



**Agenda**

**Neighborhood Planning and Development Committee**

Chairperson Ryana Parks-Shaw

Vice Chair Eric Bunch

Councilmember Nathan Willett

Councilmember Melissa Patterson Hazley

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**Tuesday, March 31, 2026**

**1:30 PM**

**26th Floor, Council Chamber**

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

**PUBLIC OBSERVANCE OF MEETINGS**

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

Any closed session may be held via teleconference.

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

Applicants and citizens wishing to participate have the option of attending each meeting or they may do so through the videoconference platform ZOOM, using this link:  
<https://us02web.zoom.us/j/84530222968>

\*\*\*Public Testimony is Limited to 2 Minutes\*\*\*

**FIRST READINGS**

**Director of Health**

**[260290](#)** Sponsor: Director of Health Department

Accepting and approving a grant award amendment in the amount of \$166,260.00 with Missouri Department of Health and Senior Services for the City's Public Health Preparedness program; estimating and appropriating \$166,260.00 in the Health Grants Fund; and recognizing this ordinance as having an accelerated effective date.

**Director of Health**

[260291](#) Sponsor: Director of Health Department

Accepting and approving a one-year \$24,000.00 grant with the Missouri Department of Elementary and Secondary Education (“MDESE”), Office of Childhood, to provide funding for the Childcare Health Consultation program; estimating and appropriating \$24,000.00 in the Health Grants Fund; and recognizing this ordinance as having an accelerated effective date.

**Bough**

[260294](#) Sponsor: Councilmember Andrea Bough

RESOLUTION - Approving an amendment to the Country Club/Waldo Area Plan on about 1.35 acres located at 7953 State Line Road by changing the recommended land use on the eastern side from office/residential to mixed use community. (CD-CPC-2025-00174)

**Bough**

[260295](#) Sponsor: Councilmember Andrea Bough

Rezoning an area of about 1.35 acres generally located at 7953 State Line Road from Districts B1-1, B3-2 and R-0.5 to District B2-2 to allow for the addition of one drive-through lane to accommodate two drive-through lanes. (CD-CPC-2025-00167)

**Lucas**

[260299](#) Sponsor: Mayor Quinton Lucas

Authorizing the Director of the Health Department to expend \$75,000.00 from Fund 2000-501905 to support the establishment and operation of an Intimate Partner Violence Intervention (IPVI) Focused Deterrence Program to reduce domestic violence in Kansas City.

**Lucas**

[260306](#) Sponsor: Mayor Quinton Lucas

RESOLUTION - Directing the City Manager to require expedited permit approval in housing construction, with priority processing for projects meeting defined affordable housing eligibility metrics and structure to waive permit fees for qualifying affordable housing projects as defined by City Code § 88-810-058; and to designate an Affordable Housing Permit Navigator to assist qualifying applicants.

**Director of City Planning & Development**

[260301](#) Sponsor: Director of City Planning and Development Department

Approving a development plan on about 0.44 acres in District DC-15 generally located at 1044 Main Street and 1031 Baltimore Avenue to allow for the reuse of an historic building by creating ground floor commercial space and 74 residential units. (CD-CPC-2026-000013)

**Director of City Planning & Development**

[260303](#) Sponsor: Director of City Planning and Development Department

Approving a major amendment to a previously approved development plan on about four acres to allow for a multi-unit residential building in District B3-2 generally located at the northwest corner of Northeast 80th Terrace and North Denver Avenue. (CD-CPC-2025-00204)

**Director of City Planning & Development**

[260304](#) Sponsor: Director of City Planning and Development Department

Rezoning an area of about one acre generally located at the northwest corner of North Cleveland Avenue and Northeast Winn Road from District R-6 to B1-1 to allow for an existing building to be used for a grocery store. (CD-CPC-2026-00005)

HELD IN COMMITTEE

**Parks-Shaw**

[260142](#) Sponsor: Mayor Pro Tem Ryana Parks-Shaw

Directing the City Manager to submit a response to the Missouri Department of Revenue's Request For Proposals for license office operations; and directing the City Manager to develop a yearly funding plan in an amount not to exceed \$750,000.00 for operational costs and report back to City Council in 30 days.

**Bunch and Director of City Planning & Development**

[260219](#) Sponsor: Director of City Planning and Development Department

Amending Chapter 88, the Zoning and Development Code, by repealing Section 88-420, "Parking and Loading", and enacting in lieu thereof a new section of like number and subject matter for the purpose of updating parking and loading standards to support more walkable development and reduce on-site parking requirements. (CD-CPC-2025-00143)

**Duncan**

[260257](#) Sponsor: Councilmember Johnathan Duncan

RESOLUTION - Adopting the Health Commission's 2026-2029 Kansas City Community Health Improvement Plan ("KC-CHIP") as the City's guiding framework for improving population health and strengthening community well-being; and directing the Health Commission to provide an annual update to the City Council.

**Director of City Planning & Development**

[260283](#) Sponsor: Director of City Planning and Development Department

Rezoning an area of about .16 acres generally located on the north side of Independence Boulevard just west of the intersection of Highland Avenue from District MPD/ICO to District MPD/ICO/HO in order to designate Leonard Smith Hall at 1700 Independence Boulevard as a local landmark on the Kansas City Register of Historic Places. (CD-CPC-2026-00003) \*\*\*Held until 3/31/2026\*\*\*

## ADDITIONAL BUSINESS

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

2. Closed Session

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

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

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

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

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

Adjournment



**File #: 260290**

ORDINANCE NO. 260290

*Sponsor: Director of Health Department*

*Accepting and approving a grant award amendment in the amount of \$166,260.00 with Missouri Department of Health and Senior Services for the City's Public Health Preparedness program; estimating and appropriating \$166,260.00 in the Health Grants Fund; and recognizing this ordinance as having an accelerated effective date.*

*WHEREAS, the Public Health Preparedness ("PHP") program allows for the planning, maintenance, and sustainability of the Kansas City Health Department's ("KCHD") response capability and capacity so that the KCHD can effectively manage all types of public health emergencies using an "all hazard" approach; and*

WHEREAS, the PHP program allows for the development and execution of plans for mass sheltering, mass patient care, large venue public health events and clinics; and

WHEREAS, the PHP program operations allows the KCHD to actively respond with local, regional, and national first responder (Police Fire, EMS) agencies in a coordinated response to events that may have a public health impact; and

WHEREAS, the program supports and maintains the KCHD's 24/7/365 duty officer notification system allowing the KCHD to receive, process, and respond to public health requests of an emergent nature; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY

Section 1. That a \$166,260.00 award amendment between the City of Kansas City, Missouri, acting through its Director of Health (the "Director"), and the Missouri Department of Health and Senior Services ("DHSS"), whereby DHSS will provide additional funding for the City's Public Health Preparedness program, which supports public health preparedness capabilities, promotes and prepares resilient communities, and enhances the ability to respond to and recover from all-hazards in the Kansas City, Missouri area, for a period beginning July 1, 2025 through June 30, 2026, for an amount not to exceed \$332,950.00 is hereby accepted and approved. A copy of the award, in substantial form, is on file with the Director.

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

26-2480-500001-475560-G50245027      Public Health Preparedness 27      \$166,260.00

Section 3. That the sum of \$166,260.00 is hereby appropriated from the Unappropriated Fund Balance of the Health Grants Fund in the following accounts:

26-2480-505409-A-G50245027	Public Health Preparedness 27	\$103,631.01
26-2480-505409-C-G50245027	Public Health Preparedness 27	55,628.99
26-2480-505409-B-G50245027	Public Health Preparedness 27	<u>7,000.00</u>
	TOTAL	\$166,260.00

Section 4. That the Director is hereby designated requisitioning authority for Account No. 26-2480-505409-G50245027.

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

..end

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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.

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William Choi  
Interim Director of Finance

Approved as to form:

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Joseph A. Guarino  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 260290

Submitted Department/Preparer: Health

Revised 01/30/25

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

### Executive Summary

Accepting and approving a one year \$166,260.00 grant award with Missouri Department of Health and Senior Services for the City's Public Health Preparedness program; estimating and appropriating the sum of \$166,260.00 in the Health Grants Fund; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date.

### Discussion

The Public Health Emergency Preparedness grant funds the Kansas City Health Departments (KCHD) Public Health Preparedness Program (PHP) which serves as the base program allowing the department to plan, develop and sustain the department's emergency response capability and capacity.

This capability and capacity allow the program to develop and execute plans for mass dispensing, large venue public health events and clinics as well allowing the department to aid in other large scale response activities such as mass sheltering and mass patient care activities.

PHP program operations also allow the KCHD to actively respond with other local, regional and national first responders (Police, Fire, EMS) agencies in a coordinated "all hazards approach" to events that may have a Public Health impact.

The PHP program supports and maintains the KCHD's 24/7/365 Duty Officer notification system allowing KCHD to receive, process and respond to public health requests of an emergent nature.

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
Health Grant Funds  
26-2480-505409-G50245027

3. How does the legislation affect the current fiscal year?  
Increases revenue and appropriations by \$166,260.00
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?  
This legislation leverages outside funding

**Office of Management and Budget Review**

(OMB Staff will complete this section.)

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

**Additional Discussion (if needed)**

n/a

**Citywide Business Plan (CWBP) Impact**

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?  
Housing and Healthy Communities (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
  - Utilize planning approaches in neighborhoods to reduce blight, ensure sustainable, affordable housing, and improve resident wellbeing and cultural diversity.
  - Maintain and increase housing supply to meet the demands of a diverse population.
  - Address the various needs of the City’s most vulnerable population by working to reduce disparities.

- Promote healthy residents by ensuring basic sanitation and living needs are met.
- Ensure all residents have safe, accessible, quality housing by reducing barriers.
- Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

## Prior Legislation

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

## Service Level Impacts

The receipt of this contract’s funding allows KCHD to continue its planning and response efforts, which better prepares the department for a response to a public health emergency in an effective and efficient manner using an all-hazards approach.

Having such plans developed helps not only with the longer-term operations of the department but also enhances the day-to-day operations of the KCHD.

Operational plans, equipment and supplies that are developed/ procured from these funds continue to be relied upon and enhance everyday operations at the KCHD.

## Staff Recommendation

Health

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

Select One:  Recommend  
 Do Not Recommend  
 Not Applicable

Click or tap here to provide reasoning.

## Other Impacts

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

During a public health emergency all citizens and visitors of the City of Kansas City will benefit from the enhanced abilities that are developed by KCHD under this program.

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

N/A

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

This funding will assist in the continuation of emergency public health preparedness and response functions to the citizens, business, and visitors of the city.

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

No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

Click or tap here to enter text.

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

No(Press tab after selecting)

Click or tap here to enter text.

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

No(Press tab after selecting)





**File #: 260291**

ORDINANCE NO. 260291

Sponsor: Director of Health Department

Accepting and approving a one-year \$24,000.00 grant with the Missouri Department of Elementary and Secondary Education (“MDESE”), Office of Childhood, to provide funding for the Childcare Health Consultation program; estimating and appropriating \$24,000.00 in the Health Grants Fund; and recognizing this ordinance as having an accelerated effective date.

WHEREAS, the Childcare Health Consultation (“CCHC”) Program will strengthen the health, safety, and wellness practices of early childcare settings throughout Kansas City, Missouri; and

WHEREAS, the Kansas City, Missouri Health Department will provide education and resources to ensure that childcare providers have access to evidence-based practices that promote safe, healthy, and developmentally supportive environments for the children; and

WHEREAS, the CCHC program will improve health outcomes for preschool-aged children and enhance the capacity of childcare providers to implement high-quality practices, respond to health and safety concerns, and support the overall wellbeing of the children in their care; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY

Section 1. That a one-year grant award between the City of Kansas City, Missouri, acting through its Director of Health (the "Director"), and the Missouri Department of Elementary and Secondary (“MDESE”), whereby the MDESE will provide funding for the City's Childcare Health Consultation program within Kansas City, Missouri for a period beginning October 1, 2025 through September 30, 2026, for an amount not to exceed \$24,000.00 is hereby accepted and approved. A copy of the award, in substantial form, is on file with the Director.

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

26-2480-500001-479895-G50CCHC26	Childcare Health Consultation	\$24,000.00
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Section 3. That the sum of \$24,000.00 is hereby appropriated from the Unappropriated Fund Balance of the Health Grants Fund in the following accounts:

26-2480-505090-A-G50CCHC26	Childcare Health Consultation	\$22,827.41
26-2480-505090-C-G50CCHC26	Childcare Health Consultation	680.00
26-2480-505090-B-G50CCHC26	Childcare Health Consultation	<u>492.59</u>
	TOTAL	\$24,000.00

Section 4. That the Director of Health is hereby designated as requisitioning authority for Account No. 26-2480-505090-G50CCHC26.

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

..end

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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.

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William Choi  
Interim Director of Finance

Approved as to form:

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Joseph A. Guarino  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 260291

Submitted Department/Preparer: Health

Revised 12/03/25

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

### Executive Summary

Authorizing funding up to \$24,000 from the Missouri Department of Elementary and Secondary Education (DESE), Office of Childhood to support the Child Care Health Consultation Program at the Kansas City, Missouri Health Department for FY26, October 1, 2025-September 30, 2026.

### Discussion

The Child Care Health Consultation (CCHC) Program strengthens the health, safety, and wellness practices of early child care settings throughout Kansas City, Missouri. The Kansas City, Missouri Health Department provides education and resources to ensure that child care providers have access to evidence-based practices that promote safe, healthy, and developmentally supportive environments for children. The CCHC program improves health outcomes for preschool-aged children and enhances the capacity of child care providers to implement high-quality practices, respond to health and safety concerns, and support the overall wellbeing of the children in their care

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
Health Grants Fund - 2480-505090-G50CCHC26
3. How does the legislation affect the current fiscal year?  
Estimates and Appropriates funding
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.

No

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

**Office of Management and Budget Review**

(OMB Staff will complete this section.)

