



**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, June 30, 2026**

**1:30 PM**

**10th Floor, Committee 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 the Law Department**

**[260509](#)**

Sponsor: Director of Law Department

Accepting an additional \$16,704.00 for a 6-month extension from the Victims of Crime Act (VOCA) grant funded, by the U.S. Department of Justice, and passed through the State of Missouri's Department of Public Safety to support the work of the City's Prosecutor's Office; estimating and appropriating \$16,704.00 in the General Grants Fund; and authorizing the City Attorney to enter into a subaward grant agreement in connection with this grant.

**Director of Health**

[260515](#) Sponsor: Director of Health Department

Accepting and approving a one-year \$83,850.00 grant amendment with the Missouri Department of Health and Senior Services to conduct Perinatal Hepatitis B Case management and surveillance activities in Kansas City, Missouri; estimating and appropriating the sum of \$83,850.00 in the Health Grants Fund; and recognizing this ordinance as having an accelerated effective date.

**Director of Health**

[260520](#) Sponsor: Director of Health Department

Accepting and approving a one-year \$130,699.60 grant amendment with the Missouri Department of Health and Senior Services to coordinate services for children and youth with special health care needs; estimating and appropriating the sum of \$130,699.60 in the Health Grants Fund; and recognizing this ordinance as having an accelerated effective date.

**Director of City Planning & Development**

[260528](#) Sponsor: Director of City Planning and Development Department

Approving the First Amendment of the Brooklyn West Urban Renewal Plan for the purpose of extending its duration to June 27, 2041.

**Director of Health**

[260529](#) Sponsor: Director of Health Department

Accepting and approving a grant award amendment in the amount of \$3,197,466.00 as part of the Ryan White HIV Emergency Relief Part A/Minority AIDS Initiative (MAI) Grant from the Department of Health and Human Services-Health Resources and Services Administration (HRSA); appropriating and estimating revenue in the amount of \$3,197,466.00; and recognizing this ordinance as having an accelerated effective date.

**Director of City Planning & Development**

[260531](#) Sponsor: Director of City Planning and Development Department

Approving a development plan on about 19.70 acres generally located at 11611 Blue River Road in District R-80 to allow for two principal structures on one lot. (CD-CPC-2026-00042)

**Director of City Planning & Development**

[260553](#) Sponsor: Director of City Planning and Development Department

Approving the designation of The Bancroft Apartments to the Kansas City Register of Historic Places (HO Overlay) on an area of about 0.3 acres generally located on the southeast corner of Troost Avenue and E. 43rd Street. (CD-CPC-2026-00036)

**Rogers**

[260555](#) Sponsor: Councilmember Wes Rogers

Approving a development plan in District B3-2 (Neighborhood Business) to allow for commercial/retail development on about 4.6 acres generally located south of N.W. Barry Road and west of N. Platte Purchase Drive (2201 N.W. Barry Road). (Case No. CD-CPC-2026-00066)

**Director of City Planning & Development**

[260556](#) Sponsor: Director of City Planning and Development Department

Approving a development plan on about 9.7 acres generally located at 5019 Raytown Road in District M1-5 to allow for development of a storage/warehousing building. (CD-CPC-2026-00023)

**City Manager's Office**

[260558](#) Sponsor: City Manager's Office

Accepting the recommendations of the Central City Economic Development Tax Board for additional funding in the amount of \$1,495,000.00 for the Jazz District III and Lineage Distribution projects; reducing an existing appropriation by \$1,495,000.00; appropriating \$1,495,000.00 from the Unappropriated Fund Balance; and authorizing the Manager of Procurement Services to execute the necessary documents to amend the funding agreements and expend up to \$1,495,000.00 from funds appropriated in the Central City Economic Development Tax Fund.

**Director of City Planning & Development**

[260559](#) Sponsor: Director of City Planning and Development

RESOLUTION - Approving the KCI Area Plan as a guide for the future development and public investment within the area bounded by the city limits of Kansas City, Missouri on the north, city limits to Amity and then along Highway 152 on the south, Platte/Clay County boundary on the east, and city limits of Kansas City, Missouri on the west. (CD-MISC-2026-00004)

**Director of City Planning & Development**

[260560](#) Sponsor: Director of City Planning and Development

Repealing the KCI Area Plan, adopted by Ordinance No. 090395, which replaced a portion of the KCIA Area Plan with the KCI Area Plan, and repealing any other subsequent amendments.

**Director of City Planning & Development**

[260563](#) Sponsor: Director of City Planning and Development Department

Rezoning an area of about 87 acres generally located at the southeast corner of North Staley Road and Northeast Shoal Creek Parkway from District R-80 to District R-6 and approving a development plan, also serving as a preliminary plat, to allow for the creation of 200 residential lots. (CD-CPC-2026-00037 & 38)

**Director of City Planning & Development**

[260564](#) Sponsor: Director of City Planning and Development Department

Vacating approximately 72,000 square feet of undeveloped right-of-way in District R-80 generally located north of East Bannister Road, between Noland Road and Valley Garden Drive; and directing the City Clerk to record certain documents. (CD-ROW-2025-00039)

**Lucas**

[260566](#) Sponsor: Mayor Quinton Lucas

Amending Chapter 10, Code of Ordinances entitled "Classification of Licenses and License Fees" by repealing Section 10-134, entitled "Downtown economic entertainment district" and replacing it with a section of like number entitled "Entertainment Districts; Official Geographic Definitions" to establish official geographic definitions for administrative reference areas and entertainment districts used for licensure, special event administration, and other city-wide regulatory purposes; and amending Chapter 64, Code of Ordinances entitled "Streets, sidewalks and public places" by repealing Section 64-500 entitled "Definitions" and replacing it with a section of like number and subject matter for the purpose of renaming the definition of "entertainment district" to "entertainment district development project".

**Rogers**

[260567](#) Sponsor: Councilmember Wes Rogers

Authorizing the City Manager to execute a \$60,000.00 contract with Platte Senior Services, Inc, a Missouri Nonprofit Corporation, to provide senior services; authorizing the City Manager to amend the contract; directing the City Manager to assess the provision of senior services for Kansas City residents and make recommendations for City support of providers of senior services, reducing Contingent Appropriation in the amount of \$60,000.00 in the General Fund, Fund No. 1000; appropriating \$60,000.00 from the Unappropriated Fund Balance of the General Fund to the for the purpose of funding Platte County Senior Services; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date.

