

COMPARED VERSION  
COMMITTEE SUBSTITUTE TO ORIGINAL ORDINANCE

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 250994

Rezoning an area of 1.5 acres generally located at 1100 E. 63rd Street from Districts UR and B4-5 to District B4-5 and approving a development plan that also serves as a preliminary plat to allow for a commercial development. (CD-CPC-2025-~~\_\_\_\_\_~~)-~~00180~~ CD-CPC-2025-00182)

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-1518, rezoning an area of about 1.5 acres generally located 1100 E. 63rd Street (63rd Street on the south, Troost Avenue on the west and Forest Avenue on the east) from Districts UR (Urban Redevelopment) and B4-5 (Heavy Business/Commercial 4) to District B4-5 (Heavy Business/Commercial 4), said section to read as follows:

Section 88-2~~\_\_\_\_\_~~ 20A-1518. That an area legally described as:

Lot 1, Walgreen 30, a subdivision of land lying in Kansas City, Jackson County, Missouri.

is hereby rezoned from Districts UR (Urban Redevelopment) and B4-5 (Heavy Business/Commercial 4) to District B4-5 (Heavy Business/Commercial 4), all as shown outlined on a map marked Section 88-~~\_\_\_\_\_~~, 20A-1518, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

Section B. That a development plan that also serves as a preliminary plat for the area legally described above is hereby approved, subject to the following conditions:

1. The developer shall repaint the existing crosswalk from the corner to the building entrance.
2. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.
3. All signage shall conform to 88-445 and shall require a sign permit prior to installation.

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. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
6. 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 the Fire Department.
7. When an existing building is being renovated, is being changed in use or occupancy, or is undergoing a building addition, and the existing water service line(s) will be reused, the water service line(s) and related appurtenances shall meet the most current version of Kansas City Water rules and regulations.
8. The developer shall have a water flow test done to ensure that there is adequate water pressure to serve the proposed development.
9. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to a certificate of occupancy.
10. The development plan shall include a note stating: "An area of up to 1,500 square feet located in the area next to the drive through and including the drive through is reserved for additional tenants for the purpose of providing personal improvement services; coffee and drink shop (not liquor); or pharmacy uses subject to meeting developer/owner's standard leasing requirements."
11. The development plan shall include a note stating that the following uses are prohibited: adult business, pawnshops, short term loan establishments, liquor stores, car wash, motor vehicle repair (general and limited), vehicle storage/towing, tavern or nightclub, self-storage warehouse, light equipment sales/rental (indoor and outdoor), data center, non-accessory parking, indoor warehouse.

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

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

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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