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

**Additional Discussion (if needed)**

n/a

**Citywide Business Plan (CWBP) Impact**

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?  
Housing and Healthy Communities (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
- Utilize planning approaches in neighborhoods to reduce blight, ensure sustainable housing, and improve resident wellbeing and cultural diversity.
  - Maintain and increase affordable housing supply to meet the demands of a diverse population.
  - Address the various needs of the City's most vulnerable population by working to reduce disparities.
  - Foster an inclusive environment and regional approach to spur innovative solutions to housing challenges.
  - Ensure all residents have safe, accessible, quality housing by reducing barriers.
  - Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

**Prior Legislation**

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

## Service Level Impacts

The CCHC program enhances the health, safety, and wellness practices of child care providers by offering evidence-based training, consultation, and technical assistance grounded in national health and safety standards. By supporting providers who care for children from newborn to kindergarten entry, the program improves early childhood environments, strengthens provider capacity, and promotes safer and healthier outcomes for young children and their families.

## Staff Recommendation

Click or tap here to enter department.

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

Select One:  Recommend  
 Do Not Recommend  
 Not Applicable

The Department can deliver on this grant

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
Children benefit from being cared for in facilities that prioritize strong health and safety standards that support their overall health, wellbeing, and developmental needs
2. How have those groups been engaged and involved in the development of this ordinance?  
No
3. How does this legislation contribute to a sustainable Kansas City?  
The CCHC Program supports a sustainable Kansas City, Missouri by strengthening maternal and child health services that reduce preventable health issues, promote early intervention, and support safe home and child care environments

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

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

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

No - CREO's review is not applicable (Press tab after selecting)  
Please provide reasoning why not:  
No subcontracting

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

No(Press tab after selecting)

Click or tap here to enter text.

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



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**File #: 260294**

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RESOLUTION NO. 260294

Sponsor: Councilmember Andrea Bough

**RESOLUTION** - Approving an amendment to the Country Club/Waldo Area Plan on about 1.35 acres located at 7953 State Line Road by changing the recommended land use on the eastern side from office/residential to mixed use community. (CD-CPC-2025-00174)

WHEREAS, on February 22, 2018, the City Council by Resolution No. 180106 adopted the Country Club/Waldo Area Plan; and

WHEREAS, an application was submitted by CS Devco, LLC to amend the Country Club/Waldo Area Plan by amending the Proposed Land Use Plan and Map for an approximately 1.35 acre tract of land generally located at 7953 State Line Road by changing the recommended land use designation on the eastern side of the property; and

WHEREAS, the City Plan Commission considered such amendment to the Proposed Land Use Plan and Map on March 18, 2025; and

WHEREAS, after all interested persons were given an opportunity to present testimony, the City Plan Commission did on March 18, 2025, recommend approval of the proposed amendment to the Country Club/Waldo Area Plan; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section A. That the Country Club/Waldo Area Plan is hereby amended by changing the Proposed Land Use Plan and Map for an approximately 1.35 acre tract of land located at 7953 State Line Road on the eastern side of the property from office/residential to mixed use community. A copy of the amendment to the Country Club/Waldo Area Plan is attached hereto as Exhibit A and is incorporated herein by reference.

Section B. That the amendment to the Country Club/Waldo Area Plan is consistent and complies with the KC Spirit Playbook adopted 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 area plan amendment hereinabove, all public notices have been given and hearings have been held as required by law.

..end

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**No Docket  
Memo Provided  
for Resolution  
No. 260294**



**File #: 260295**

ORDINANCE NO. 260295

Sponsor: Councilmember Andrea Bough

Rezoning an area of about 1.35 acres generally located at 7953 State Line Road from Districts B1-1, B3-2 and R-0.5 to District B2-2 to allow for the addition of one drive-through lane to accommodate two drive-through lanes. (CD-CPC-2025-00167)

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-1533, rezoning an area of about 1.35 acres located at 7953 State Line Road from Districts B1-1 (Neighborhood Business); B3-2 (Community Business) and R-0.5 (Residential 0.5) to District B2-2 (Neighborhood Business), said section to read as follows:

Section 88-20A-1533. That an area legally described as:

Meadow Lake Lawn, Lot 27 and part of the Southwest Quarter (SW ¼), described as follows: Beginning at the Southwest Corner of said Lot 27, Thence east 295 feet; Thence south 150 feet; Thence west 330 feet to State Line; Thence north 148.60 feet to the point of beginning.

is hereby rezoned from Districts B1-1 (Neighborhood Business); B3-2 (Community Business) and R-0.5 (Residential 0.5) to District B2-2 (Neighborhood Business) all as shown outlined on a map marked Section 88-20A-1533, 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.

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Sara Copeland, FAICP  
Secretary, City Plan Commission

Approved as to form:

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Sarah Baxter  
Senior Associate City Attorney

**No Docket  
Memo Provided  
for Ordinance  
No. 260295**



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**File #: 260299**

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ORDINANCE NO. 260299

Sponsor: Mayor Quinton Lucas

Authorizing the Director of the Health Department to expend \$75,000.00 from Fund 2000-501905 to support the establishment and operation of an Intimate Partner Violence Intervention (IPVI) Focused Deterrence Program to reduce domestic violence in Kansas City.

WHEREAS, violent crime continues to pose a serious threat to the health, safety, and well-being of Kansas City residents, and community violence is recognized by public health authorities as a preventable public health crisis requiring coordinated intervention; and

WHEREAS, in 2025, Kansas City experienced a significant increase in domestic violence-related homicides, including incidents involving offenders with no prior criminal history, underscoring the need for intervention strategies that address individuals across the full spectrum of risk, not solely those already identified as highest risk; and

WHEREAS, focused deterrence is a nationally recognized, evidence-based violence reduction strategy that combines direct outreach to individuals at the highest risk of committing or becoming victims of violent crime, a clear and consistent message that further violence will result in swift and certain legal consequences, and the simultaneous offer of social services, community support, and meaningful life opportunities, and IPVI focused deterrence applies this framework specifically to intimate partner violence by directly communicating with individuals who cause harm, establishing clear and credible consequences for future violence, and connecting both victims and offenders to coordinated support services; and

WHEREAS, the IPVI focused deterrence model has been successfully implemented in cities and counties across the country resulting in measurable reductions in domestic violence-related crime; and

WHEREAS, investment in an IPVI Focused Deterrence program would support early intervention with first-time and lower-level offenders, reduce repeat harm among chronic offenders, prevent escalation into chronic or lethal violence, and strengthen a coordinated, prevention-focused response to intimate partner violence in Kansas City;

WHEREAS, the IPVI Focused Deterrence program will operate through a coordinated partnership among the City, Kansas City Police Department, Jackson County Prosecutor's Office, community-based organizations, and social service providers; and

WHEREAS, providing this funding will ensure that the City and its partners have in place a structured IPVI Focused Deterrence program capable of directly engaging the individuals most likely to be involved in domestic violence-related incidents, connecting them to services, and delivering a unified deterrence message while supporting measurable outcomes; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Director of the Health Department is hereby authorized to expend the sum of \$75,000.00 from funds previously appropriated in Fund 2000-501905 for the purpose of supporting the establishment and operation of an IPVI Focused Deterrence Program to reduce domestic violence-related crime in Kansas City, in compliance with all applicable state and federal law.

..end

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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.

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William Choi  
Interim Director of Finance

Approved as to form:

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Joseph A. Guarino  
Senior Associate City Attorney



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**File #: 260306**

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RESOLUTION NO. 260306

Sponsor: Mayor Quinton Lucas

**RESOLUTION** - Directing the City Manager to require expedited permit approval in housing construction, with priority processing for projects meeting defined affordable housing eligibility metrics and structure to waive permit fees for qualifying affordable housing projects as defined by City Code § 88-810-058; and to designate an Affordable Housing Permit Navigator to assist qualifying applicants.

WHEREAS, in November, 2017, the City Council passed unanimously Resolution No. 170825 that directed the City Manager to provide information on the overall state of housing policy at the federal, state and local levels; and in 2024, the City Council adopted Resolution No. 240997, directing the development of a Comprehensive Anti-Displacement Plan to address rising displacement risks across the City; and

WHEREAS, the Anti-Displacement Plan, adopted by Ordinance No. 250600, identified improvement of the development process as a critical strategy to create more affordable housing, finding that developers cite permit delays and that streamlining these processes is essential to meeting the City's affordable housing goals; and

WHEREAS, Kansas City continues to face a significant affordable housing shortage, with a substantial share of low- and moderate-income households experiencing cost burden, with an estimated shortage of 64,000 units as of October 2025; and

WHEREAS, pursuant to Kansas City Code § 88-810-058, "Affordable Housing" is defined as housing that a household having income equal to or below seventy percent (70%) of the median income for all households within Kansas City, Missouri, as estimated and reported by the American Community Survey 5-Year Estimates, as updated from time-to-time, would be able to afford if it were to expend not more than thirty percent (30%) of such income for the mortgage or rent, including other housing expenses such as property taxes, insurance, and utilities; and

WHEREAS, regulatory barriers and delays, such as delayed permitting, add unanticipated costs to housing construction with a deleterious effect on housing production, including the affordable supply; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section 1. The City Manager is hereby directed to conduct a ninety (90) day review and report back to Council staff guidance or concerns as pertains to the following proposals to expedite permitting procedures to allow construction of more housing in Kansas City, with particular focus on qualifying affordable housing projects:

- A. Expedited Permitting Deadlines as Required by Ordinance
  - a. Within fifteen (15) days after receipt of an application permit for a qualifying affordable housing project, or within thirty (30) days for all other residential construction projects, the City shall review the application and shall request submittal of all additional information the City, by and through its different departments, is permitted by law to require. Within fifteen (15) days after receipt of such additional information for qualifying affordable housing projects and thirty (30) days for all other projects, the City shall review it and may request only that information needed to clarify such additional information or to answer new questions raised by or directly related to additional information.
  - b. A permit shall be approved, denied, or subject to a notice of proposed agency action within thirty (30) days after receipt of the original application for a qualifying affordable housing project, or within sixty (60) days for all other residential permit applications.
  - c. For purposes of this resolution, a “qualifying affordable housing project” means a residential development in which housing units meet the definition of ‘Affordable Housing’ as set in City Code § 88-810-058, which defines it as the following:
    - i. “A household having income equal to or below seventy percent (70%) of the median income for all households within Kansas City, Missouri, as estimated and reported by the American Community Survey 5-Year Estimates, as updated from time-to-time, would be able to afford it if it were to expend not more than thirty percent (30%) of such income for the mortgage or rent, including other housing expenses such as property taxes, insurance, and utilities.”
  - d. The City or a department therein may not require as a condition of approval for a permit or as an item to complete a pending permit application that an applicant obtain a permit or approval from any other local, state, or federal agency without explicit Code authority to require such permit or approval.
- B. Review of Regulatory Barriers to Further Development of Affordable Housing Construction

- a. Requiring that all future ordinance revisions proposed by staff be reviewed under a cost-benefit analysis and that regulatory changes be presented to public stakeholders in sufficient for timely public notice and comment review, and that each such analysis shall include an explicit affordability impact assessment identifying whether the proposed regulatory change is likely to increase, decrease, or have a neutral effect on production of qualifying affordable housing in Kansas City.

C. Affordable Housing Permit Navigator

- a. The City Manager is directed to designate a single point of contact, an “Affordable Housing Permit Navigator,” to assist applicants for qualifying affordable housing projects in navigating permitting requirements.
- b. The Navigator shall be responsible for coordinating among City departments as necessary, tracking permit application status, and flagging applications that are approaching the expedited deadlines established in this resolution.

Section 2. The City Manager is hereby directed to develop and present to the Council, within ninety (90) days, a proposed tiered permit fee waiver structure for qualifying affordable housing projects as defined in this Resolution. Fee waivers shall apply automatically upon a project's demonstration that meets the definition of Affordable Housing under City Code § 88-810-058, without requiring a separate waiver application. The proposed structure shall address: (1) a tiered fee waiver schedule based on depth of affordability; (2) eligible permit fee types; and (3) a minimum affordability covenant period.

..end

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**No Docket  
Memo Provided  
for Ordinance  
No. 260306**



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**File #: 260301**

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ORDINANCE NO. 260301

Sponsor: Director of City Planning and Development Department

Approving a development plan on about 0.44 acres in District DC-15 generally located at 1044 Main Street and 1031 Baltimore Avenue to allow for the reuse of an historic building by creating ground floor commercial space and 74 residential units. (CD-CPC-2026-000013)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District DC-15 (Downtown Core) generally located at 1044 Main Street and 1031 Baltimore Avenue, and more specifically described as follows:

Smarts Partition No 2 Lots 5 & 6 & all vac alley ly w of & adj also Ashburns Add S 8.33 ft of E 3 ft Lot 9 & E 3 ft of Lots 10 & 11 Blk 18

Ashburns Add W 113.5 ft of Lot 8 9 10 & 11 Blk 18 .

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 Section 88-425-08 of the Zoning and Development Code.
2. All signage shall conform to Section 88-445 and shall require a sign permit prior to installation.
3. Fire hydrant(s) shall be within 400 feet on a fire access road following an approved route established by the Authority Having Jurisdiction (AHJ) of any exterior portion of a building. The use of existing fire hydrant(s) may be used to satisfy this requirement otherwise a private fire hydrant(s) or hydrant system may be required. This distance may be increased to 600 feet for R-3 and U occupancy(s) or the building(s) is fully protected by an approved automatic fire sprinkler system(s). (IFC-2018: § 507.5.1)
4. The building's Fire Department Connections (FDCs) shall be immediately recognizable from the street or nearest point of Fire Department access ( IFC-2018 § 912.2.1).