**Bough and Duncan**

[260574](#) Sponsor: Councilmember Andrea Bough

Amending Chapter 88, the Zoning and Development Code, by repealing Subsection 88-445-09, Signs in the PO, Pedestrian-Oriented Overlay District, and enacting in lieu thereof a new section of like number and subject matter for the purposes of allowing monument signs through the approval of a Council Approved Signage Plan; and by repealing Subsection 88-445-11, Council Approved Signage Plan, and enacting in lieu thereof a new section of like number and subject matter for the purposes of adding add B1 and B2 zoning districts to 88-445-11-B, the applicability criteria for a Council Approved Signage Plan (CD-CPC-2026-00056).

HELD IN COMMITTEE

**Rea**

[250997](#) Sponsor: Councilmember Crispin Rea

Amending Chapter 88, the Zoning and Development Code, by repealing Section 88-354, Marijuana Facilities, and enacting in lieu thereof a new section of like number and subject matter for the purpose of allowing marijuana dispensaries located at least 1,000 feet from residential zoning districts to operate 24 hours per day subject to approval of a special use permit.

**Director of City Planning & Development**

[260376](#) Sponsor: Director of City Planning and Development Department

Amending Chapter 88, the Zoning and Development Code, by repealing Section 88-285, Westport Overlay District, and enacting in lieu thereof a new section of like number and subject matter for the purpose of amending allowed uses within the Westport Overlay District and creating standards for drive-through facilities. (CD-CPC-2026-00025)

**Lucas**

[260399](#) Sponsor: Mayor Quinton Lucas

Amending Chapter 56 of the Code of Ordinances by enacting a new Section 56-548 to create minimum standards for the securing and mothballing of vacant buildings to prevent deterioration, protect public safety, and reduce negative neighborhood impacts.

**Lucas**

[260400](#) Sponsor: Mayor Quinton Lucas

Amending Chapter 56 of the Code of Ordinances, Article V, Dangerous buildings or structures, by repealing and replacing Section 56-539, Permits, to require Historic Preservation Commission review for demolition of historic structures declared dangerous buildings, except in cases of emergency.

**Lucas**

[260401](#) Sponsor: Mayor Quinton Lucas

Amending Chapter 56, Code of Ordinances, by repealing Article VI, Registration of vacant properties and foreclosing properties, and enacting a new article of like number and subject matter, including a new Section 56-586, Semiannual fee for chronically vacant nuisance property to expand vacant property registration to unimproved vacant land, add required disclosure of plans or intent for vacant property, establish procedures for investigating and identifying properties with a residential structure or multiple dwelling units that have been vacant for at least six months and have had multiple housing code violations and assess a \$200.00 fee for each semiannual period in which the City has investigated and made this determination; establishing policy for disclosure of access permission by Kansas City Police Department and the Office of Unhoused Solutions Triage team; and directing the City Manager to implement a city-wide registration outreach campaign.

## 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 #: 260509**

ORDINANCE NO. 260509

Sponsor: Director of Law Department

Accepting an additional \$16,704.00 for a 6-month extension from the Victims of Crime Act (VOCA) grant funded, by the U.S. Department of Justice, and passed through the State of Missouri’s Department of Public Safety to support the work of the City’s Prosecutor’s Office; estimating and appropriating \$16,704.00 in the General Grants Fund; and authorizing the City Attorney to enter into a subaward grant agreement in connection with this grant.

WHEREAS, the U.S. Department of Justice, Office on Victims of Crime Administrators passed grant dollars to the State of Missouri’s Department of Public Safety for 2026, and the City has previously appropriated required matching funds required in Account No. 27-1000-132000-A in the amount of \$4,009.00; and

WHEREAS, the Law Department, through the Prosecutor’s Office, will be the project administrator for this grant; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That revenue in the amount of \$16,704.00 is hereby estimated in the following account of the General Grants Fund:

|                                 |                      |             |
|---------------------------------|----------------------|-------------|
| 27-2580-130001-471240-G13VOCA21 | Victims of Crime Act | \$16,704.00 |
|---------------------------------|----------------------|-------------|

Section 2. That the sum of \$16,704.00 is hereby appropriated from the Unappropriated Fund Balance of the General Grants Fund to the following account:

|                            |                      |             |
|----------------------------|----------------------|-------------|
| 27-2580-135701-A-G13VOCA21 | Victims of Crime Act | \$16,704.00 |
|----------------------------|----------------------|-------------|

Section 3. Authorizing the City Attorney to enter into a \$16,704.00 6-month extension agreement with the State of Missouri’s Department of Public Safety to govern the management of the VOCA grant.

Section 4. That the Law Department is hereby designated requisitioning authority for Account No. 27-2580-135701-A.

..end

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

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Brenton Siverly  
Director of Finance

Approved as to form:

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Laura Dold  
Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 260509

Submitted Department/Preparer: Law

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 an additional \$16,704.00 for a 6-month extension from the Victims of Crime Act (VOCA) grant funded, by the U.S. Department of Justice, and passed through the State of Missouri's Department of Public Safety to support the work of the City's Prosecutor's Office; estimating and appropriating \$16,704.00 in the General Grants Fund; and authorizing the City Attorney to enter into a subaward grant agreement in connection with this grant.

### Discussion

This ordinance will allow the City to accept grant funding of \$16,704 from the VOCA grant. The City has previously approved accepting funds for the grant for the 2025/26 fiscal year. This is an extension of 6 months through September, 2026.

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
Grant Match - 27-1000-132000-A - General Fund  
Revenue - 27-2580-130001-471240-G13VOCA21 - General Grants Fund  
Appropation - 27-2580-135701-A-G13VOCA21 - General Grants Fund
3. How does the legislation affect the current fiscal year?  
\$4,009 grant match from previously appropriated funds.  
  
Increase of \$16,704 revenue estimate and \$16,704 in appropriations.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
This is a one-time revenue and cost impact with the option for further renewal.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
The legislation leverages funding from The Missouri Department of Public Safety.

**Office of Management and Budget Review**

(OMB Staff will complete this section.)

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

**Additional Discussion (if needed)**

The 2580 Fund will be balanced when all grant revenue is estimated through ordinances.

