westerly prolongation, 50 feet north of and parallel with the centerline thereof, 295.91 feet to the west right-of-way line of Wabash Avenue, said point being on the east line of Lot 40 in said Beachwood; thence South 02°15'37" West, along the east line of said lot 40, 10.00 feet to the north right-of-way line said E. 63rd Street, 30.00 feet north of the south line of the Northeast Quarter of said Section 4; thence North 86°58'41" West, along the north right-of-way line of said E. 63rd street and its westerly prolongation thereof, 30.00 feet north of and parallel with the south line of said Northeast Quarter, 885.65 feet to the southeast corner of a tract of land for new right-of-way described by Document No. 1990-K-0930339, being the west 5 feet of the south 5 feet of Lot 99 in said Beachwood; thence North 02°15'37" East, parallel with the

west line of said Lot 99, 5.00 feet to the northeast corner of said tract of land; thence North $86^{\circ}58'41''$ West, parallel with the north right-of-way line of said E. 63rd street, 5.00 feet to the west line of said Lot 99, said point being on the east right-of-way line of Brooklyn Avenue; thence North $02^{\circ}15'37''$ East, along said east right-of-way line, 280.05 feet to the northwest corner of Lot 105 in said Beachwood; thence South $86^{\circ}58'41''$ East, along the north line of said lot, 137.64 feet to the northeast corner thereof, said point being the southwest corner of Lot 91 in said Beachwood; thence North $02^{\circ}15'37''$ Easts, along the west line of Lots 91, 90, 89, 88, 87, 86, and 85 in said Beachwood, 280.04 feet to the northwest corner of said Lot 85, said point being on the south right-of-way line of E. 62nd Street; thence South $86^{\circ}58'41''$ East, along said south right-of-way line and its easterly prolongation thereof, 316.34 feet (plat: 316.09 feet) to the northeast corner of Lot 84 in said Beachwood; thence North $01^{\circ}56'58''$ East, 50.01 feet to the north right-of-way line of said E. 62nd Street, said point being the southwest corner of Lot 15 in said Eastlake Addition; thence North $02^{\circ}15'30''$ East, along the west line of Lots 15 thru 25, inclusive, in said Eastlake Addition, 385.00 feet, to the northwest corner of said Lot 25; thence South $86^{\circ}58'41''$ East, along the north line of said lot, 146.79 feet to the northeast corner thereof, said point being on the west right-of-way line of Olive Street; thence South $86^{\circ}58'41''$ East, 51.15 feet to the east right-of-way line of said Olive Street, said point being the southwest corner of Lot 3 in said Eastlake Addition; thence in a northerly direction, along the east right-of-way line of said Olive Street, along a curve to the right with an initial tangent bearing of North $15^{\circ}36'49''$ East, having a radius of 700.00 feet through a central angle of $014^{\circ}13'02''$, an arc distance of 173.70 feet (plat: 172.64 feet) to the northwest corner of Lot 1 in said Eastlake Addition; thence South $87^{\circ}28'08''$ East, along the north line of said lot, 49.50 feet (plat: 50 feet) to the northeast corner thereof, said point being on the west line of Lot 22 in said Millers Addition; thence North $02^{\circ}15'37''$ East, along the west line of said lot, 16.45 feet to the northwest corner thereof; thence South $86^{\circ}58'41''$ East, along the north line of said lot, 128.97 feet to the northeast corner thereof, said point being on the west right-of-way line of Wabash Avenue; thence continuing South $86^{\circ}58'41''$ East, 50.00 feet to the east right-of-way line of said Wabash Avenue, said point being the northwest corner of Lot 1 in said Millers Addition; thence South $86^{\circ}58'41''$ East, along the north line of said lot, 128.97 feet to the northeast corner thereof, said point being 169 feet west of the east line of the Northeast Quarter of said Section 4; thence North $02^{\circ}15'37''$ East, 169 feet west of and parallel with the east line of said Northeast Quarter, 380.84 feet to the northwest corner of a tract of land described by Document No. 1993-K-1106908; thence South $87^{\circ}28'09''$ East, along the north line of said tract of land, 129.00 feet to the northeast corner thereof, said point being on the west right-of-way line of Prospect Avenue; thence South $02^{\circ}15'37''$ West, along said west right-of-way line, 331.87 feet to the westerly prolongation of the north right-of-way line of E. 61st Street; thence South $86^{\circ}43'02''$ East, along the north right-of-way line of said E. 61st Street, and its westerly prolongation thereof, 280.01 feet to the southeast corner of Lot 74 in said Beaufort, being the southeast corner of a tract of land described by Exhibit E40350 in Document No. 2006-E-0030540, said point being on the westerly