5. New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. (IFC 2018 510.1 and NFPA1221)
6. All FDCs shall be threaded connections. Storz connections are not allowed in the City of Kansas City, Missouri. (IFC-2018 § 903.3.6; NFPA 13-2010 § 6.8.1)
7. Buildings which have an occupiable floor greater than 75 feet above grade shall meet high-rise requirements. (IFC 2018 Sec 914.3)
8. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the FDC. (IFC2018 § 507.5.1.1)
9. The FDC shall not be located so that it obstructs access/egress to the building when in use. (IFC-2018 § 912.2)
10. Fire hydrant distribution shall follow IFC-2018 Table C102.1.
11. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
12. Fire and life safety systems shall be designed to meet the occupancies.
13. The developer shall provide a note on the plans indicating the use of metal door frames or jamb braces on exterior doors at the time of building plan review.
14. The developer shall provide a note on the plans for residential units to have 180-degree eye viewers, such as peep holes, at the time of building plan review.
15. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2025 acquisition rate of \$20,065.67 per acre. This requirement shall be satisfied prior to a certificate of occupancy.
16. The developer shall ensure that water and fire service lines meet current Water Services Department rules and regulations prior to issuance of a certificate of occupancy.
17. 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

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

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Sara Copeland, FAICP  
Secretary, City Plan Commission

Approved as to form:

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Sarah Baxter  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 260301

Submitted Department/Preparer: City Planning

Revised 01/30/25

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

### Executive Summary

Approving a development plan on about 0.44 acres to allow for the reuse of a historic building by creating ground floor commercial space and 74 residential units in District DC-15 generally located at 1044 Main Street and 1031 Baltimore Avenue. (CD-CPC-2026-00013)

### Discussion

The proposed reuse of the Peck Dry Goods building includes construction of 13,134 square feet of ground floor commercial tenant space and 74 residential units on the second through eleventh floors. A small rooftop amenity space is proposed to be less than 800 square feet. The building is accessible through one entry on Main Street and others within the parking garage. The existing parking garage is located to the west of the building that will be utilized for this development and contains 50 parking spaces.

The structures, which includes both the building and parking garage, are existing and built to the property lines so no landscaping is proposed. Exterior work will be done on the building to restore the historic architecture that was previously altered. The developer is responsible for any utility improvements needed.

CPC voted to recommend approval and there was no public testimony during the hearing.

### 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.

3. How does the legislation affect the current fiscal year?  
Not applicable as this is a zoning ordinance authorizing physical development.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
Not applicable as this is a zoning ordinance authorizing physical development.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
The redevelopment of this building 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 [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?  
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
  - Develop strategies focusing on areas traditionally underserved by economic development and redevelopment efforts.
  - Ensure quality, lasting development throughout the City; and continuing to grow the economy and the population of Kansas City in all areas.
  - Increase and support local workforce development and small and locally owned businesses.
  - Create a more efficient, solutions-oriented environment, making it easier to operate within the City.

- Implement an economic development and tourism strategy to attract major investment and visitors.
- 

## Prior Legislation

None

## Service Level Impacts

None anticipated.

## Staff Recommendation

City Planning and Development

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

Select One:  Recommend  
 Do Not Recommend  
 Not Applicable

Staff and City Plan Commission recommend approval as the project meets all approval criteria in the Zoning and Development Code.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
This ordinance was not evaluated for potential health impacts.
2. How have those groups been engaged and involved in the development of this ordinance?  
The ordinance complies with public engagement requirements in 88-505-12.
3. How does this legislation contribute to a sustainable Kansas City?  
This ordinance authorizes the reuse of a historic building in the downtown core and will add housing density.

4. Does this legislation create or preserve new housing units?  
Yes (Press tab after selecting)

Total Number of Units 74  
Number of Affordable Units 0

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

No - CREO's review is not applicable (Press tab after selecting)  
Please provide reasoning why not:  
Click or tap here to enter text.

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

No(Press tab after selecting)

Click or tap here to enter text.

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



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**File #: 260303**

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ORDINANCE NO. 260303

Sponsor: Director of City Planning and Development Department

Approving a major amendment to a previously approved development plan on about four acres to allow for a multi-unit residential building in District B3-2 generally located at the northwest corner of Northeast 80th Terrace and North Denver Avenue. (CD-CPC-2025-00204)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District B3-2 (Community Business) generally located at northwest corner of Northeast 80th Terrace and North Denver Avenue, and more specifically described as follows:

Lot 3, Brighton Creek Crossing, A Subdivision in Kansas City, Clay County, Missouri.

is hereby approved, subject to the following conditions:

1. 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.
2. Prior to issuance of the certificate of occupancy the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy.
3. The developer shall submit an affidavit, prepared by an engineer 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 screen all roof and/or ground mounted mechanical and utility equipment in compliance with Section 88-425-08 of the Zoning and Development Code.

5. All signage shall conform to 88-425 and shall require a sign permit prior to installation.
6. Building plans submittal shall meet the requirements of the Kansas City Building and Rehabilitation Code in effect at the time of submission.
7. 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)
8. The building's Fire Department Connection (FDC) shall be immediately recognizable from the street or nearest point of Fire Department access. (IFC-2018 § 912.2.1).
9. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2).
10. Fire hydrant distribution shall follow IFC-2018 Table C102.1.
11. The developer shall provide fire lane signage on fire access drives.
12. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
13. The FDC shall not obstruct access/egress to the building when in use. (IFC-2018 § 912.2).
14. The developer shall provide Fire Department access roads before construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
15. Multi-family residential developments greater than 200 dwelling units shall have at least two separate and approved fire apparatus access roads. (IFC-2018 § D106.2)
16. Buildings exceeding three (3) stories or 30 feet in height shall have at least two means of fire apparatus access. (IFC-2018: § D104.1) Aerial fire apparatus roads must be a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure. (IFC-2018 § D105)
17. A Knox Box shall be provided near the main entrance to the building. (IFC-2018 § 506.1) To ensure proper keying to Kansas City, Missouri, Knox Boxes may be ordered online at [www.knoxbox.com](http://www.knoxbox.com) or on an official order form obtained through this Office.

18. All required fire Department access roads shall be an all-weather surface. Grass pavers are not permitted. (IFC-2012: § 503.2.3)
19. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
20. Fire hydrant(s) shall be within 400 feet on a fire access road following an approved route established by the Authority Having Jurisdiction (AHJ) of any exterior portion of a building. The use of existing fire hydrant(s) may be used to satisfy this requirement otherwise a private fire hydrant(s) or hydrant system may be required. This distance may be increased to 600 feet for R-3 and U occupancy(s) or if the building(s) is fully protected by an approved automatic fire sprinkler system(s). (IFC-2018: § 507.5.1)
21. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (IFC-2018: § D106.3)
22. New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. (IFC 2018 510.1) and (NFPA1221)
23. The developer shall provide a note on the plans for residential units to have 180-degree eye viewers, such as peep holes, at the time of building plan review.
24. The developer shall provide a note on the plans indicating the use of metal door frames or Jamb Braces on exterior doors at the time of building plan review.
25. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2026 acquisition rate of \$20,065.67 per acre. This requirement shall be satisfied prior to a certificate of occupancy.
26. 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.

27. 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.
28. The developer shall submit construction plans in compliance with adopted standards for all improvements required by the traffic study approved by the Public Works Department, and shall secure permits for those improvements as required by the Land Development Division, prior to recording the plat.
29. 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.
30. 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.
31. The developer shall integrate into the existing streetlight system any relocated streetlights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.
32. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
33. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to issuance of a certificate of occupancy.
34. The developer shall submit a detailed micro storm drainage analysis from a Missouri-licensed civil engineer to the Kansas City Water Services Department showing compliance with the current, approved macro study on file with the City and with current adopted standards in effect at the time of submission, including water quality BMP's, prior to approval and issuance of any building permits to construct improvements on the site or prior to recording the plat, whichever occurs first. The developer shall verify and/or improve downstream conveyance

systems or address solutions for impacted properties due to flow contributions from the site; and that the developer construct any other improvements as required by the Kansas City Water Services Department as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase.

35. The developer shall enter into a covenant agreement for the maintenance of existing stormwater detention area tracts as required by the Land Development Division, prior to issuance of permits.
36. The developer shall obtain the executed and recorded City approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer or outside the plat and include said document(s) within the public improvement applications submitted for permitting. Off-site improvements will require performance and maintenance bonds to be posted for permitting if determined to be necessary by the Director of the Kansas City Water Services Department.
37. 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.
38. The developer shall grant a BMP and/or surface drainage easement to the City as required by the Kansas City Water Services Department, prior to issuance of any permits.
39. The existing storm sewer and easement alignment (with existing easement under proposed building) shall be resolved through the public infrastructure review process. Easement and pipe may not be under the proposed building footprint.

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 amended development plan hereinabove, all public notices and hearings required by the Zoning and Development Code have been given and had.

..end

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

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Sara Copeland, FAICP  
Secretary, City Plan Commission

Approved as to form:

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Sarah Baxter  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 260303

Submitted Department/Preparer: City Planning

Revised 01/30/25

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

### Executive Summary

Approving a major amendment to a previously approved development plan on about 4 acres to allow for a multi-unit residential building in District B3-2 generally located at the northwest corner of Northeast 80<sup>th</sup> Terrace and North Denver Avenue. (CD-CPC-2025-00204)

### Discussion

The applicant is proposing a major amendment to a previously approved development plan to allow for a multi-unit building with 161 residential units and amenities. The development is located within a B3-2 zoning district, which allows for the proposed building type but requires a major amendment due to the change in use and the additional number of units exceeding 50. The previous plan proposed two lots across the approximately 4 acre site for retail and office use.

The request proposes the construction of a 42,000 square foot multi-unit residential building with a height of 45 feet, across one undeveloped lot. Access to the site will be from private streets running on the north and west side of the property. The building frontage will be on the northwest corner of Northeast 80<sup>th</sup> Terrace and North Denver Avenue with parking located on the northwest side of the site. A pool is proposed along Northeast 80<sup>th</sup> Terrace. Proposed building materials are a mix of fiber cement panels and stone veneer.

Landscaping improvements include new street trees and continuous shrub plantings to screen the vehicular use areas. Species proposed include Elm, Ginko, Maple, Dogwood and Juniper.

There was no public testimony at the City Plan Commission hearing.

Staff and CPC recommendation: Approval with Conditions

## Fiscal Impact

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

### Office of Management and Budget Review

(OMB Staff will complete this section.)

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

### Additional Discussion (if needed)

Click or tap here to enter text.

## Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?  
Housing and Healthy Communities (Press tab after selecting.)

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

- Utilize planning approaches in neighborhoods to reduce blight, ensure sustainable, affordable housing, and improve resident wellbeing and cultural diversity.
- Maintain and increase housing supply to meet the demands of a diverse population.
- Address the various needs of the City's most vulnerable population by working to reduce disparities.
- Promote healthy residents by ensuring basic sanitation and living needs are met.
- Ensure all residents have safe, accessible, quality housing by reducing barriers.
- Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

### Prior Legislation

CD-CPC-2020-00013 - Approved a development plan on about 18.5 acres in District B3-2 to allow for a commercial uses, approved via Ordinance No. 200345 on January 21, 2021.

### Service Level Impacts

None.

### Staff Recommendation

City Planning and Development

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

Select One:  Recommend  
 Do Not Recommend  
 Not Applicable

City Staff and City Plan Commission recommend approval, subject to conditions of this ordinance based on all applicable city codes.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
Not applicable as this is an ordinance allowing for a change of use to an already approved development plan on a private property.
2. How have those groups been engaged and involved in the development of this ordinance?  
Not applicable as this is an ordinance allowing for a change of use to an already approved development plan on a private property.
3. How does this legislation contribute to a sustainable Kansas City?  
Not applicable as this is an ordinance allowing for a change of use to an already approved development plan on a private property.

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

Not applicable as this is an ordinance allowing for a change of use to an already approved development plan on a private property.  
Click or tap here to enter text.

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

No - CREO's review is not applicable (Press tab after selecting)  
Please provide reasoning why not:  
Not applicable as this is an ordinance allowing for a change of use to an already approved development plan on a private property.

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

No(Press tab after selecting)

Not applicable as this is an ordinance allowing for a change of use to an already approved development plan on a private property.

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



**File #: 260304**

ORDINANCE NO. 260304

Sponsor: Director of City Planning and Development Department

Rezoning an area of about one acre generally located at the northwest corner of North Cleveland Avenue and Northeast Winn Road from District R-6 to B1-1 to allow for an existing building to be used for a grocery store. (CD-CPC-2026-00005)

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-1532, rezoning an area of about one acre generally located at the northwest corner of North Cleveland Avenue and Northeast Winn Road from District R-6 (Residential) to B1-1 (Neighborhood Business), said section to read as follows:

Section 88-20A-1532. That an area legally described as:

Squire Heights, Lot 67.

is hereby rezoned from District R-6 (Residential) to District B1-1 (Neighborhood Business), all as shown outlined on a map marked Section 88-20A-1532, 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.

\_\_\_\_\_  
Sara Copeland, FAICP  
Secretary, City Plan Commission

Approved as to form:

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Sarah Baxter  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 260304

Submitted Department/Preparer: City Planning

Revised 01/30/25

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

### Executive Summary

Rezoning an area of about 1 acre generally located at the northwest corner of North Cleveland Avenue and Northeast Winn Road from District R-6 (Residential) to B1-1 (Commercial). (CD-CPC-2026-00005).

### Discussion

The applicant is proposing to rezone approximately one acre from District R-6 (Residential) to B1-1 (Commercial). This rezoning will allow for the commercial building to be reused for a neighborhood grocery store. The project site is a commercial building. A Certificate of Legal Non-Conforming Use was issued for the site in 1954 to allow for a second-hand merchandise business. The letter notes that this building was used for commercial business prior to the City annexing the area in 1950. The store has not been operational since approximately 2008 and the CLNU is no longer valid. The proposed rezoning does not require an accompanying plan.

Staff Recommendation: Approval

CPC Recommendation: Approval

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
Not applicable as this is an ordinance that authorizes the rezoning of private property.
3. How does the legislation affect the current fiscal year?  
Not applicable as this is an ordinance that authorizes the rezoning of private property.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
Not applicable as this is an ordinance that authorizes the rezoning of private property.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
Not applicable as this is an ordinance that authorizes the rezoning of private property.