**Citywide Business Plan (CWBP) Impact**

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?  
Public Safety (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
  - Engage the community and community partners to focus on evidence-based approaches to public safety.
  - Focus on violence prevention among all age groups, placing an emphasis on youth.
  - Increase fairness, justice, and responsiveness of our municipal criminal justice system to support the best possible outcome for offenders and victims of crime.
  - Reduce recidivism through prevention, deterrence, including detention, and re-entry services.
  - 
  -

## Prior Legislation

Renewal VOCA grant award 2025.

## Service Level Impacts

The position assists with witness preparation for all violations of City ordinances. The position makes telephone, email and in person contact with Prosecution witnesses, both civilian and police to ensure appearance at trial and to advise witnesses of changes in court dates.

## Staff Recommendation

Law

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

Select One:  Recommend  
 Do Not Recommend  
 Not Applicable

This grant gives Law additional resources to process cases and protect public safety.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
Crimes against persons and property are public health concerns in that widespread threats to the health and safety of a large proportion of the population and can have lasting consequences for the physical and psychological health of survivors, families, and society.

This proposed legislation for grant renewal will allow for the City to employ a witness coordinator for victims on the general ordinance violations dockets. This will allow for better services to victims as well as more effective and efficient prosecution of property crimes and crimes of violence.

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:

N/A

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

No(Press tab after selecting)

Click or tap here to enter text.

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

No(Press tab after selecting)



**File #: 260515**

ORDINANCE NO. 260515

Sponsor: Director of Health Department

Accepting and approving a one-year \$83,850.00 grant amendment with the Missouri Department of Health and Senior Services to conduct Perinatal Hepatitis B Case management and surveillance activities in Kansas City, Missouri; estimating and appropriating the sum of \$83,850.00 in the Health Grants Fund; and recognizing this ordinance as having an accelerated effective date.

WHEREAS, Hepatitis B virus is a serious infectious illness of the liver transmitted through blood and body fluids, with perinatal infection serving as a major route of transmission; and

WHEREAS, infants infected with Hepatitis B have a 90% risk of developing chronic infection and a 25% lifetime risk of premature death, and the use of Hepatitis B Immune Globulin and timely completion of the vaccine series has been shown to be up to 95% effective in preventing infection in newborns; and

WHEREAS, this funding supports the Perinatal Hepatitis B Program, which identifies and provides case management to pregnant women infected with Hepatitis B to ensure newborns, household members, and close contacts receive timely immunizations and appropriate treatment; NOW THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY

Section 1. That a one-year grant 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 to conduct Perinatal Hepatitis B Case management and surveillance activities in Kansas City, Missouri, for the period of July 1, 2026 through June 30, 2027, for an amount not to exceed \$83,850.00 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:

|                                 |                       |             |
|---------------------------------|-----------------------|-------------|
| 27-2480-500001-471980-G50542228 | Perinatal Hepatitis B | \$83,850.00 |
|---------------------------------|-----------------------|-------------|

Section 3. That the sum of \$83,850.00 is hereby appropriated from the Unappropriated Fund Balance of the Health Grants Fund in the following accounts:

|                            |                       |               |
|----------------------------|-----------------------|---------------|
| 27-2480-505422-A-G50542228 | Perinatal Hepatitis B | \$82,163.32   |
| 27-2480-505422-B-G50542228 | Perinatal Hepatitis B | 1,186.68      |
| 27-2480-505422-C-G50542228 | Perinatal Hepatitis B | <u>500.00</u> |
|                            | TOTAL                 | \$83,850.00   |

Section 4. That the Director of Health is hereby designated as requisitioning authority for Account No. 27-2480-505422-G50542228 and is hereby authorized to expend the sum of \$83,850.00 from funds previously appropriated to the accounts.

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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Brenton Siverly  
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 #: 260515

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 \$83,850.00 grant amendment with the Missouri Department of Health and Senior Services to conduct Perinatal Hepatitis B Case management and surveillance activities in Kansas City, Missouri; estimating and appropriating the sum of \$83,850.00 in the Health Grants Fund; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date

### Discussion

Hepatitis B virus (HBV) is an infectious illness of the liver caused by the Hepatitis B virus, it is transmitted by exposure to infectious blood or body fluids, and perinatal infection is a major route of infection. These funds provide support to identify pregnant women who are infected with hepatitis B to provide immunizations to the newborn, for household, and sexual contacts to prevent hepatitis B infection. The program routinely maintains a case load of 10-15 pregnancies through surveillance effort and follows an additional 25-30 newborns to achieve appropriate vaccine compliance.

Perinatal Hepatitis B program overview:

Provides case management to pregnant women with positive hepatitis B markers to collaborate with the mothers of those newborns in getting them the appropriate treatment at birth, and successful completion of the Hepatitis B vaccine series which helps prevent transmission of the virus to their infants.

Infants infected with HBV have a 90% risk of developing chronic HBV infection and a 25 % lifetime risk of dying prematurely from cirrhosis or liver cancer.

Hepatitis B Immune Globulin (HBIG) and the first dose of Hepatitis B vaccine on the day of delivery, followed by timely completion of the hepatitis B vaccine series has been shown to be 85%-95% effective in preventing HBV infection in the newborn.

Collaboration with the birthing hospitals encourages predelivery testing and coordination of that providing that treatment along with the provision of the first does of HBV are given to those infants as soon as they are born.

Following up with the medical providers to coordinate the timely vaccination of the full series of vaccinations and proper bloodwork are completed to monitor that the antibodies are high enough to protect the infant at the end of the vaccination series.

## Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
Health Grants Fund 2480-505422-G50542228- Perinatal Hepatitis B
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.  
N/A
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
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)

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

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

## Service Level Impacts

Hepatitis B virus (HBV) infection in a pregnant woman poses risk to her infant at birth. Without postexposure immunoprophylaxis, approximately 40% infants born to HBV-infected mother in the United States will develop chronic HBV infection, approximately one-fourth of them will eventually die from chronic liver disease.

Perinatal HBV transmission can be prevented by identifying HBV infected (i.e., hepatitis B surface antigen [HBsAg]-positive) pregnant women and providing hepatitis B immune globulin and hepatitis B vaccine to their infants within 12 hours of birth.