right-of-way line of Missouri Route 71; thence along the westerly right-of-way line of said Missouri Route 71, the following courses and distances: South $02^{\circ}15'37''$ West, 150.00 feet to the southeast corner of Lot 73 in said Beaufort, being the southeast corner of a tract of land described by Exhibit E40351 in said Document No. 2006-E-0030540, said point being 211.58 feet right of Centerline Sta. 355+55.67; thence South $02^{\circ}15'37''$ West, 150.00 feet to a point 212.42 feet right of Centerline Sta. 357+07.08; thence South $07^{\circ}09'08''$ West, 234.50 feet to a point 232.19 feet right of Centerline Sta. 359+41.67, said point being on the south line of Lot 69 in said Beaufort; thence North $86^{\circ}43'02''$ West, along the south line of said Lot 69 and continuing along the westerly right-of-way line of said Missouri Route 71, 50.00 feet to the northeast corner of the west 10 feet of Lot 28 in said Jost Plaza; thence South $02^{\circ}15'37''$ West, 656.21 feet to the northeast corner of a tract of land for said Missouri Route 71 right-of-way by Document No. 1990-K-0914472; thence along the north line of said tract of land, being the westerly right-of-way line of said Missouri Route 71, the following courses and distances: South $74^{\circ}14'22''$ West (deed: North $74^{\circ}08'08''$ East), 45.75 feet; thence South $82^{\circ}04'12''$ West (deed: North $81^{\circ}57'58''$ East), 25.50 feet; thence North $86^{\circ}37'12''$ West (deed: South $86^{\circ}43'26''$ East), 61.39 feet to the east right-of-way line of Prospect Avenue; thence leaving the westerly right-of-way line of said Missouri Route 71, North $83^{\circ}50'28''$ West, 80.19 feet to the northerly most southeast corner of said Lot 1, Summers Wharf, said point being the intersection of the west right-of-way line of said Prospect Avenue with the north right-of-way line of said E. 63rd Street; thence South $43^{\circ}01'57''$ West (plat: South $43^{\circ}51'23''$ West), along the north right-of-way line of said E. 63rd Street, 18.54 feet (plat: 18.46 feet) to the point of beginning, containing 31.897 acres, more or less.

And the vacant lot prt NE 1/4 NE 1/4 Sec 4 48 33 including prt vac Wabash Ave beg on s li 60 St 129 ft w of w li Prospect Ave th s 125 ft th w to sly prolg Wabash Ave th n 125 ft th e to beg also beg on s li 60 St 258 ft w of w li of Prospect Ave th s 125 ft th e 129 ft th s 450.23 ft th w 179 ft th n to pt 125 ft s of 60 St th e to sly prolg of w li of Wabash Ave th n 125 ft to 60th St th e to beg also beg sw cor 60th St & Prospect Ave th w alg s li of 60th St 308.0 ft th s 200 ft to tpob th s 375.57 ft th e to tpob also beg 1227.15 ft s & 169 ft w of ne cor sd sec th s 35 ft th w 308 ft th n 51.08 ft th e 129 ft th s 16.08 ft th e to beg also beg 200 ft s of se cor of 60th St & Olive St th e 129 ft th s 425 ft th w 129 ft th n 425 ft to beg exc prt in Wabash Ave also exc prt in 61st St. containing 5.135 acres, more or less.

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

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

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

..end

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

Joseph Rexwinkle, AICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #

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 an amendment to a previously approved UR Development Plan in District UR (Urban Redevelopment), which also serves as a preliminary plat to allow for mixed use development that includes multifamily residential, office and retail/ commercial, in an area generally located on the north side of E. 63rd Street on both sides of Prospect Avenue. Bordered by E. 61st Street on the north, Bruce R. Watkins Drive on the east and Park Avenue on the west. (CD-CPC-2023-00107).

Discussion

See Staff Report- to be included in Committee Substitution.

Fiscal Impact

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

2. What is the funding source?

Not applicable, this is Ordinance pertaining to Chapter 88, The Zoning and Development Code.