**Office of Management and Budget Review**

(OMB Staff will complete this section.)

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

**Additional Discussion (if needed)**

Click or tap here to enter text.

**Citywide Business Plan (CWBP) Impact**

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?  
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
  - Develop strategies focusing on areas traditionally underserved by economic development and redevelopment efforts.
  - Ensure quality, lasting development throughout the City; and continuing to grow the economy and the population of Kansas City in all areas.
  - Increase and support local workforce development and small and locally owned businesses.
  - Create a more efficient, solutions-oriented environment, making it easier to operate within the City.
  - Implement an economic development and tourism strategy to attract major investment and visitors.

## Prior Legislation

There is no prior legislation for this site.

## Service Level Impacts

Not applicable as this is an ordinance that authorizes the rezoning of private property.

## Staff Recommendation

City Planning & Development

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

Select One:  Recommend  
 Do Not Recommend  
 Not Applicable

Approval

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
Not applicable as this is an ordinance that authorizes the rezoning of private property.
2. How have those groups been engaged and involved in the development of this ordinance?  
Not applicable as this is an ordinance that authorizes the rezoning of private property.
3. How does this legislation contribute to a sustainable Kansas City?  
Not applicable as this is an ordinance that authorizes the rezoning of private property.
4. Does this legislation create or preserve new housing units?

No (Press tab after selecting)

Not applicable as this is an ordinance that authorizes the rezoning of private property.

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

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

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

Please provide reasoning why not:

Not applicable as this is an ordinance that authorizes the rezoning of private property.

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

No(Press tab after selecting)

Not applicable as this is an ordinance that authorizes the rezoning of private property.

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

No(Press tab after selecting)



**File #: 260142**

ORDINANCE NO. 260142

Sponsor: Mayor Pro Tem Ryana Parks-Shaw

Directing the City Manager to submit a response to the Missouri Department of Revenue’s Request For Proposals for license office operations; and directing the City Manager to develop a yearly funding plan in an amount not to exceed \$750,000.00 for operational costs and report back to City Council in 30 days.

WHEREAS, Resolution No. 240894 directed the City Manager to review the feasibility of establishing a city-operated Department of Motor Vehicles licensing office; and

WHEREAS, the feasibility study identified potential site locations and estimated operational costs would range from \$500,000.00 to \$750,000.00 per year; and

WHEREAS, licensing offices offer a number of vital services, such as driver license renewals and motor vehicle titling and registration; and

WHEREAS, on January 8, 2026, the licensing office located at 1161 Emanuel Cleaver II Boulevard closed, significantly limiting access to licensing office services for Kansas City residents; and

WHEREAS, the Missouri License Offices Bureau is currently moving forward with a Request for Proposal process for operations of licensing offices; and

WHEREAS, the City Council believes it is in the best interest of Kansas City residents to establish a city-operated license office; NOW, THEREFORE,

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

Section 1. That the City Manager is directed to submit a response to the Missouri Department of Revenue’s Request for Proposals to operate a license office.

Section 2. That the City Manager is directed to develop a funding plan in an amount not to exceed \$750,000.00 per year for operational costs of said licensing office and report back to City Council within 30 days.

..end

Approved as to form:

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Samuel Miller  
Assistant City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: Ord 260142

Submitted Department/Preparer: Mayor/Council's Office

Revised 01/30/25

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

### Executive Summary

Directing the City Manager to submit a response to the Missouri Department of Revenue's Request For Proposals for license office operations; and directing the City Manager to develop a yearly funding plan in an amount not to exceed \$750,000.00 for operational costs and report back to City Council in 30 days.

### Discussion

Resolution No. 240894 directed the City Manager to review the feasibility of establishing a city-operated Department of Motor Vehicles licensing office.

The feasibility study identified potential site locations and estimated operational costs would range from \$500,000.00 to \$750,000.00 per year.

Licensing offices offer a number of vital services, such as driver license renewals and motor vehicle titling and registration.

On January 8, 2026, the licensing office located at 1161 Emanuel Cleaver II Boulevard closed, significantly limiting access to licensing office services for Kansas City residents.

The Missouri License Offices Bureau is currently moving forward with a Request for Proposal process for operations of licensing offices.

The City Council believes it is in the best interest of Kansas City residents to establish a city-operated license office

### Fiscal Impact

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

3. How does the legislation affect the current fiscal year?  
TBD
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
Unknown
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)**

Unknown impacts.

**Citywide Business Plan (CWBP) Impact**

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

- Implement an economic development and tourism strategy to attract major investment and visitors.
- 

### Prior Legislation

N/A

### Service Level Impacts

N/A

### Staff Recommendation

Finance

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

- Select One:  Recommend  
 Do Not Recommend  
 Not Applicable

Click or tap here to provide reasoning.

### Other Impacts

1. What will be the potential health impacts to any affected groups?  
n/a
2. How have those groups been engaged and involved in the development of this ordinance?  
n/a
3. How does this legislation contribute to a sustainable Kansas City?  
n/a
4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

Click or tap here to enter text.

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

No(Press tab after selecting)

Click or tap here to enter text.

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

No(Press tab after selecting)



**File #: 260219**

ORDINANCE NO. 260219

Sponsor: Director of City Planning and Development Department

Amending Chapter 88, the Zoning and Development Code, by repealing Section 88-420, “Parking and Loading”, and enacting in lieu thereof a new section of like number and subject matter for the purpose of updating parking and loading standards to support more walkable development and reduce on-site parking requirements. (CD-CPC-2025-00143)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 88, the Zoning and Development Code, is hereby amended by repealing Section 88-420, “Parking and Loading,” and enacting in lieu thereof a new section of like number and subject matter, said section to read as follows:

**88-420 PARKING AND LOADING**

**88-420-01 – PURPOSE**

The regulations of this article intend to provide adequate parking while reducing the demand for parking by promoting other modes of transportation including public transportation, biking, walking and rideshare. The regulations promote flexibility and recognize excessive off-street parking conflicts with the city's policies related to transportation, land use, urban design, and sustainability.

**88-420-02 – APPLICABILITY AND GENERAL REQUIREMENTS**

**88-420-02-A. APPLICABILITY**

1. **NEW DEVELOPMENT.** Unless otherwise expressly stated, the parking and loading standards of this article apply to all new buildings constructed and all new uses established in all zoning districts after September 10, 1951.
2. **ENLARGEMENTS AND EXPANSIONS**
  - a. Unless otherwise expressly stated, the parking and loading standards of this article apply whenever an existing building or use is enlarged or expanded to include additional dwelling units, floor area, seating capacity, employees or other units of measurement used for establishing off-street parking and loading requirements.
  - b. In the case of enlargements or expansions triggering requirements for additional parking or loading, additional off-street parking and loading spaces are required only to serve the enlarged or expanded area, not the

entire building or use. In other words, there is no requirement to address lawfully existing parking or loading deficits. Additional parking shall not be required when the gross floor area added through an enlargement or expansion is less than ten percent (10%) of the existing building's total gross floor area.

- c. In cases of change of use, where the existing off-street parking supply meets or exceeds the maximum parking allowance, the provision of excess parking amenities pursuant to Section 88-420-03-B are not required.
3. **CHANGE OF USE OR OCCUPANCY.** Unless otherwise expressly stated, when the use or occupancy of property changes, additional off-street parking and loading facilities must be provided to serve the new use or occupancy only when the number of parking or loading spaces required for the new use or occupancy exceeds the number of spaces required for the use that most recently occupied the building, based on the standards of this zoning and development code. In other words, credit is given to the most recent lawful use of the property for the number of parking spaces that would be required under this zoning and development code, regardless of whether such spaces are actually provided. A new nonresidential use is not required to address a lawful, existing parking deficit.
4. **DAMAGE OR DESTRUCTION.** When a use that has been damaged or destroyed by fire, collapse, explosion, or other cause is re-established, off-street parking or loading facilities must also be re-established or continued in operation in an amount equal to the number maintained at the time of such damage or destruction. It is not necessary, however, to restore or maintain parking or loading facilities in excess of those required by this zoning and development code.

**88-420-02-B. USE OF PARKING AREAS IN ALL DISTRICTS**

1. **USE OF PARKING AREAS**
  - a. These spaces may only be used for the temporary parking of licensed, operable motor vehicles.
  - b. Parking areas may not be used for the display or sale of goods, leasing activities, or storage of materials.
  - c. No vehicle repair or maintenance work is allowed within any parking facility.
2. **MAINTENANCE REQUIREMENT.** All required off-street parking spaces must be maintained and remain available for use for the duration of the principal use.
3. **USE OF PARKING IN RESIDENTIAL DISTRICTS**
  - a. Off-street parking located outside of an enclosed building in residential districts shall be used solely for the parking of passenger motor vehicles.

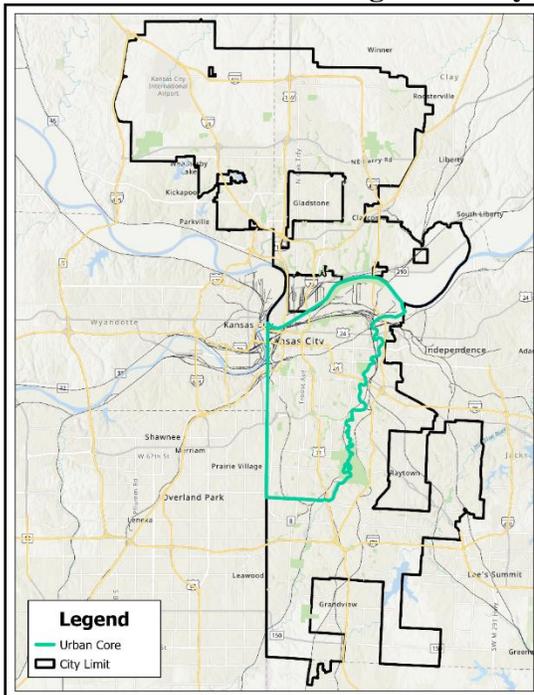
- b. Commercial vehicles shall not be parked in any R district except for the temporary purposes of making deliveries or providing services.
- c. Notwithstanding the foregoing, any lawfully established commercial use permitted in Districts R-80 and AG-R may park commercial vehicles being used in conjunction with their services and activities.
- d. Any public/civic use permitted in an R district may park emergency vehicles in conjunction with their services and activities.
- e. Buses may only be parked in R districts when associated with a lawfully established public/civic or group living use permitted in a R district, and then only on property associated with such use.
- f. **LIGHTING.** Parking facilities, which are normally used by employees and the general public during the hours of darkness after 6:00 p.m. shall be provided with lighting meeting the requirements of 88-430.
- g. **INGRESS/EGRESS AND MANEUVERING IN THE PUBLIC RIGHT-OF-WAY**
  - a. No vehicular use area shall use the public sidewalk, parkway, street or thoroughfare for parking, loading, unloading, or other operations that restrict the movement of vehicles or pedestrians.
  - b. All non-residential parking areas must be designed to allow vehicles to enter and exit (to the street) in a forward motion.
- h. **WHEEL STOPS.** A curb or wheel stop shall be provided for all parking spaces adjacent to planting or pedestrian areas to prevent parked vehicles from overhanging those areas.

### **88-420-03 VEHICULAR PARKING RATIOS**

#### **88-420-03-A. PARKING RATIOS**

1. Except as otherwise expressly stated, off-street parking must be provided in accordance with the following ratios.
2. Single-family dwellings are exempt from parking maximums outlined in Table 420-1 Parking Ratios.
3. Properties located within the designated Urban Core area - generally bound by the Missouri River to the north, 85th Street to the south, State Line Road to the west, and the Blue River to the east - are exempt from minimum off-street parking requirements. All properties are subject to the maximum limit on the number of off-street parking spaces permitted as provided in Table 420-1.

**Figure 420- 1. Urban Core Parking Boundary**



**Table 420-1 Parking Ratios**

<b>USE GROUP</b>				
<b>Use Category</b>	<b>Minimum Vehicle Parking Ratio</b>		<b>Maximum Vehicle Parking Ratio</b>	
<b>» specific use type</b>	<b>Outside Urban Core</b>	<b>Urban Core</b>	<b>Outside Urban Core</b>	<b>Urban Core</b>
<b>RESIDENTIAL</b>				
<b>Household living</b>	1 per dwelling unit (unless exempted by 88-420-03-D(7))	None	2.5 per dwelling units (unless exempted by 88-420-03-D(7))	2 per dwelling units (unless exempted by 88-420-03-D(7))
<b>Group living</b>	1 per 4 dwelling units or 1 per 4 beds/sleeping rooms	None	2 per 4 dwelling units or 1 per 4 beds/sleeping rooms	1.5 per 4 dwelling units or 1 per 4 beds/sleeping rooms
<b>PUBLIC/CIVIC</b>				
<b>College/University</b>	1 per 4 employees, plus 1 per 10 students	None	2 per 4 employees, plus 1 per 10 students	1.5 per 4 employees, plus 1 per 10 students
<b>Day Care</b>				

» Home-based (1—5)	None	None	Single-family residential and lawfully occupied home occupations in a single-family home are exempt from parking maximums	Single-family residential and lawfully occupied home occupations in a single-family home are exempt from parking maximums
» All other day care uses	1 per 4 employees	None	2 per 4 employees	1.5 per 4 employees
<b>Hospital</b>	1 per 3 beds, plus 1 per 4 employees	None	2 per 3 beds, plus 1.5 per 4 employees	1.5 per 3 beds, plus 1.5 per 4 employees
<b>Library/Cultural Exhibit</b>	2.5 per 1,000 square feet	None	5 per 1,000 square feet	3.75 per 1,000 square feet
<b>Park/Recreation</b>				
» Community center	2.5 per 1,000 square feet	None	5 per 1,000 square feet	3.75 per 1,000 square feet
» All other park/recreation	per 88-420-03-C(4)	None	per 88-420-03-C(4)	per 88-420-03-C(4)
<b>Religious Assembly</b>	1 per 7 seats in main assembly area	None	2 per 7 seats in main assembly area	1.5 per 7 seats in main assembly area
<b>Safety Service</b>	1 per 4 employees	None	2 per 4 employees	1.5 per 4 employees
<b>School</b>				
» Elementary/Junior High	1 per 4 employees	None	2 per 4 employees	1.5 per 4 employees
» Senior High	1 per 4 employees, plus 1 per 15 students	None	2 per 4 employees, plus 2 per 15 students	1.5 per 4 employees, plus 1.5 per 15 students
<b>Utilities and Services</b>				
» Basic, minor	None	None	None	None
» All other utilities and services	per 88-420-03-C(4)	None	None	None
<b>All other public/civic uses</b>	per 88-420-03-C(4)	None	per 88-420-03-C(4)	per 88-420-03-C(4)
<b>COMMERCIAL</b>				
<b>Adult Business</b>				
» Adult media store	2.5 per 1,000 square feet	None	5 per 1,000 square feet	3.75 per 1,000 square feet
» Adult motion picture theater	1 per 4 seats or person capacity	None	2 per 4 seats or person capacity	1.5 per 4 seats or person capacity
<b>Animal Service</b>				