Preventing perinatal HBV transmission is an integral part of the national strategy to eliminate hepatitis B in the United States.

## Staff Recommendation

Health

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

Select One:  Recommend  
 Do Not Recommend  
 Not Applicable

Continues ongoing grant funded program

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
The ability to limit/ decrease/ eliminate the spread of Hepatitis B in the community
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?  
It will assist in the prevention of Hepatitis B in approximately one-fourth of the population from developing chronic liver disease.

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 #: 260520**

ORDINANCE NO. 260520

Sponsor: Director of Health Department

Accepting and approving a one-year \$130,699.60 grant amendment with the Missouri Department of Health and Senior Services to coordinate services for children and youth with special health care needs; estimating and appropriating the sum of \$130,699.60 in the Health Grants Fund; and recognizing this ordinance as having an accelerated effective date.

WHEREAS, this funding provides service coordination for children and youth from birth to age twenty-one residing in Jackson, Cass, Clay, Platte, and Ray Counties who are at increased risk of chronic physical, developmental, behavioral, or emotional conditions and who require more extensive health-related services than typically needed: and

WHEREAS, the Program acts as a payer of last resort by assisting medically eligible children and youth whose families also meet financial eligibility guidelines, and supports early identification, timely referral, and coordination of diagnostic and treatment services to promote healthy growth and development; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That a one-year grant 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 Children and Youth with Special Health Care Needs program in the Kansas City, Missouri area, for the period of July 1, 2026 through June 30, 2027, for an amount not to exceed \$130,699.60 is hereby accepted and approved. A copy of the contract, 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:

|                                  |                              |              |
|----------------------------------|------------------------------|--------------|
| 27-2480-500001-472880-G50542628B | Children with Special Health | \$130,699.60 |
|----------------------------------|------------------------------|--------------|

Section 3. That the sum of \$130,699.60 is hereby appropriated from the Unappropriated Fund Balance of the Health Grants Fund in the following accounts:

|                             |                              |              |
|-----------------------------|------------------------------|--------------|
| 27-2480-505426-A-G50542628B | Children with Special Health | \$116,844.00 |
| 27-2480-505426-B-G50542628B | Children with Special Health | 2,324.60     |

|                             |                              |                  |
|-----------------------------|------------------------------|------------------|
| 27-2480-505426-C-G50542628B | Children with Special Health | <u>11,531.00</u> |
|                             | TOTAL                        | \$130,699.60     |

Section 4. That the Director of Health is hereby designated as requisitioning authority for Account No. 27-2480-505426-G50542628B and is hereby authorized to expend the sum of \$130,699.60 from funds previously appropriated to the accounts.

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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Brenton Siverly  
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 #: 260520

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 contract with the Missouri Department of Health and Senior Services to provide funding for children and youth with special health care needs; estimating and appropriating the additional sum of \$130,699.60, not previously appropriated, in the Health Grants Fund; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date

### Discussion

This funding from the Missouri Department of Health and Senior Services funds coordination services for children and youth with special health care needs who live in the following counties: Jackson, Cass, Clay, Platte, and Ray. The purpose of this contract is to provide services for individuals from birth to age twenty-one (21) who have or are at an increased risk for a medical condition that may hinder their normal physical growth and development and who require more medical services than children and youth generally. The Program focuses on early identification and service coordination for individuals who meet medical eligibility guidelines. The program acts as a payer of last resort, and as such provides limited funding for medically necessary diagnostic and treatment services for individuals whose families also meet financial eligibility guidelines. This contract allows the Health Department to fund one (1) full-time Service Coordinator position.

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
Health Grants Fund 2480-505426-G50542628B
3. How does the legislation affect the current fiscal year?

Estimates and Appropriates

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?  
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)

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

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

## Service Level Impacts

The Children and Youth with Special Health Care Needs program ensures that children and youth who have a diagnosis of a special health care need are provided with with early identification and integration of supportive resources. Early identification and integration of resources enhances the best possible health outcomes with the greatest degree of independence for individuals diagnosed with a special health care need

## Staff Recommendation

Health

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

Select One:  Recommend  
 Do Not Recommend  
 Not Applicable

Continues ongoing

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
The Children and Youth with Special Health Care Needs program partners with participants and their families to achieve coordinated, ongoing, and comprehensive care within a medical home which provides for successful transitions into adulthood.

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?  
The Children and Youth with Special Health Care Needs program partners with participants and their families to achieve coordinated, ongoing, and comprehensive care within a medical home which provides for successful transitions into adulthood.

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)



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**File #: 260528**

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ORDINANCE NO. 260528

Sponsor: Director of City Planning and Development Department

Approving the First Amendment of the Brooklyn West Urban Renewal Plan for the purpose of extending its duration to June 27, 2041.

WHEREAS, the Land Clearance for Redevelopment Authority of Kansas City, Missouri (“LCRA”) is a public body corporate and politic created by the Land Clearance for Redevelopment Authority Law, Section 99.300, et seq., RSMo (“LCRA Law”), and is transacting business and exercising the powers granted by the LCRA Law by virtue of Committee Substitute for Ordinance No. 16120; and

WHEREAS, the LCRA approved the Brooklyn West Urban Renewal Plan (“Plan”) on February 28, 1996, by Resolution No. 96-12; and

WHEREAS, the City Council approved the Plan on June 27, 1996, by Ordinance No. 960652; and

WHEREAS, the Plan would continue for a period of thirty (30) years; which was until on or about June 27, 2026; and

WHEREAS, OG Investments submitted an LCRA Redevelopment Application in 2023 to build 25 single-family homes within the Plan Area (“Project”). Only one of the 25 homes has been granted an abatement; and

WHEREAS, the LCRA desires to have the Plan in place throughout the remainder of the Project’s construction period and any future approved tax abatements within the conformance with the intent of the Plan; and

WHEREAS, the LCRA approved the First Amendment to extend the Plan an additional fifteen (15) years at its May 28, 2026 meeting by LCRA Resolution 5-4-26; and

WHEREAS, the LCRA Law and Plan require that the City Council act with respect to such amendment, should it elect to approve the same; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

**Duration of Controls.** That Section 10 of the Brooklyn West Urban Renewal Plan is hereby amended to read as follows:

**XI. DURATION OF CONTROLS.** This Amended Brooklyn West Urban Renewal Plan shall be effective until June 27, 2041, unless otherwise amended by the City. Further Resolved, that the Authority will not accept tax abatement applications from owners of the parcels in the Plan Area after December 31, 2031.