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

Not applicable, this is Ordinance pertaining to Chapter 88, The Zoning and Development Code.

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

Not applicable, this is Ordinance pertaining to Chapter 88, The Zoning and Development Code.

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

Not applicable, this is Ordinance pertaining to Chapter 88, The Zoning and Development Code.



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 provide a description of how this ordinance will impact service levels. List any related key performance indicators and impact.

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):

- Not applicable, this is Ordinance pertaining to Chapter 88, The Zoning and Development Code.
-
-
-
-
-

Prior Legislation

Ordinance No. 220327

Service Level Impacts

Not applicable, this is Ordinance pertaining to Chapter 88, The Zoning and Development Code.

Other Impacts



City of Kansas City, Missouri

Docket Memo

1. What will be the potential health impacts to any affected groups?
Not applicable, this is Ordinance pertaining to Chapter 88, The Zoning and Development Code.
2. How have those groups been engaged and involved in the development of this ordinance?
Not applicable, this is Ordinance pertaining to Chapter 88, The Zoning and Development Code.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable, this is Ordinance pertaining to Chapter 88, The Zoning and Development Code.
4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?
Not applicable, this is Ordinance pertaining to Chapter 88, The Zoning and Development Code.
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")?
Not applicable, this is Ordinance pertaining to Chapter 88, The Zoning and Development Code.



File #: 230716

ORDINANCE NO. 230716

Sponsor: Director of the Health Department

Authorizing the Director of Health to execute a five-year sole source contract with the University of Missouri Kansas City for Violence Prevention Fund Evaluation Services from previously appropriated funds. *****Item will be held until 10/4/2023*****

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

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

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

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

..end

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

Tammy L. Queen
Director of Finance

Approved as to form:

Joseph A. Guarino
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: Health

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

Executive Summary

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

NMA Contract

Discussion

N/A

Fiscal Impact

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

2. What is the funding source?

Violence Prevention Fund

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

No.

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

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

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

n/a.



City of Kansas City, Missouri

Docket Memo

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

N/A

Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Public Safety (Press tab after selecting.)

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

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

Prior Legislation

230160

Service Level Impacts

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



City of Kansas City, Missouri

Docket Memo

Other Impacts

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

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

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

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

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

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

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

Yes

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

N/A



File #: 230740

ORDINANCE NO. 230740

Sponsor: Director of City Planning and Development Department

Rezoning an area of about one acre generally located on the west side of Oak Street between Linwood Boulevard and 31st Street from District R-1.5 to District UR and approving a development plan to allow for twelve (12) detached dwellings. (CD-CPC-2023-00083) ****Item will be held until 10/11/2023****

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code, is hereby amended by enacting a new section to be known as Section 88-20A-1404, rezoning an area of about one acre generally located on the west side of Oak Street between Linwood Boulevard and 31st Street from District R-1.5 (Residential 1.5) to District UR (Urban Redevelopment), and approving a development plan to allow for twelve (12) detached dwellings, said section to read as follows:

Section 88-20A-1404 That an area legally described as:

The south 32 feet of Lot 10, and all of Lots 11 through 20 inclusive, Springfield Park, a subdivision in Kansas City, Jackson County, Missouri being described as follows: Beginning at the southwesterly corner of said Lot 20; thence North 02°27'24" East, along the westerly lines of said Lots 10 through 20, a distance of 431.07 feet; thence South 87°26'18" East, a distance of 129.17 feet to a point on the easterly line of said Lot 10; thence South 02°22'35" West, along the easterly lines of said Lots 10 through 20, a distance of 431.13 feet to the southeasterly corner of said Lot 20; thence North 87°24'54" West, along the southerly line of said Lot 20, a distance of 129.77 feet to the point of beginning, containing 55,813 square feet or 1.28 acres.

is hereby rezoned from District R-1.5 (Residential 1.5) to District UR (Urban Redevelopment), all as shown outlined on a map marked Section 88-20A-1404; which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

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

1. The developer shall 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 2023 acquisition rate of \$64,220.18 per acre. If electing to dedicate open space to serve as parkland dedication, said space shall be platted into a private open space tract, reserved for park uses and improved to provide park amenities. Details will need to be submitted identifying the amenities proposed within these spaces via final UR submittal. This requirement shall be satisfied 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 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 must submit covenants, conditions and restrictions to the Land Development Division for approval by the Law Department for the maintenance of private open space and enter into a covenant agreement for the maintenance of any stormwater detention area tracts, prior to recording the plat.
4. 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 designated 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 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.
5. 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.
6. 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.
7. The west half of Oak Street shall be improved to residential local standards as required by Chapter 88, to current standards, including curbs, gutters, sidewalks, streetlights, relocating any utilities as may be necessary and adjusting vertical grades for the road, and obtaining a required permit from the Land Development Division for said improvement prior to recording the plat or prior to issuance of a building permit, whichever occurs first.

8. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018.
9. No driveway access shall come from Oak Street and must utilize the alley to the west as required by the Infill Residential Development Ordinance which prohibits vehicular access when an improved alley is present.
10. The developer shall secure approval of a street tree planting plan from the City Forester and plant according to said plan prior to recording the final plat.

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

Section C. That the development plan described above is hereby approved with the following deviations from Chapter 88, Code of Ordinances:

1. That the City Council grants a waiver of the requirement for a final UR plan to be submitted for each lot.

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

..end

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

Joseph Rexwinkle, AICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: City Planning

Revised 3/24/2023

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

Executive Summary

Rezoning an area of about 1 acre generally located on the west side of Oak Street between Linwood Boulevard and 31st Street from District R-1.5 to District UR and approving a development plan to allow for 12 single unit houses.

Discussion

Please see City Plan Commission Staff Report.

Fiscal Impact

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

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?

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

See City Plan Commission Staff Report.

Service Level Impacts

Not applicable as this is a rezoning request.

Other Impacts

1. What will be the potential health impacts to any affected groups?
- Not applicable as this is a rezoning request.
2. How have those groups been engaged and involved in the development of this ordinance?

Not applicable as this is a rezoning request.

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

Not applicable as this is a rezoning request.

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

Not applicable as this is a rezoning request.

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"](#))?

Not applicable as this is a rezoning request.

**Civil Rights & Equal Opportunity Department
Economic Equity & Inclusion
Nondiscrimination & Equal Opportunity Review Form**

Date:
Form Prepared By:

Contract/Project Number: NA	Project Name: 6550PVDEED
Developer/Prime: NA	Contact Information: NA
Final Contract Value: 0.00	Project Manager: NA

Funding: City State Federal CO-OP Grant: Other:

Project Requirements: M/WBE DBE Section 3 N/A

Tax Incentive: LCRA TIF PIEA Ch. 100 Other: N/A

Prevailing Wage: Yes No

Davis-Bacon: Yes No

Construction Employment Program: Yes: Workforce goals are 10% Minority & 2% Women. There are over 800 Workforce hours and project cost is \$300,000 or more.
 No: Workforce hours are less than 800 and project cost is less than \$300,000.

Contracts & Leases	Nondiscrimination
Ch. 3 Article IV: <u>NA</u>	Ch. 38: <u>NA</u>
RSMo 213: <u>NA</u>	Title VI: <u>NA</u>
MWDBE: <u>NA</u>	Prevailing Wage and Labor Standards: <u>NA</u>
SLBE: <u>NA</u>	RSMo 34 Anti-Discrimination Against Israel: <u>NA</u>

Contract Type:

Construction Design-Build Design Professional Professional Services

General Service Concession Other Goods & Services Non-Municipal Agency

Co-Operative Revenue Sharing Facilities Maintenance/Repair/Renovation

Other: PROPERTY SALE ORDINANCE

Additional Information:

The property was part of a road improvement project completed by Public Works in 2021. KCMO Project Number 89008174 The property is located by the 64th Street HyVee. A new road was constructed in the middle of the property and now we would like to sell the remnants. This property was listed for sale through the City's public RFP process. Winning bid was selected but need to transfer via Special Warranty Deed, not Quit Claim.

This document is submitted with all available facts. Intentionally falsifying this document or omitting pertinent facts is grounds for disciplinary action pursuant to KCMO Human Resources Rules & Policy Manual (eff. August 4, 2014).

FOR CIVIL RIGHTS & EQUAL OPPORTUNITY DEPARTMENT (CREO) USE ONLY:

The Document is:

Approved Disapproved

Changes Needed:

Federal Provisions Included:

Approved Disapproved Not Applicable

DocuSigned by: Mark Runge Date: 8/24/2023

CREO Signature: Mark Runge 6AFEC964B03641A...

Comments:

Not applicable. This is not a contract or lease requiring Non Discrimination review.