» Stable	1 per 10 stalls	None	2 per 10 stalls	1.5 per 10 stalls
» All other animal service	2.5 per 1,000 square feet	None	5 per 1,000 square feet	3.75 per 1,000 square feet
<b>Building Maintenance Service</b>	1 per 4 employees	None	2 per 4 employees	1.5 per 4 employees
<b>Business Support Service</b>				
» Day labor employment agency	per 88-420-03-C(4)	None	per 88-420-03-C(4)	per 88-420-03-C(4)
<b>Drive-Through Facilities</b>	per 88-420-03-C(1)	None	per 88-420-03-C(1)	per 88-420-03-C(1)
<b>Eating and Drinking Establishments</b>	5 per 1,000 square feet	None	12 per 1,000 square feet	10 per 1,000 square feet
<b>Entertainment Venues and Spectator Sports</b>	1 per 4 seats or person capacity	None	2.5 per 4 seats or person capacity	2 per 4 seats or person capacity
<b>Funeral and Interment Service</b>				
» Cemetery/columbarium/mausoleum	per 88-420-03-C(4)	None	per 88-420-03-C(4)	per 88-420-03-C(4)
» All other funeral and interment services	1 per 4 employees	None	2 per 4 employees	1.5 per 4 employees or person capacity
<b>Gasoline and Fuel Sales</b>	1 per pump	None	2 per pump	1.5 per pump
<b>Lodging</b>				
» 1—20 rooms	1 per room	None	2 per room	1.5 per room
» 21—40 rooms	1 per 4 rooms	None	2 per 4 rooms	1.5 per 4 rooms
» 41+ rooms	1 per 6 rooms	None	2 per 6 rooms	1.5 per 6 rooms
<b>Office, Admin. Professional or General</b>	1 per 1,000 square feet	None	2 per 1,000 square feet	1.5 per 1,000 square feet
<b>Office, Medical</b>	4 per 1,000 square feet	None	8 per 1,000 square feet	6 per 1,000 square feet
<b>Research Service</b>	1 per 1,000 square feet	None	2 per 1,000 square feet	1.5 per 1,000 square feet
<b>Retail Sales</b>	1.5 per 1,000 square feet	None	6 per 1,000 square feet	4.5 per 1,000 square feet
<b>Sports and Recreation, Participant</b>				
» Indoor	1 per 4 seats or person capacity	None	2 per 4 seats or person capacity	1.5 per 4 seats or person capacity
» Outdoor	per 88-420-03-C(4)	None	per 88-420-03-C(4)	per 88-420-03-C(4)
<b>All other commercial</b>	2.5 per 1,000 square feet	None	5 per 1,000 square feet	3.75 per 1,000 square feet
<b>Vehicle Sales and Service</b>				
» Car wash/cleaning	per 88-420-03-	None	per 88-420-03-C(4)	per 88-420-03-C(4)

service	C(4)			
» Motor vehicle repair, limited and general	2 per service bay	None	4 per service bay	3 per service bay
» Vehicle storage/towing	1 per employee	None	2 per employee	1.5 per employee
» All other vehicle sales and service	1 per 1,000 square feet of office space and covered display area	None	2 per 1,000 square feet of office space and covered display area	1.5 per 1,000 square feet of office space and covered display area
<b>INDUSTRIAL</b>				
<b>Residential Storage Warehouse</b>	3, plus 1 per 75 storage spaces	None	6 plus 2 per 75 storage spaces	4.5 plus 1.5 per 75 storage spaces
<b>All other industrial uses</b>	1 per 4 employees	None	2 per 4 employees	1.5 per 4 employees
<b>OTHER</b>				
<b>Agriculture, Crop</b>	None	None	None	None
<b>Agriculture, Animal</b>	per 88-420-03-C(4)	None	per 88-420-03-C(4)	per 88-420-03-C(4)
<b>Wireless Communication Facility</b>	None	None	None	None

**88-420-03-B. EXCESS PARKING**

1. Existing parking and loading space requirements may not be reduced below the minimum ratios established in this article. Unless otherwise expressly stated, off-street parking spaces in excess of ratios established in Table 420-1 may be provided only in conjunction with the use of excess parking amenities as provided in accordance with Table 420-2.
2. For each parking space provided over the maximum specified in Table 420-1, a point is required, as identified in Table 420-2.
3. When allowed, all public infrastructure improvements must be located within the right-of-way no more than a 1/4 mile from the building entrance, unless otherwise approved by the Public Works Director or Parks and Recreation Director.
4. Offsite improvements are subject to approval by the City Planning and Development Director, Public Works Director, or Parks and Recreation Director.
5. No more than 50% of all spaces in excess of the required off-street parking may be satisfied by bicycle racks and/or fix-it stations.
6. In order to satisfy the excess parking amenities requirements, all provided amenities are in addition to any requirements in 88-440.

7. Modifications to parking amenity requirements provided in Table 420-2 that implement alternative or innovative practices are subject to approval of the city planning and development director.
8. At the discretion of the city planning and development director, existing amenities may be credited towards the amenity total.
9. Each non-residential property may provide up to 10 off-street parking spots regardless of building square-footage or number of employees, without triggering the need to provide demand reduction amenities.

<b>Table 420-2 Excess Parking Amenities</b>		
<b>Amenity</b>		<b>Points</b>
Location Improvements	Parking provided at the rear of the building or side of the building, not adjacent to a public street	1 point per space provided
Multimodal Improvements	Shower and changing facility for employees	20 total points
	*Marked multimodal facilities including, but not limited to: bicycle lane(s); paved multi-use trail at least eight (8) feet wide; connection to public trail; and/or dedicated and protected bicycle infrastructure	1 point per 10 linear feet
	*Bicycle fix-it station	5 points per station
	Covered bicycle parking and/or secure bicycle lockers with a minimum five (5) bicycle capacity	10 points per 5 bicycle stalls
	*E-bicycle charging station	3 points per station
	*Bicycle parking rack	1 point per 2 bicycle parking spaces
Carpool Improvements	Carpool designated space	1 point per space
	Covered carpool designated space	15 points per space
Transit Improvements	*Sidewalk improvements connecting to a transit/bus stop	10 points per connection
	*Improved transit/bus stop located no more than 1,320-foot walking distance from a building entrance (subject to	10 points per stop improvement

	KCATA or Streetcar Authority approval)	
	*New transit/bus stop (subject to KCATA approval)	20 points per stop
Electric Vehicle (EV) Improvements	Type 2 EV charging station	15 points per charging station
	Type 3 EV charging station	80 points per charging station
Pedestrian Improvements (offsite improvements are subject to Public Works or Parks and Recreation approval)	*High Intensity Activated Crosswalk (HAWK) pedestrian crossing	150 points per HAWK signal
	*Rectangular Rapid-Flashing Beacon (RRFB) Crosswalk	50 points per crosswalk
	*Raised Crosswalk	25 points
	*Sidewalk or trail connection not otherwise required	1 point per 10 linear feet
	*Crosswalk improvement to high-visibility standards using durable materials such as thermoplastic paint	10 points
	*Pedestrian refuge island	35 points per 10 linear feet
Landscape Improvements	*Landscape median of native planting at least ten (10) feet wide	8 points per 10 linear feet
	Landscape median with a minimum width of fifteen (15) feet wide that includes a pedestrian walkway of a minimum eight (8) feet wide	25 points per 10 linear feet
	*Additional trees exceeding	1 per tree
	*An increase in trees planted for all new deciduous trees provided	3 points per tree
	Significant tree(s) preserved above the required minimum found in 88-424, Tree Preservation and Protection	3 points per 10% of significant trees preserved
	*A minimum 5-foot landscaped berm adjacent to properties with an “R” base zoning classification or public right-of-way	25 points per 50 linear feet of berm
Alternative Pavement	*Pervious Pavement subject to Public Works and Fire Department approval	10 points per 1,000 square feet of pervious parking provided
Solar Power	*Ground or roof mounted solar panel array	10 points per KWH of energy produced (based on manufacturer estimates)
*Allowed offsite subject to 88-420-03-B(4)		

**88-420-03-C. CALCULATIONS**

The following rules apply when calculating the number of parking spaces required:

1. **MULTIPLE USES.** Unless otherwise expressly stated, lots containing more than one principal use must provide parking in an amount equal to the total (cumulative) requirements for all principal uses.
2. **AREA-BASED STANDARDS.** Unless otherwise expressly stated, all area-based (square footage) parking standards must be computed on the basis of gross floor area, which is to be determined by the outside dimensions of the building, less any area within the building devoted to parking. The city planning and development director is authorized to determine the floor area measurement of uses not located within buildings, based on the nature of the use, the expected duration of use and the amount of customer and employee-related vehicle traffic expected to be generated by the outdoor area.
3. **EMPLOYEE- OR OCCUPANCY-BASED STANDARDS**
  - a. When calculating parking requirements based on employees, students, or other occupants, calculations are to be based on the total persons and employees present or on duty at any one time when the maximum functional use of the building or land is being made.
  - b. The number of persons in assembly areas with fixed seating or a designed functional seating capacity is to be based on maximum functional seating capacity.
  - c. The number of persons in assembly areas without fixed seating or without a designed functional seating capacity is to be based on the total net floor area actually used for public assembly, divided by 15.
  - d. If more than one assembly area within a building is used simultaneously by different adult persons, then the capacity of all such assembly areas must be computed.
  - e. If several assembly areas within a building are not used simultaneously but are used by the same group of persons separately at different times, then the computation is to include only the assembly area comprising the maximum simultaneous occupancy.
4. **ESTABLISHMENT OF OTHER PARKING RATIOS**
  - a. Upon receipt of an application for a use which no parking ratio is established in 88-420-03, decision-making bodies may apply the parking ratio that applies to the most similar use or establish a different minimum parking requirement on the basis of parking data provided by the applicant and the city planning and development department.
  - b. When the use requires special use or similar approval, the final decision-making body on the special use or other approval is authorized to establish the applicable parking ratio. When the use is permitted, the city planning

and development director is authorized to establish the applicable parking ratio.

- c. Parking data and studies must include estimates of parking demand based on reliable data collected from comparable uses or on external data from credible research organizations. Comparability will be determined by density, scale, bulk, area, type of activity and location. Parking studies must document the source of all data used to develop recommended requirements.

**88-420-03-D. EXEMPTIONS, REDUCTIONS AND SPECIAL AREA STANDARDS**

In the case of multiple exemptions, reductions, or special area standards existing on a property, the one that provides the greatest level of exemption shall apply.

1. **B1 ZONING DISTRICT.** Nonresidential uses in the B1 district are not required to provide off-street parking unless such uses exceed 2,500 square feet of gross floor area, in which case off-street parking must be provided for the floor area in excess of 2,500 square feet.
2. **PEDESTRIAN-ORIENTED OVERLAY DISTRICT.** Nonresidential uses that are subject to the P/O district regulations of 88-230 are not required to provide off-street parking unless such uses exceed 4,000 square feet of gross floor area, in which case off-street parking must be provided for the floor area in excess of 4,000 square feet.
3. **LANDMARKS AND HISTORIC DISTRICTS**
  - a. No off-street parking or loading spaces are required for rehabilitation or reuse of an official local or national historic landmark.
  - b. No off-street parking or loading spaces are required for rehabilitation or reuse of an existing contributing building within an official local or national historic district.
4. **RAPID TRANSIT STOPS.** Special parking regulations apply to uses on lots located within 1,000 feet of a rapid transit stop, as follows.
  - a. All non-residential uses are not required to provide off-street parking spaces for the first 10,000 square feet of gross floor area.
  - b. Residential uses shall provide .5 off-street parking spaces per unit.
5. **AFFORDABLE HOUSING.** For a multi-unit building with more than 10 units, when at least twenty percent (20%) of the total number of units is provided as affordable housing, as defined in 88-810-058, parking shall be required in the amount of 0.5 space per dwelling unit. However, if required parking is less than 0.5 space per dwelling unit due to other provisions of this section 88-420-03, the lesser requirement is applicable.

6. **SINGLE FAMILY OR DUPLEX STRUCTURE.** For any detached house or semi-attached house on a lot platted prior to September 10, 1951, no off-street parking shall be required.
7. **INFILL RESIDENTIAL DEVELOPMENT STANDARDS**
  - a. See 88-110-07 for special parking and loading standards that apply to infill residential development. If the standards of this section conflict with those in 88-110-07, the standards of 88-110-07 shall apply. All other standards of this section shall apply to infill residential development.
  - b. Any infill residential development of 8 or fewer units is exempt from the minimum parking requirement.
8. **EFFECT OF VEHICLE PARKING REDUCTION OR EXEMPTION ON BICYCLE PARKING REQUIREMENTS.** The bicycle parking requirements of 88-420-09 apply regardless of any vehicle parking exemptions and reductions authorized in this section 88-420-03.
9. **ON-STREET PARKING CREDITS**
  - a. Any on-street parking within a non-residentially zoned area, authorized by the City and within 150 feet of the lot, may be credited towards the on-site parking requirements. A maximum of 50 percent of the required parking may be satisfied by on-street parking credits. On-street parking spaces may be counted by more than one user in meeting this requirement. In the case that on-street parking is removed by the City, lawfully occupied properties will receive legal non-conforming status and not be required to provide additional parking while the use continues to lawfully operate at the property. If the use changes or expands beyond the 10% threshold outlined in 88-420-02-A-2.b, additional parking may be required.
  - b. Public on-street parking spaces may not be used to satisfy the minimum required number of accessible parking spaces and does not count towards any parking maximums.