..end

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Approved as to form:

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Abigail Judah  
Assistant City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 260528

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

Approve First Amendment to the Brooklyn West Urban Renewal Plan

### Discussion

The LCRA approved the original Indiana Corridor Urban Renewal Plan on February 28, 1996 by Resolution 96-12 and determined the area was blighted and insanitary. The plan was approved by City Council on June 27, 1996 by Ordinance No. 960652. The original plan was approved for a period of thirty (30) years.

The Plan Area is generally bounded by 12<sup>th</sup> Street on the north, Brooklyn Avenue on the east, 14<sup>th</sup> Street on the south, and Woodland Avenue on the west. The original plan intent was to acquire 82 parcels of land within the plan boundaries and construct 75 single-family homes available to low- and moderate-income residents.

In 2023, OG Investments submitted an LCRA Redevelopment Application to build 25 single-family homes within the URA. The project is still currently under construction. Only one single-family home has been occupied, and the tax abatement for that property was approved in April 2026.

The LCRA requests that the plan term be extended through the construction period and through future approved tax abatements. The LCRA will not accept applications within the Urban Renewal Area after December 31, 2031 to ensure no additional extension is needed. The LCRA approved the First Amendment to the Brooklyn West Urban Renewal Plan to extend the plan term 15 years until June 27, 2041 at the LCRA Board Meeting on May 28, 2026 by Resolution 5-4-26.

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
  
2. What is the funding source?  
None. The removal of blighting conditions on a single-family home was financed through private equity and debt.
  
3. How does the legislation affect the current fiscal year?  
Parcels within the plan area are eligible to apply and be awarded tax abatements of 100% of increased property taxes on improvements for 10 years.
  
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
[Click or tap here to enter text.](#)
  
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
Parcels within the plan area are eligible to apply for and be awarded tax abatement of 100% of increased property taxes on improvements for 10 years.

**Office of Management and Budget Review**

(OMB Staff will complete this section.)

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

**Additional Discussion (if needed)**

This ordinance has no fiscal impact.

**Citywide Business Plan (CWBP) Impact**

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
  
2. Which CWBP goal is most impacted by this legislation?  
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

LCRA Resolution 96-12  
 Ordinance No. 960652  
 LCRA Resolution 5-4-26

### Service Level Impacts

N/A

### 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

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?  
This legislation allows for home ownership to be more attainable and sustainable for low- to moderate-income residents
4. Does this legislation create or preserve new housing units?  
Yes (Press tab after selecting)

Total Number of Units [Click or tap here to enter text.](#)

Number of Affordable Units 25

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 #: 260529**

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ORDINANCE NO. 260529

Sponsor: Director of Health Department

Accepting and approving a grant award amendment in the amount of \$3,197,466.00 as part of the Ryan White HIV Emergency Relief Part A/Minority AIDS Initiative (MAI) Grant from the Department of Health and Human Services-Health Resources and Services Administration (HRSA); appropriating and estimating revenue in the amount of \$3,197,466.00; and recognizing this ordinance as having an accelerated effective date.

WHEREAS, Ryan White Part A and Minority AIDS Initiative funds provide core medical and related support services to improve access and reduce disparities in health outcomes in the Kansas City Transitional Grant Area (KC-TGA); and

WHEREAS, the Kansas City Transitional Grant Area (KC-TGA), which includes counties in both Missouri and Kansas, qualifies as an eligible metropolitan area under the federal Ryan White Part A and Minority AIDS Initiative (MAI) programs due to the high incidence of HIV/AIDS, and has received Part A funding over 30 years to support a comprehensive system of care for people living with HIV; and

WHEREAS, the Kansas City, Missouri Health Department serves as the administrator of Ryan White Part A/MAI programming in the KC-TGA, overseeing the delivery of core medical and support services including outpatient medical care, oral health services, case management, and mental health/substance abuse treatment to over 2,700 individuals annually through subrecipient agencies, with funding awarded based on both epidemiological data and demonstrated need; NOW, THEREFORE,

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

Section 1. That a \$3,197,466.00 award amendment to Ryan White HIV Emergency Relief Part A/Minority AIDS Initiative ("MAI") Grant between the City of Kansas City, Missouri, acting through its Director of Health, and the U.S. Department of Health and Human Services, Division of Health Resources and Services Administration ("HRSA"), acting through its Director of Administration, whereby HRSA will provide funding for persons living with HIV/AIDS in the eleven county Kansas City Transitional Grant Area (KC-TGA) is hereby accepted and approved. A copy of the agreement, in substantial form, is on file with the Director of Health.

Section 2. That revenue in the following accounts of the Ryan White HIV/AIDS Fund are hereby estimated in the following amounts:

|                                 |                             |                   |
|---------------------------------|-----------------------------|-------------------|
| 27-2730-500001-479740-G50244827 | HRSA Ryan White Grant FY27  | \$3,000,527.00    |
| 27-2730-500001-479880-G50501927 | Minority Aids Initiative 27 | <u>196,939.00</u> |
|                                 | TOTAL                       | \$3,197,466.00    |

Section 3. That the sum of \$3,197,466.00 is hereby appropriated from the Unappropriated Fund Balance of the Ryan White HIV/AIDS Fund in the following accounts:

|                            |                             |                   |
|----------------------------|-----------------------------|-------------------|
| 27-2730-505003-A-G50244827 | HRSA Ryan White Grant FY27  | \$ 354,351.00     |
| 27-2730-505003-B-G50244827 | HRSA Ryan White Grant FY27  | 2,640,676.00      |
| 27-2730-505003-C-G50244827 | HRSA Ryan White Grant FY27  | 5,500.00          |
| 27-2730-505019-A-G50501927 | Minority Aids Initiative 27 | 26,820.00         |
| 27-2730-505019-B-G50501927 | Minority Aids Initiative 27 | <u>170,119.00</u> |
|                            | TOTAL                       | \$3,197,466.00    |

Section 4. The Director of Health is designated as requisitioning authority for Account Nos. 27-2730-505003-G50244827 and 27-2730-505019-G50501927.

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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Brenton Siverly  
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 #: 260529

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 grant award amendment in the amount of \$3,197,466.00 as npart of the Ryan White HIV Emergency Relief Part A/ Minority AIDS Initiative Grant from the Department of Health and Human Services-Health Resources and Services Administration (HRSA); appropriating and estimating revenue in the amount of \$3,197,466.00; designating requisition authority; and recognizing this ordinance as having an accelerated effective date.

### Discussion

\*\*\*This is a second & final award for the FY26 grant year. The first award was reviewed and passed by Council on March 24, 2026.\*\*\*

Ryan White Part A/MAI funds provide core medical and related support services to improve access and reduce disparities in health outcomes in metropolitan areas hardest hit by HIV/AIDS. The Kansas City Transitional Grant Area (KC-TGA) qualifies as one of the metropolitan areas due to the level of incidence of HIV within the eleven county region. To qualify, a metropolitan area must average 1,000 new cases of HIV over the previous five year period.

Service area consist of Cass, Clay, Clinton, Jackson, Platte, Lafayette, and Ray counties in MO and Johnson, Leavenworth, Miami, and Wyandotte counties in KS. Kansas City Health Department acts as the Administrator for all Ryan White Part A/MAI Programing in the KC-TGA.

The KC-TGA Ryan White Continuum of Care provided core medical and support services for 3,369 individuals in calendar year 2025. Services will be contracted out to sub-recipient agencies to provide the community with Outpatient/Ambulatory Medical Care, Oral Health Services, Medical Case Management, Early Intervention Services, Referral for Healthcare Support Services, Mental Health/Substance Abuse treatment, Health Education, and Housing services. The comprehensive system of care is monitored for the quality, programmatic, and fiscal integrity by the City of Kansas City Missouri Health Department, HIV Services Division.

Ryan White funding is appropriated annually by Congress. The awards for Part A are split into formula and supplemental funds. Formula funds are awarded based on the number of new cases of HIV/AIDS in the funded service area. Supplemental funds are awarded based on demonstrated need and quality of local plans in the annual application. The KC-TGA has received Part A Ryan White funding for over 30 years.

## Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
HRSA Ryan White Fund - 2730
3. How does the legislation affect the current fiscal year?  
The legislation estimates and appropriates funding in 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.  
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)

This legislation receives and appropriates grant funds

## 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

Ryan White Program Part A and MAI ensure that low income residents living with HIV have access to life saving medical treatment and support services that empower individuals to overcome barriers to care. Viral Load Suppression for those engaged vs not engaged with the Ryan White Program. In the KC-TGA of those enrolled in Ryan White 11% were not virally suppressed compared to the overall population of persons with HIV in the jurisdiction with 20% not virally suppressed (SOURCE CY22 Surveillance data). When individuals with HIV are virally suppressed they are unable to transmit HIV to others and thus the Ryan White programs also impact the community by preventing the spread of HIV.

### 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

Additional funding for ongoing grant

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
Impact to overall persons living with HIV will include better health outcomes as described above and improved quality of life. Populations disproportionately impacted by the HIV epidemic include men who have sex with men, men and women of color, transgender women, and intravenous drug users. Minority AIDS Initiative funding is used to serve the following populations in the KC-TGA:  
\*Young Men who have Sex with Men of Color (AA/Black & Hisp/Lat), Ages 13-29  
\* African American Females, All Ages  
\*Unhoused People of Color, All Ages
2. How have those groups been engaged and involved in the development of this ordinance?  
The Kansas City- TGA has an active Integrated HIV Prevention and Care Planning Council composed of various stakeholders in the community including 33% of the membership persons living with HIV, including members of the groups described above. Planning Council makes decisions on appropriations and is provided ongoing reporting from KCHD to monitor progress and impact of the funding.
3. How does this legislation contribute to a sustainable Kansas City?  
Prevents the spread of HIV and improves quality of life for those living with HIV. Federal Investments in public health such as Ryan White also reduce the local burden to provide safety net services and care.
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)



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**File #: 260531**

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ORDINANCE NO. 260531

Sponsor: Director of City Planning and Development Department

Approving a development plan on about 19.70 acres generally located at 11611 Blue River Road in District R-80 to allow for two principal structures on one lot. (CD-CPC-2026-00042)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District R-80 (Residential) generally located at 11611 Blue River Road, and more specifically described as follows:

Sec-9 Twp-47 Rng-33--- Pt NE 1/4 daf: beg nw cor NE 1/4 th S 87 deg 53 min 52 sec E 808.58' to tru sec w 261.96' th 85 deg 10 min 53 sec W 130.05' th N 80 deg 25 min 54 sec W 98.42' th N 69 deg 02 mi min 39 sec E 50.75' th N 68 deg 53 min 09 sec W 483.38' th S 18 deg 17 min 31 sec E 1.47' th N 71 deg 02 deg 06 min 08 sec E 191.70' to tru pob.

is hereby approved, subject to the following conditions:

1. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, has been installed or preserved in accordance with the plan and is healthy prior to a certificate of occupancy.
2. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.
3. The applicant shall revise and resubmit the site plan showing the greenhouse to be behind the existing houses prior to ordinance request.
4. Fire hydrant distribution shall follow IFC-2018 Table C102.1.
5. 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)

6. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
7. The developer shall pay parkland dedication money in lieu in the amount of \$445.46 to pay before a certificate of occupancy is obtained.
8. The developer shall be responsible for tree preservation in an easement or platted tract, mitigation planting, or payment of cash-in-lieu of preservation or mitigation planting, or any combination thereof in accordance with 88-424. Should the developer choose to pay cash-in-lieu of preservation or mitigation of all or a portion of the required area, the amount due shall be based upon the rate specified in 88-424. This requirement shall be satisfied prior to issuance of a certificate of occupancy, or prior to the recording of the final plat, whichever occurs first.
9. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks and Recreation Department's Forestry Division prior to beginning work in the public right-of-way.
10. 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.
11. 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.
12. The existing water main along Blue River Road is only a 2" diameter main according to our GIS maps. It is likely the 8" DIP water main to the south will need to be extended north to provide adequate flow and pressure for the new fire and domestic demands. If after confirming existing flow and pressure vs. proposed demands a larger main is needed, then the developer shall submit water main extension plans prepared by a Missouri professional engineer for review and permitting through CompassKC. The plans shall be under contract (permit) prior to a building permit issuance or final plat recording, whichever occurs first.
13. The developer shall submit plans for grading, siltation, and erosion control to the Kansas City Water Services Department for review and acceptance, provide a copy of the Storm Water Pollution Prevention (SWPP) plan submitted to the Missouri Department of Natural Resources (MDNR) and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.