**88-420-03-E. ALTERNATIVE PARKING COMPLIANCE**

1. **REVIEW CRITERIA AND APPROVAL PROCEDURE.** Applications for alternative compliance parking plans constitute an application for a site plan approval under Section 88-530. Plans must detail the type of alternative proposed and the rationale for such a proposal, including any supporting research or documentation. The city planning and development director is authorized to approve an alternative compliance parking plan if the applicant demonstrates to the satisfaction of the city planning and development director that the proposed plan:
  - a. Will comply with all applicable requirements of this section;

- b. Will not adversely affect surrounding neighborhoods;
- c. Will not adversely affect traffic congestion and circulation; and
- d. Will have a positive effect on the economic viability or appearance of the project or on the environment.

2. **SHARED PARKING**

- a. The city planning and development director is authorized to approve an alternative compliance parking plan allowing shared parking arrangements. The city planning and development director may permit up to 100% of the parking required for one use to be supplied by the off-street parking spaces provided for another use if the city planning and development director determines that the various activities will have peak parking demands at different periods of the day or week. Parking reductions are based on an analysis of each use's shared operating hours and minimum required off-street parking.
- b. To qualify for a parking reduction, a shared parking study must demonstrate the reduced parking needs and justify the request.
- c. A use for which shared parking is proposed must be located within 1,320 feet walking distance of the shared parking, measured from the entrance of the use to the nearest parking space within the shared parking facilities.
- d. The City Planning and Development Director may consider the following when evaluating shared parking plans:
  - i. Peak demand patterns of each use.
  - ii. Availability of nearby on-street or off-street parking.
  - iii. Compatibility of the proposed shared parking arrangement with surrounding areas to avoid spillover effects.
  - iv. The potential for reducing parking needs through multimodal transportation options like public transit, biking, or carpooling.
  - v. Any other alternate parking solution identified in 88-420-03-E. Authorized Alternatives.

3. **OFF-SITE PARKING.** The city planning and development director may permit any off-street parking spaces to be located on a remote and separate lot from the lot on which the principal use is located, subject to the standards of this section.

- a. No off-site parking space may be located more than 1,320 feet from the primary entrance of the use served, measured along the shortest legal, practical walking route. This distance limitation may be waived by the city

planning and development director if adequate assurances are offered that van or shuttle service will be operated between the shared lot and the principal use.

- b. Off-site parking areas are considered accessory to the primary use they serve. These areas must be located in a zoning district that is the same as, or more intensive than, the zoning required for the most intensive use they support—unless a Special Use Permit is approved under Section 88-525. All off-site parking must meet the design standards outlined in Section 88-420-04.
  - c. An agreement providing for the use of off-site parking, executed by the parties involved, must be filed with the city planning and development director, in a form approved by the city planning and development director. Off-site parking privileges will continue in effect only as long as the agreement, binding on all parties, remains in force. Agreements must guarantee long-term availability of the parking, commensurate with the use served by the parking. If an off-site parking agreement lapses or is no longer valid, then parking must be provided as otherwise required by this zoning and development code.
  - d. If the off-site parking is located in a UR (Urban Redevelopment) or MPD (Master Planned Development) district, the agreement must demonstrate that the parking area serves a use of equal or greater intensity than the use being supported. This agreement must be reviewed and approved by the city planning and development director.
  - e. Off-site parking in facilities in O, B, D, and M districts which meet the location and zoning classification requirements indicated in this section and which are in the same ownership as the lot to be served will not require approval of an alternative compliance parking plan per 88-420-03-E.
4. **VEHICLE STORAGE.** The city planning and development director may permit the use of gravel as a surface for vehicle storage, subject to the standards of this section.
- a. Gravel surfacing for vehicle storage is permitted only on lots within M districts with a minimum lot size of 2 acres.
  - b. Gravel is prohibited within 25 feet of public right-of-way or within 10 feet of any property line, whichever is greater.
  - c. All gravel areas situated on a lot with side or rear property lines contiguous with property in an R or D district must be screened along such side or rear property lines with a continuous row of evergreen shrubs

and/or trees to form a continuous visual screen at least 3 feet in height after the first growing season.

- d. Gravel surfacing may not be used for parking intended for use by the public.
- e. Gravel surfacing may not be used for the parking or storage of wrecked, salvaged, dismantled, or inoperable vehicles.
- f. Gravel is not permitted on any lot or portion of a lot with a slope greater than 4 to 1.
- g. Gravel surfaces shall comply with the standards of 88-420-04.

**88-420-03-F. MOTORCYCLE AND SCOOTER PARKING**

For any non-residential use providing 50 or more off-street spaces, a maximum of 3 required off-street parking spaces per 50 vehicle spaces may be reduced in size or otherwise redesigned to accommodate parking for motorcycles and scooters. When provided, motorcycle and scooter parking must be identified by a sign.

**88-420-03-G. SMALL CAR PARKING**

All parking facilities must accommodate standard-sized vehicles. The city planning and development director may approve spaces for smaller vehicles if a demonstrated need is provided. These small car spaces may not exceed 50% of the total parking and must be clearly marked on the parking plan and identified with pavement markings or signage.

**88-420-03-H. ACCESSIBLE PARKING**

Where parking facilities are provided or required, accessible parking spaces shall be provided in parking areas servicing each building entrance, and shall have the number of level parking spaces for person(s) with disabilities set forth in the current version of the Americans with Disabilities Act Accessibility Guidelines and be identified by above-grade signs as reserved for person(s) with disabilities. Such parking spaces shall conform with the requirements of the Building Code and applicable state law with regard to parking space dimensions and signage. Each parking facility on a site shall be calculated separately.

- 1. **VAN ACCESSIBLE SPACES.** One van accessible parking space shall be provided for every six accessible parking spaces required by the ADA standards.
- 2. **EXCEPTIONS**
  - a. Detached houses, zero lot line houses, cottage houses, attached houses, and two-unit houses are exempt from providing accessible parking spaces.
  - b. Parking facilities used exclusively for the storage of motor vehicles shall not be required to provide accessible parking provided that parking facilities accessed by the public comply with this section.

**3. LOCATION**

- a. Accessible parking spaces shall be located on the shortest possible accessible route of travel to an accessible building entrance. In facilities with multiple accessible building entrances with adjacent parking, accessible parking spaces shall be dispersed and located near the accessible entrances. Wherever practical, the accessible route of travel shall not cross lanes of vehicular traffic. Where crossing traffic lanes is necessary, the route of travel shall be designated and marked as a crosswalk.
- b. All van parking spaces shall be permitted to be grouped on one level within a multi-story parking facility.
- c. Parking spaces shall be permitted to be located in different parking facilities if substantially equivalent or greater accessibility is provided in terms of distance from an accessible entrance or entrances, parking fee, and user convenience.

**88-420-04 VEHICULAR PARKING DESIGN**

**88-420-04-A. VEHICULAR PARKING AREA DIMENSIONS**

The following provisions apply to all uses not listed in 88-420-04-B. Vehicular parking areas shall provide the minimum dimensions as follows:

<b>Table 420-3 Minimum Parking Area Dimensions</b>				
<b>Angled Parking Spaces</b>	<b>Length</b>		<b>Width</b>	
Standard Car Space	18 ft.		8.5 ft.	
Small Car Space	15 ft.		7.5 ft.	
<b>Parallel Parking Spaces</b>	<b>Length</b>		<b>Width</b>	
Standard Car	22 ft.		8.5 ft.	
Small Car	19 ft.		7.5 ft.	
<b>Drive Aisle Dimensions</b>	<b>One-Way Aisle</b>		<b>Two-Way Aisle</b>	
	<b>Standard</b>	<b>Small</b>	<b>Standard</b>	<b>Small</b>
Parallel and 30°	10 ft.	10 ft.	21 ft.	17 ft.
45°	12 ft.	10 ft.	23 ft.	19 ft.
60°	18 ft.	15 ft.	24 ft.	21 ft.
90°	22 ft.	18 ft.	24 ft.	21 ft.

**88-420-04-B. RESIDENTIAL PARKING AREA DESIGN**

The following provisions apply to detached houses, zero lot line houses, cottage houses, attached houses, two-unit houses, and multi-unit houses. All other uses permitted in residential districts shall comply with 88-420-04-A, except as otherwise expressly stated.

**Table 420-4 Residential Vehicular Use Area Dimensions**

<b>Minimum Parking Space</b>				
<b>Length</b>		<b>Width</b>		
15 ft.		7.5 ft.		
<ul style="list-style-type: none"> <li>• Parking space shall be as wide and long as the vehicle parked thereon</li> </ul>				
<b>Driveways</b>				
<b>Minimum width at property line</b>		<b>Maximum width at property line</b>		
7.5 ft.		22 ft.		
<ul style="list-style-type: none"> <li>• Parking spaces must be connected to a public street or alleyway by a driveway</li> <li>• The width of the driveway at the property line shall not exceed the width of the garages or parking spaces to which the driveway leads</li> </ul>				
<b>Ribbon Driveway</b>				
<b>Minimum width of paved strip</b>		<b>Maximum distance between strips</b>		
2.5 ft.		3 ft.		
<b>Minimum setbacks - extend entire length of property</b>				
<b>Vehicular Use Area</b>	<b>Front Yard</b>	<b>Street-side yard</b>	<b>Side yard</b>	<b>Rear yard</b>
Parking space accessed from non-alley right-of-way	0 ft. from property line	18 in. from property line	Minimum building line setback	18 in. from property line
Parking space located in the side or rear yard accessed from an alley	n/a	n/a	0 ft. from property line	0 ft. from property line
Shared Driveways	Shared driveways are allowed to extend across a property line onto abutting private properties if there is a recorded easement guaranteeing reciprocal access and maintenance for all affected properties.			
Driveways	Unless connected to the right-of-way through an approved curb cut, driveways must be setback 18 in. from the side, rear or street-side yard property line.			
<b>Maximum percentage of pavement</b>				
<b>Front Yard</b>		<b>Street-side yard</b>		
40%		20%		
<p>Properties located on a cul-de-sac with parking areas situated in the front yard may exceed the standard maximum pavement coverage of forty percent (40%), provided that the total paved area does not exceed sixty percent (60%) of the front yard. All other applicable dimensional parking requirements shall still apply.</p>				

**88-420-04-C. GENERAL VEHICULAR PARKING AREA DESIGN REQUIREMENTS**

1. Surface parking lots containing more than 50 parking spaces must:
  - a. Be visually and functionally segmented into smaller parking bays by interior landscaping in accordance with 88-425-06 to reduce visual and stormwater runoff-related impacts;
  - b. Provide safe, visible access for non-motorized traffic to and through the development site through such techniques as changes in paving surface materials, landscaped pedestrian walkways or pedestrian refuge islands and safety and directional lighting; and
  - c. Use traffic calming techniques for pedestrian safety.
2. Attendant buildings and ticket machines, when provided, shall be located inside the vehicular use area at least 20 feet away from the entrance to minimize congestion on public property, except where compliance would require the alteration or relocation of an existing permanent structure.
3. Parking surfaces shall be kept in good repair. The parking surface shall not have loose gravel or potholes or fall into a condition where mud or gravel may be tracked onto the street.
4. All screening and barriers shall be maintained in good condition and shall not be allowed to fall into a state of disrepair.
5. All vehicular use areas established either after September 10, 1951 or after annexation by the city shall be continuously paved with pavers or a permanent, asphaltic or concrete paving unless otherwise allowed. Pervious pavements and impervious materials may be allowed, subject to approval by the city planning and development director.
6. Gravel vehicular use areas shall be paved, unless otherwise permitted, when providing parking and/or loading for new buildings or building expansions which constitute a major amendment per 88-516-06-A or require a development plan per 88-517, project plan per 88-518, or special user permit per 88-525.
7. When allowed, the surface of gravel vehicular use areas shall consist of a uniform layer of gravel evenly distributed from edge to edge and shall be free of bare spots and vegetation. The depth of the gravel layer shall be at least 2 inches. The material used for a gravel vehicular use area shall be rock or crushed stone not more than 2 inches in diameter and shall not contain dirt, sticks, construction debris or other foreign material. Sand, rock dust or other similar material less than one-eighth inch in diameter is not prohibited, but shall not be included in the measurement of minimum gravel depth.

8. Properties zoned AG-R, R-80, R-10 with an area of at least 3 acres may have a gravel driveway and residential parking spaces if paved for the first 25 feet from the right-of-way.

**88-420-04-D. LOCATION OF VEHICULAR PARKING AREAS**

1. Unless otherwise permitted, required parking spaces must be located on the same lot as the use to be served by the parking. Accessory parking areas require the same or a more intensive base zoning classification than that required for the most intensive of the uses served by the accessory parking area, unless approved as a special use pursuant to 88-525.
2. Unless otherwise permitted, All vehicular use areas shall provide access to a public right-of-way, either through a direct connection or via a recorded access easement, in accordance with applicable zoning and subdivision regulations.
3. Parking facilities are prohibited in required front and side setback areas and in required landscape areas.
4. Access to off-street parking areas serving nonresidential uses may not traverse residentially zoned property.