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

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

..end

\_\_\_\_\_

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

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

Approved as to form:

\_\_\_\_\_  
Sarah Baxter  
Senior Associate City Attorney



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**File #: 260553**

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ORDINANCE NO. 260553

Sponsor: Director of City Planning and Development Department

Approving the designation of The Bancroft Apartments to the Kansas City Register of Historic Places (HO Overlay) on an area of about 0.3 acres generally located on the southeast corner of Troost Avenue and E. 43rd Street. (CD-CPC-2026-00036)

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-1541, rezoning an area of approximately 0.3 acres generally located at 4301 Troost Avenue from District B3-2 (Community Business) to B3-2/HO (B3-2/Historic Overlay), said section to read as follows:

Section 88-20A-1541, That an area legally described as:

Wightman & Hendersons Troost Ave Add Lot 1

is hereby rezoned from District B3-2 (Community Business) to B3-2/HO (B3-2/Historic Overlay), all as shown outlined on a map marked Section 88-20A-1541, 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 Bancroft Apartments was built circa 1913 and designed by architect Arthur T. Sparks. The building is a significant example of a Commercial-Residential Apartment Building subtype included in the *Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri* Multiple Property Documentation Form (MPDF) that is eligible under the National Register of Historic Places Criterion C in the area of architecture.

Section C. That the Historic Preservation Commission recommended approval of the designation of The Bancroft Apartments at 4301 Troost Avenue to the Kansas City Register of Historic Places (H/O Overlay) on January 30, 2026.

Section D. That the City Plan Commission recommended approval of the inclusion of the property on the Kansas City Register of Historic Places (H/O Overlay) on May 6, 2026.

Section E. 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 #: 260553

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 The Bancroft Apartments at 4301 Troost Avenue to the Kansas City Register of Historic Places (H/O Overlay). (CD-CPC-2026-00036)

### Discussion

The property owner is requesting The Bancroft Apartments be placed on the Kansas City Register of Historic Places (H/O Overlay). The overlay request is specifically for the Bancroft Apartment building and rear yard.

The property owner initiated the designation and hired Heritage Consulting Group to write the nomination. The Historic Preservation Commission reviewed the nomination on January 30, 2026 and found that the Bancroft Apartments meets the review criteria set out in the U.S. Department of the Interior's National Register of Historic Places under Criterion C in Architecture.

The Bancroft Apartments is eligible under National Register of Historic Place Criterion C. The Midtown/Plaza Area Plan supports the recommendation to designate The Bancroft Apartments as part of the Troost Avenue multimodal neighborhood-serving mixed-use corridor, and by promoting building maintenance and rehabilitation. Preservation and registration of the building supports the history, arts, and culture goal of the KC Spirit Playbook

The City Plan Commission heard the request at the May 6, 2026 hearing. There was no public testimony. The applicant held their required public engagement meeting in compliance with the Zoning and Development Code.

The City Plan Commission voted 6-0 to approve 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)**

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?  
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. 14516-P - Creating the Troost Corridor Overlay District in the area generally bounded by 22nd Street on the north, Volker Boulevard/Swope Parkway on the south, and one-half block east and west of Troost Avenue. (approved by Ord. 150581 on July 16, 2015). The Historic Overlay would supersede this overlay.

### Service Level Impacts

Not applicable

### Staff Recommendation

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

Select One:  Recommend  
 Do Not Recommend  
 Not Applicable

Staff - Recommend Approval  
 Historic Preservation Commission - Recommend Approval  
 City Plan Commission - Recommend Approval

## 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?  
Yes (Press tab after selecting)

Total Number of Units 8  
Number of Affordable Units (unknown)

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)





**File #: 260555**

ORDINANCE NO. 260555

Sponsor: Councilmember Wes Rogers

Approving a development plan in District B3-2 (Neighborhood Business) to allow for commercial/retail development on about 4.6 acres generally located south of N.W. Barry Road and west of N. Platte Purchase Drive (2201 N.W. Barry Road). (Case No. CD-CPC-2026-00066)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District B3-2 (Neighborhood Business) on an approximately 4.6 acre tract of land generally located south of N.W. Barry Road and west of N. Platte Purchase Drive, (2201 N.W. Barry Road), legally described as:

Lot F, Platte Purchase Plaza First Plat, a subdivision in Kansas City, Platte County, Missouri.

is hereby approved.

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

..end

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

\_\_\_\_\_  
Secretary, City Plan Commission

Approved as to form:

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Sarah Baxter  
Senior Associate City Attorney



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**File #: 260556**

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ORDINANCE NO. 260556

Sponsor: Director of City Planning and Development Department

Approving a development plan on about 9.7 acres generally located at 5019 Raytown Road in District M1-5 to allow for development of a storage/warehousing building. (CD-CPC-2026-00023)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District M1-5 (Manufacturing) generally located at 5019 Raytown Road and more specifically described as follows:

Comm Plat of Pendleton Lands Prt Tract 15 beg intersec e ly li relocated Raytown Rd & nly li Lot 1 Boehm Farm th nely tone cor Lot 1 th sely to most e ly cor Lot 1 th nely alg prolong of sly li sd Lot 127.4 ft th s 6 deg 49 min e 88.3 ft th n 57 deg 37 min e to wly liry r/w th nwly alg sd ry r/w li 491.25 ft th s 57 deg 37 min w to e ly li relocated Raytown Rd th sely alg sd li to beg.

is hereby approved, subject to the following conditions:

1. Building plans submittal shall meet the requirements of the Kansas City Building and Rehabilitation Code in effect at the time of submission.
2. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.
3. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to a certificate of occupancy.
4. All signage shall conform to 88-445 and shall require a sign permit prior to installation.