**88-420-05 – BICYCLE PARKING**

**88-420-05-A. BICYCLE PARKING RATIOS**

1. Any on-street bicycle parking within a non-residentially zoned area, authorized by the City and within 150 feet of the lot, may be credited towards the on-site bicycle parking requirements. On-street bicycle parking spaces may be counted by more than one user in meeting this requirement. In the case that on-street bicycle parking is removed by the City, lawfully occupied properties will receive legal non-conforming status and not be required to provide additional bicycle parking while the use continues to lawfully operate at the property. If the use changes or expands beyond the 10% threshold outlined in 88-420-02-A02.b, additional bicycle parking may be required.
2. Short- and long-term bicycle parking is required in accordance with the following minimum ratios:

<b>Table 420-5 Bicycle Parking Ratios</b>		
<b>USE GROUP</b>	<b>Minimum Short-Term Bicycle Parking Requirement</b>	<b>Minimum Long-Term Bicycle Parking Requirement</b>
<b>RESIDENTIAL</b>		
Household living, 1-7 dwelling units	No spaces required	No spaces required
Multi-unit building, 8-11 units	2 spaces	2 spaces
Multi-unit building, 12+ units	2 spaces per the first 12 units + 1 space per every additional 12 units	2 spaces per the first 12 units + 1 space per every additional 12 units
For multi-unit buildings of 12+ units, after the first 10 short-term bicycle parking spaces and 20 long-		

term bicycle parking spaces are provided, additional bicycle parking may be provided at 25% of the otherwise required ratio.		
<b>PUBLIC/CIVIC</b>		
Hospital	1 space per 200,000 sq ft	1 space per 25 employees
Libraries/Cultural Exhibit	1 space 10,000 sq ft	1 space per 10 employees
Schools	1 space per 20 students	1 space per 10 employees
College/University	1 space per 100 students	1 space per 100 students
Community Center	1 space per 10,000 sq ft	1 space per 10 employees
All other Public/Civic Use	1 space per 100,000 sq ft	1 space per 10 employees
For Public/Civic uses after the first 40 short-term bicycle parking spaces and 25 long-term bicycle parking spaces are provided, additional bicycle parking may be provided at 25% of the otherwise required ratio.		
<b>COMMERCIAL</b>		
Eating and Drinking Establishments	1 space per 2,000 sq ft	1 space per 25 employees
Entertainment Venues	1 space per 1,000 seats	1 space per 25 employees
Office	1 space per 20,000 sq ft	1 space per 10,000 sq ft
Retail	1 space per 5,000 sq ft	1 space per 12,000 sq ft
All other Commercial Use	1 space per 5,000 sq ft	1 space per 10,000 sq ft
For Commercial uses after the first 10 short-term bicycle parking spaces and 5 long-term bicycle parking spaces are provided, additional bicycle parking may be provided at 25% of the otherwise required ratio.		
<b>INDUSTRIAL</b>		
Industrial	1 space per 200,000 sq ft	1 space per 100,000 sq ft
For industrial uses after the first 20 short-term bicycle parking spaces and 10 long-term bicycle parking spaces are provided, additional bicycle parking may be provided at 25% of the otherwise required ratio.		
Non-accessory parking facilities containing more than 50 parking spaces must provide at least two long-term bicycle parking spaces for each 50 vehicle parking spaces within the parking facility.		

**88-420-05-B. DESIGN AND LOCATION**

Where bicycle parking facilities are provided or required, they shall be provided in compliance with the design standards, definitions, construction and installation standards, and locational requirements established by the Association of Pedestrian and Bicycle Professionals (APBP) Essentials of Bike Parking, as amended.

**88-420-05-C. ADMINISTRATIVE ADJUSTMENTS**

The city planning and development director is authorized to approve an administrative adjustment reducing the number of bicycle spaces required for a particular use in accordance with 88-570.

**88-420-06 – LOADING**

**88-420-06-A. RATIOS**

Off-street loading spaces must be provided in accordance with the following schedule:

<b>Table 420-6 Loading Requirements</b>	
<b>Use Type (Size)</b>	<b>Loading Spaces Required</b>
<b>Public/Civic, Commercial and Industrial Uses</b>	

Under 20,000 square feet	None
20,000—49,999 square feet	1
50,000+	2
<b>Household Living Uses</b>	
Under 50 units	None
50+ units	1

**88-420-06-B. DESIGN AND LOCATION**

1. **PLANS.** Plans for location, design, and layout of all loading spaces must be indicated on required development plans.
2. **SPACE SIZE.** Off-street loading spaces, excluding maneuvering areas, must be at least 10 feet wide and 25 feet long unless off-street loading will involve the use of semi-tractor trailer combinations or other vehicles in excess of 25 feet in length, in which case the minimum size of a space is 12 feet by 60 feet.
3. **SURFACING AND MAINTENANCE.** All off-street loading areas must be paved.
4. **SIGNS.** "No Idling" or "Idle-Free Zone" signs must be posted in all off-street loading areas.
5. **LOADING, UNLOADING, AND MANEUVERING.** Unless otherwise approved by the city planning and development director, all loading and unloading spaces and related maneuvering areas must be located on the subject lot and may not be located in the right-of-way.

**88-420-07 OUTDOOR SEATING FOR EATING AND DRINKING ESTABLISHMENTS****88-420-07-A. PURPOSE**

To allow eating and drinking establishments to use underutilized outdoor space for dining and seating purposes.

**88-420-07-B. AUTHORIZATION**

Notwithstanding Section 88-420-02.B and the parking ratios set forth in Section 88-420-03, eating and drinking establishments as defined in Section 88-805-04-I may use parking lots and open space for outdoor seating and dining space, and for no other use other than parking and open space, in conformance with the provisions of this zoning and development code.

**88-420-07-C. STANDARDS AND CONDITIONS**

Parking lots and open space may be used for outdoor seating at eating and drinking establishments, subject to the following standards and conditions:

1. Seating in parking lots shall only be permitted in striped parking spaces; no seating shall be permitted in drive aisles.
2. Open space or other areas of the subject property may also be used for seating.

3. Driveways or entrances to vehicular use areas from the public right-of-way shall not be obstructed.
4. Landscaped areas or areas designated for stormwater management shall not be used for outdoor seating.
5. Accessible spaces shall not be used for outdoor seating.
6. Seating shall be ADA accessible.
7. Pedestrian paths such as sidewalks or crosswalks shall not be obstructed.
8. The property owner shall supervise and maintain outdoor seating areas in a clean, orderly and safe condition and in such manner as to protect the public health and safety. All tables, chairs, seating areas, umbrellas, tents, and any other furnishings or equipment used in outdoor seating areas shall be kept and maintained in good repair.
9. Service of alcohol shall be permitted, provided the property owner meets the requirements of Chapter 10 of the City Code, as required.
10. Parking lots and open space used for outdoor seating shall be restored to their original condition and use when not in use for outdoor seating.

**88-420-07-D. ENFORCEMENT**

Violations, penalties and enforcement shall be as stated in Section 88-615 of this zoning and development code.

Section 2. That the Council finds and declares that before taking any action on the proposed amendment(s) hereinabove, all public notices and hearings required by law have been given and had.

..end

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

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Sara Copeland, FAICP  
Secretary, City Plan Commission

Approved as to form:

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Sarah Baxter  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 260219

Submitted Department/Preparer: City Planning

Revised 01/30/25

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

### Executive Summary

Amending Chapter 88, the Zoning and Development Code, by repealing and replacing Section 88-420, "Parking and Loading." (CD-CPC-2025-00143)

### Discussion

This ordinance modifies Chapter 88 to right-size the amount of parking required for new development based on demand and make the parking code more user-friendly (formerly 18 sections are now only 7 sections).

Related on-street parking management strategies, such as residential parking permits or parking benefit districts, will be developed by the Public Works Department to best respond to different neighborhood parking needs (outside the zoning code).

From March to December 2025, staff had over a dozen meetings with various stakeholder groups, provided information about the proposed amendments online on Speak Easy, and held 2 public open houses.

The CPC considered the proposed amendments on November 5, 2026 and recommended approval with a vote of five (5) ayes and one (1) nay, with the conditions that the parking maximum ratios and excess parking amenities be updated prior to ordinance request. Public testimony included residents both in support of and opposition to the removal of parking minimums in the urban core.

Content of the proposed amendments includes:

#### 88-820-03-A. Parking Ratios

This section establishes a new "urban core boundary" as State Line Road to the west, 85th Street to the south, Blue River to the east, and the Missouri river to the north.

Developments in the urban core do not have minimum parking requirements, and developments outside the urban core have reduced parking minimums.

These new parking ratios do not get rid of the existing development review process and public hearings before CPC and City Council.

#### 88-420-03-B. Excess Parking

All development may exceed the maximum parking threshold by providing their choice of public amenities such as raised pedestrian crosswalks, EV charging stations, additional landscaping, etc.

#### 88-420-03-D. Exemptions, Reductions and Special Area Standards

This section removes redundancies and contradictory requirements for overlapping boundaries within the urban core, reducing the total number of parking exceptions (formerly 16 sections now only 7 sections).

It also allows on-street parking spaces to be counted towards the parking requirements, provided that the spaces are not located on residential streets.

### 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 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.  
No direct fiscal impact.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
No direct fiscal impact.

#### Office of Management and Budget Review

(OMB Staff will complete this section.)

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

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

### **Additional Discussion (if needed)**

Click or tap here to enter text.

## **Citywide Business Plan (CWBP) Impact**

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?  
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
  - Develop strategies focusing on areas traditionally underserved by economic development and redevelopment efforts.
  - Ensure quality, lasting development throughout the City; and continuing to grow the economy and the population of Kansas City in all areas.
  - Increase and support local workforce development and small and locally owned businesses.
  - Create a more efficient, solutions-oriented environment, making it easier to operate within the City.
  - Implement an economic development and tourism strategy to attract major investment and visitors.
  -

## **Prior Legislation**

Ordinance 230257 - Adopting the KC Spirit Playbook as the City's Strategic and Comprehensive Plan and repealing and replacing the FOCUS Kansas City Plan that was adopted by the City Council by Committee Substitute for Resolution No. 971268 on October 30, 1997.

## **Service Level Impacts**

Not applicable as this is an ordinance that authorizes the periodical review and subsequent update of Chapter 88, the Zoning and Development Code.

## Staff Recommendation

City Planning and Development

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

Select One:  Recommend  
 Do Not Recommend  
 Not Applicable

The proposed amendments will better align with actual parking demand and correct inefficient land use and underutilized parking spaces. The changes are intended to reduce barriers to activating vacant lots, streamline the development review process, encourage the creation of more affordable housing, and support the city's transit investment and tax base.

To complement the changes to Chapter 88, the city will develop tailored on-street parking policies that respond to the unique needs of neighborhoods and can be adjusted block-by-block in real time, without rewriting the zoning code.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
The proposed amendments are intended to promote more walkable neighborhoods, improve pedestrian safety, and reduce heat generated from excess pavement in surface parking lots.
2. How have those groups been engaged and involved in the development of this ordinance?  
Two open houses were held on September 10, 2025 (virtual) and September 11, 2025 (in-person) with an additional urban core neighborhood meeting on December 1, 2025 (virtual). Additional public engagement included stakeholder interviews, conducting an online survey, posting on the City's Speak Easy virtual participation platform and Neighborhood Direct monthly emails, and presentations at the KC Small Developers Forum, BikeWalkKC, Midtown KC Now, South KC Alliance, Northland Regional Chamber of Commerce, Downtown Neighborhood Association, Downtown Council of Kansas City, and KC CID Alliance.

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

The proposed amendments will help activate underutilized or vacant lots and create opportunities for more housing, businesses, and green space instead of excess asphalt. This will support the city's overall walkability, affordability, transit, and fiscal sustainability goals.

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

No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

Not applicable as this is an ordinance that authorizes the periodical review and subsequent update of Chapter 88, the Zoning and Development Code.

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

No(Press tab after selecting)

Click or tap here to enter text.

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

No(Press tab after selecting)



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 260219

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

### Executive Summary

Amending Chapter 88, the Zoning and Development Code, by repealing and replacing Section 88-420, "Parking and Loading." (CD-CPC-2025-00143)

### Discussion

The proposed amendments to Chapter 88, the Zoning and Development Code, repeal and replace Section 88-420 regarding Parking and Loading. The proposed amendments simplify the existing code and establish new context-based standards for off-street parking to address parking minimums and maximums, bicycle parking, and change of use.

The updated parking standards are the result of significant community engagement, including an online survey and meetings with developers, neighborhood groups, and property owners. The proposed amendments seek to provide a more user-friendly format and simplified regulations.

Staff Recommendation: Approval

CPC Recommendation: Approval

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
Not applicable as this is an ordinance that authorizes the periodical review and subsequent update of Chapter 88, the Zoning and Development Code.
3. How does the legislation affect the current fiscal year?  
Not applicable as this is an ordinance that authorizes the periodical review and subsequent update of Chapter 88, the Zoning and Development Code.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
Not applicable as this is an ordinance that authorizes the periodical review and subsequent update of Chapter 88, the Zoning and Development Code.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
Not applicable as this is an ordinance that authorizes the periodical review and subsequent update of Chapter 88, the Zoning and Development Code.

**Office of Management and Budget Review**

(OMB Staff will complete this section.)

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

**Additional Discussion (if needed)**

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

**Citywide Business Plan (CWBP) Impact**

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?  
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
  - Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
  - Ensure quality, lasting development of new growth.
  - Increase and support local workforce development and minority, women, and locally owned businesses.
  - Create a solutions-oriented culture to foster a more welcoming business environment.
  - Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.



## Prior Legislation

Ordinance 230257 - Adopting the KC Spirit Playbook as the City's Strategic and Comprehensive Plan and repealing and replacing the FOCUS Kansas City Plan that was adopted by the City Council by Committee Substitute for Resolution No. 971268 on October 30, 1997.

## Service Level Impacts

Not applicable as this is an ordinance that authorizes the periodical review and subsequent update of Chapter 88, the Zoning and Development Code.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
The proposed amendments are intended to promote walkable neighborhoods with reduced impervious surface coverage.
2. How have those groups been engaged and involved in the development of this ordinance?  
Two open houses were held on September 10, 2025 (virtual) and September 11, 2025 (in-person) with an additional urban core neighborhood meeting on December 1, 2025 (virtual). Additional public engagement included stakeholder interviews, conducting an online survey, posting on the City's Speak Easy virtual participation platform and Neighborhood Direct monthly emails, and presentations at the KC Small Developers Forum, BikeWalkKC, Midtown KC Now, South KC Alliance, Northland Regional Chamber of Commerce, Downtown Neighborhood Association, Downtown Council of Kansas City, and KC CID Alliance.
3. How does this legislation contribute to a sustainable Kansas City?  
The proposed amendments are intended to provide adequate parking and ensure that context-sensitive parking requirements better align with actual needs while supporting the City's policies related to transportation, land use, urban design, and sustainability and improving the quality of life for Kansas City residents.
4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)

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

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

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

Please provide reasoning why not:

Not applicable as this is an ordinance that authorizes the periodical review and subsequent update of Chapter 88, the Zoning and Development Code

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

No(Press tab after selecting)

Click or tap here to enter text.

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

No(Press tab after selecting)



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**File #: 260257**

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RESOLUTION NO. 260257

Sponsor: Councilmember Johnathan Duncan

**RESOLUTION** - Adopting the Health Commission’s 2026–2029 Kansas City Community Health Improvement Plan (“KC-CHIP”) as the City’s guiding framework for improving population health and strengthening community well-being; and directing the Health Commission to provide an annual update to the City Council.

WHEREAS, the Kansas City Health Department conducted a comprehensive Community Health Assessment in 2023, the City’s first Mental Health Survey in 2024, and additional engagement efforts in 2024–2025, including surveys, policy summits, and community meetings, to understand the needs, strengths, and priorities of Kansas City residents; and

WHEREAS, based on this process, the Kansas City Health Commission identified three priority areas for the 2026–2029 Community Health Improvement Plan:

1. Chronic Disease,
2. Substance Use Disorder, and
3. Community Connection and Belonging; and

WHEREAS, Kansas City exceeds national averages for the following diseases: chronic obstructive pulmonary disease (COPD), coronary heart disease, depression, diabetes, high blood pressure, and obesity; and

WHEREAS, Missouri ranks 23rd of 50 states and the District of Columbia in the highest death rates from overdose; and

WHEREAS, social connections are essential to our mental and physical health and help protect against and manage these chronic conditions and diseases; and

WHEREAS, the Kansas City Health Commission approved the 2026–2029 KC-CHIP and recommends its adoption by the City Council as the City’s population health framework; and

WHEREAS, adoption of the KC-CHIP will guide the City’s participation in the collective impact initiative known as Live Well KC; and

WHEREAS, the Health Commission, in partnership with the Health Department, will be responsible for assuring collaborative implementation of the KC-CHIP to the fullest extent accomplishable; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the 2026–2029 Kansas City Community Health Improvement Plan is hereby adopted as the City’s official population health framework for the period of January 1, 2026, through December 31, 2029.

Section 2. That the City recognizes the three priority areas identified in the KC-CHIP: Chronic Disease; Substance Use Disorder and Community Connection and Belonging, as critical to improving quality of life, reducing preventable illness and death, and strengthening lives and communities across Kansas City.

Section 3. That the City encourages all City departments, boards, commissions, and partner agencies to consider the KC-CHIP when developing policies, programs, budgets, and partnerships that affect health and well-being.

Section 4. That the City supports collaboration with community organizations, healthcare systems, schools, faith communities, businesses, neighborhood associations, and residents to implement the KC-CHIP through shared action and the Live Well KC collective impact model.

Section 5. That the Health Commission is directed to provide an annual update regarding the 2026-2029 KC-CHIP to the community and City Council and use data and community feedback to adjust strategies as needed during the 2026–2029 period.

..end

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**No Docket  
Memo Provided  
for Ordinance  
No. 260257**



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 260257

Submitted Department/Preparer: Health

Revised 01/30/25

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

### Executive Summary

Adopting the Health Commission's 2026-2029 Kansas City Community Health Improvement Plan ("KC-CHIP") as the City's guiding framework for improving population health and strengthening community well-being; and directing the Health Commission to provide an annual update to the City Council.

### Discussion

Kansas City, Missouri, has had a Community Health Improvement Plan for over 25 years. The creation and management of this plan is the primary duty of the KCMO Health Commission, a mayoral appointed board. This newest plan will be in implementation for 4 years, from early 2026 to the end of 2029. The priority areas for this plan were determined from the Community Health Assessment and input from the community: (1) chronic disease, (2) substance use disorder, and (3) community connection and belonging. The Kansas City Health Department will provide technical assistance to the Health Commission in the management and maintenance of the plan, but all city entities will be encouraged to participate in activities toward these priority areas.

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
2330 Health Levy Fund, 2480- Health Grants Fund
3. How does the legislation affect the current fiscal year?  
Yes - funding is secured for the current fiscal year.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
Yes, recurring cost.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
CHIP positions Department to leverage outside fund and grants that support the plan's priorities. Implementations activities are supported in part through the Public Health Infrastructure Grant. Funding can be pursued throughout the duration of the plan's implementation.

**Office of Management and Budget Review**

(OMB Staff will complete this section.)

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

**Additional Discussion (if needed)**

Click or tap here to enter text.

**Citywide Business Plan (CWBP) Impact**

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?  
Housing and Healthy Communities (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
  - Utilize planning approaches in neighborhoods to reduce blight, ensure sustainable, affordable housing, and improve resident wellbeing and cultural diversity.
  - Maintain and increase housing supply to meet the demands of a diverse population.
  - Address the various needs of the City's most vulnerable population by working to reduce disparities.
  - Promote healthy residents by ensuring basic sanitation and living needs are met.

- Ensure all residents have safe, accessible, quality housing by reducing barriers.
- Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

## Prior Legislation

The previous KC-CHIP was adopted through Ordinance 210443 (5/20/2021).

## 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.

## Staff Recommendation

Health Department

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

Select One:  Recommend  
 Do Not Recommend  
 Not Applicable

The KC-CHIP continues to be the primary plan engaging community-led action toward health goals. Goals are determined from the latest Community Health Assessment, then health priorities which would most benefit from a community approach are selected.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
The KC-CHIP aims to increase the health outcomes of all Kansas City residents, but this CHIP will particularly prioritize those suffering from chronic diseases and substance use disorder, as well as people needing a community-approach to wellbeing.

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

There has been significant outreach in the development of this CHIP, as is part of the nationally approved process for CHIP development. Outreach includes:

- 3 in-person events to capture community member and partner voices (May, July, and August of 2023).
- The Maternal Health Policy Summit: Hosted in June of 2024, the Kansas City Health Department and Health Commission convened partner organizations, community members, and topic area experts in an evening of health education and facilitated brainstorming to address the maternal health crisis through policy solutions.
- The Intersection of Health and Housing Policy Summit: In December of 2024, the Kansas City Health Department and Health Commission again hosted a convening of partners and topic area experts to deep dive into addressing health disparities stemming from housing through policy solutions.
- The Health Department's first-ever Mental Health Survey: Conducted in 2024, it captures residents' experiences during a time of rising mental health concerns and offers timely insight that will shape actions for 2026–2029.
- The Community Health Priority Survey: In August of 2025, this survey was sent to over 2,000 community partners to gauge priorities, understand access to resources, and collect interest in a collective approach. The top ranked priorities from this survey directly informed the 3 health priorities chosen for the plan.

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

The sustainability of Kansas City, from the city's economic development, business environment, and reputation, depends on a healthy and engaged community. Prioritizing the health of our residents creates a stronger workforce, happy and engaged families, and encourages transplants and visitors to the area.

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

No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

No identified CREO goal.

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

No(Press tab after selecting)

Click or tap here to enter text.

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

Yes(Press tab after selecting)

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



**File #: 260283**

ORDINANCE NO. 260283

Sponsor: Director of City Planning and Development Department

Rezoning an area of about .16 acres generally located on the north side of Independence Boulevard just west of the intersection of Highland Avenue from District MPD/ICO to District MPD/ICO/HO in order to designate Leonard Smith Hall at 1700 Independence Boulevard as a local landmark on the Kansas City Register of Historic Places. (CD-CPC-2026-00003) **\*\*\*Held until 3/31/2026\*\*\***

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-1530, rezoning an area of approximately .16 acres generally located at 1700 Independence Boulevard from Master Planned Development/Independence Corridor Overlay (MPD/ICO) to (MPD/ICO/Historic Overlay), said section to read as follows:

Section 88-20A-1530, That an area legally described as:

A 20,305 sq ft lot: Beg at 375' w of se cor of Lot 20, Block 1, Dykington Place, th n 147', th 77' w, th sw 95' th s 97', th e returning to pob.

is hereby rezoned from Master Planned Development/Independence Corridor Overlay (MPD/ICO) to MPD/ICO/HO (MPD/ICO/Historic Overlay), all as shown outlined on a map marked Section 88-20A-1530, 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 Leonard Smith Hall was built in 1927 and designed by the firm of Hoit, Price and Barnes and is a good example of the Colonial Revival/Georgian Revival Style of architecture and also has historical value for its association with Children's Mercy.

Section C. That the Historic Preservation Commission recommended approval of the designation of Leonard Smith Hall at 1700 Independence Boulevard to the Kansas City Register of Historic Places (H/O Overlay) at its meeting on December 19, 2025.

Section D. That the City Plan Commission recommended denial of the inclusion of the property on the Kansas City Register of Historic Places (H/O Overlay) at its meeting on March 4, 2026.

Section E. That the City Council considered the factors set forth in Section 88-580-01-F of the Zoning and Development Code in making its decision, including the criteria used in determining eligibility for listing on the U.S. Department of Interior's National Register of Historic Places, and specifically Criterion A, as the property was associated with events that have made a significant contribution to the broad patterns of the City's history in the area of healthcare for its association with Children's Mercy; and Criterion C in the area of architecture, as the property is a good example of the Colonial Revival/Georgian Revival Style.

Section F. 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

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

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Sara Copeland, FAICP  
Secretary, City Plan Commission

Approved as to form:

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Sarah Baxter  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 260283

Submitted Department/Preparer: City Planning

Revised 01/30/25

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

### Executive Summary

Approving the designation of Leonard Smith Hall at 1700 Independence Boulevard to the Kansas City Register of Historic Places (H/O Overlay). (CD-CPC-2026-00003)

### Discussion

The applicant is requesting Leonard Smith Hall be placed on the Kansas City Register of Historic Places (H/O Overlay).

The overlay map can be found in the CPC Staff Report (pg. 2) attached to this ordinance request, overlay request is specifically for the Leonard Smith Hall building and surrounding courtyard area.

The application was submitted by the Pendleton Heights Neighborhood and Kansas City Bungalow Club after the University of Kansas City requested a demolition review for Leonard Smith Hall by the Historic Preservation Commission on September 26, 2025. The Historic Preservation Commission delayed the demolition by 45 days. The applicants submitted the request for the Historic Overlay during the 45 day period and received a recommendation of Approval from the Historic Preservation Commission on December 19, 2026. The Historic Preservation Commission found that Leonard Smith Hall meets the review criteria set out in the US Department of Interior's National Register of Historic Places under Criterion A and C.

The City Plan Commission heard the request at the March 4, 2026 hearing. Both the applicant and property owner provided testimony along with multiple members of the public. Public testimony received after the publication of the staff report is attached to the ordinance labeled "Additional Public Testimony". The applicant held their required public engagement meeting in compliance with the Zoning and Development Code.

The City Plan Commission voted 4-1 to deny the request.

## Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
No funding source applicable to this case. This is a Kansas City Register of Historic Places (H/O Overlay) ordinance authorizing the area in question as a historic district.
3. How does the legislation affect the current fiscal year?  
Not applicable as this is a Kansas City Register of Historic Places (H/O Overlay) ordinance authorizing the designation of the area as historic.
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 Kansas City Register of Historic Places (H/O Overlay) ordinance authorizing the designation of the area as historic.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
Not applicable as this is a Kansas City Register of Historic Places (H/O Overlay) ordinance authorizing the designation of the area as historic.

### Office of Management and Budget Review

(OMB Staff will complete this section.)

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

### Additional Discussion (if needed)

Click or tap here to enter text.

## Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?  
Housing and Healthy Communities (Press tab after selecting.)

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

- Utilize planning approaches in neighborhoods to reduce blight, ensure sustainable, affordable housing, and improve resident wellbeing and cultural diversity.
- Maintain and increase housing supply to meet the demands of a diverse population.
- Address the various needs of the City's most vulnerable population by working to reduce disparities.
- Promote healthy residents by ensuring basic sanitation and living needs are met.
- Ensure all residents have safe, accessible, quality housing by reducing barriers.
- Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

### Prior Legislation

Case No. 14608-MPD-1 – Rezoning an area of approximately 32 acres generally bounded by Missouri Avenue on the north, E. 9<sup>th</sup> Street on the south, Woodland Avenue and Maple Boulevard on the east and Paseo Boulevard on the west from District R-1.5, R-2.5, R-6, B1-1, B3-2, B4-2 to District MPD, and approving an MPD Development Plan for an educational institution (approved by Ord. 170109 on March 5, 2017).

### Service Level Impacts

Not applicable

### Staff Recommendation

Historic Preservation Commission – Recommend Approval, City Planning and Development, Historic Preservation Division – Recommend Approval, City Plan Commission – Recommend Denial.

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

Select One:  Recommend

- Do Not Recommend
- Not Applicable

Historic Preservation Commission recommended approval  
City Plan Commission recommended denial

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
None.
2. How have those groups been engaged and involved in the development of this ordinance?  
This ordinance does not require public engagement.
3. How does this legislation contribute to a sustainable Kansas City?  
The greenest building is the one that already exists.
4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)  
  
Click or tap here to enter text.  
Click or tap here to enter text.
5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.  
  
No - CREO's review is not applicable (Press tab after selecting)  
Please provide reasoning why not:  
No funding source applicable to this case. This is a Kansas City Register of Historic Places (H/O Overlay) ordinance authorizing the area in question as a historic district
6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?  
  
No(Press tab after selecting)  
  
Click or tap here to enter text.

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