5. 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.
6. Prior to issuance of the certificate of occupancy for each lot within the plat the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy.
7. The applicant shall revise the building elevations to apply high quality building materials including but not limited to brick, stone, cast stone, finished concrete, stucco (not EIFS), metal (not sheet or pan style), or cement board to the front facade of the proposed building facing Raytown Road to increase alignment with design guidelines in the area plan and KC Spirit Playbook and Raytown Road's identified Image Street status. This shall be completed prior to ordinance request.
8. The applicant shall revise elevations to add eye-level windows with two-way transparency, clerestory windows, or material changes to the front facade of the proposed building facing Raytown Road to better align with the well-designed City goal of the KC Spirit Playbook. Denote on the elevations the material type and location on the elevation drawings. This shall be completed prior to ordinance request.
9. The applicant shall revise the landscaping plan to include additional screening style landscaping at the rear of the property in addition to the existing fence as the parking area is higher than the Rock Island Trail and vehicle storage will be in view from the trail. This shall be completed prior to ordinance request.
10. The applicant shall revise the plans to show landscaping along the northeastern side of the lot abutting the Rock Island Trail with landscaping that is compliant with 88-425-05-C or shall apply for and receive approval of an administrative adjustment for the landscaping prior to ordinance request.
11. The applicant shall revise the plans to show short-term bicycle parking as required prior or receive approval of an alternative compliance parking plan prior ordinance request.
12. The applicant shall apply for and obtain approval of a variance to the pedestrian standards prior to ordinance request, should the variance be denied, the applicant shall revise their plans to be compliant with the Code.
13. All outstanding corrections shall be resolved prior to ordinance request.
14. 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)

15. Fire hydrant distribution shall follow IFC-2018 Table C102.1.
16. 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)
17. The developer shall provide fire lane signage on fire access drives.
18. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
19. All required Fire Department access roads shall be an all-weather surface. Grass pavers are not permitted. (IFC-2012: § 503.2.3)
20. A Knox Box shall be provided near the main entrance to the building. (IFC-2018 § 506.1).
21. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
22. If an approved security gate spans across a fire access road, an approved means for emergency operation shall be provided. Electric gates shall require a siren sensor device typically referred to as a “yelp gate” (IFC-2018 § 503.6)
23. Proposed buildings shall have a Fire Department access road within 150 feet of any exterior portion of the structure. (IFC-2018: § 503.1.1)
24. 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)
25. Required Fire Department access roads shall be a minimum unobstructed width of twenty (20) feet and 13 ft. 6 in. clearance height. Check with Streets & Traffic (KCMO Public Works) or Missouri Department of Transportation (MODOT) that may have street planning regulations that supersede the Fire Code. (IFC-2018: § 503.2.1)
26. After the City Plan Commission enters its disposition for the development plan, the developer shall not enter into any agreement that would encumber or otherwise have any impact on the proposed right-of-way dedications for the planned project without the prior written consent of the Land Development Division.

27. 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.
28. The developer shall dedicate additional right-of-way and provide easements for Raytown Road as required by the adopted Major Street Plan and/or Chapter 88 so as to provide a minimum of 50 feet of right-of-way as measured from the centerline, along those areas being platted.
29. 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.
30. The developer shall subordinate to the City all private interest in the area of any right-of-way dedication, in accordance with Chapter 88 and as required by the Land Development Division, prior to issuance of any construction permits within said right-of-way, and that the developer shall be responsible for all costs associated with subordination activities now and in the future.
31. 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.
32. 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.
33. 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.

34. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
35. 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.
36. Developer shall submit water main extension plans in CompassKC meeting Kansas City Water rules and regulations for a new public fire hydrant along Raytown Road to meet the 300' max. spacing requirement. The plans shall be prepared by a Missouri professional engineer and shall be under contract (permit) prior to a building permit issuance.
37. The developer shall obtain the executed and recorded City approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting.
38. The developer shall obtain a floodplain development permit from Development Services prior to beginning any construction activities within the floodplain.
39. The developer shall submit plans for grading, siltation, and erosion control to the Kansas City Water Services Department for review and acceptance, provide a copy of the Storm Water Pollution Prevention (SWPP) plan submitted to the Missouri Department of Natural Resources (MDNR) and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
40. The developer shall secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Kansas City Water Services Department, prior to recording the plat or issuance of a building permit, whichever occurs first.
41. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Kansas City Water Services Department, in accordance with adopted standards, including a BMP level of service analysis prior to approval and issuance of any building permits, and the developer shall secure permits to construct any improvements as required by the Kansas City Water Services Department prior to issuance of any certificate of occupancy.
42. The developer shall provide an erosion hazard analysis for areas where any improvements or public right-of-way dedications are proposed within stream

buffer zones or adjacent to the outside of stream meanders as required by the Kansas City Water Services Department.

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

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

..end

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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 #: 260556

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

Development plan for indoor/outdoor warehousing, wholesaling, storage and freight movement in an M1-5 (Manufacturing) zoning district of about 9.70 acres located on 5019 Raytown Road. CD-CPC-2026-00023.

### Discussion

This development plan would allow for indoor/outdoor warehousing, wholesaling, storage and freight movement in an M1-5 zoning district. The applicant is proposing a 12,000 square foot metal building, 129 total truck parking stalls, and 8 employee parking stalls. Indoor storage is permitted by right in an M1-5 zoning district, and outdoor storage is permitted with an approved Special Use Permit. Per 88-517-02-D of the Zoning and Development Code, development plan review and approval is required because the site is within 200 feet of a residential district. The subject site is 62 feet away from a residential zoning district to the west, and 108 feet to the east.

The applicant sought a variance to the pedestrian standards to not require a pedestrian walkway connecting to Raytown Road. The variance was approved. The applicant sought an administrative adjustment to the bicycle parking requirements. A recreational bench will be provided in lieu of bicycle parking.

Staff and the City Plan Commission recommend approval with conditions. There was no public testimony at CPC.

### Fiscal Impact

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

Not applicable – as this is an ordinance authorizing a development plan on the subject site.

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

Not applicable – as this is an ordinance authorizing a development plan on the subject site.

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

Not applicable – as this is an ordinance authorizing a development plan on the subject site.

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

This ordinance authorizes the operation of a newly proposed business, which may generate revenue.

**Office of Management and Budget Review**

(OMB Staff will complete this section.)

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

**Additional Discussion (if needed)**

This ordinance has no fiscal impact.

**Citywide Business Plan (CWBP) Impact**

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

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

### Prior Legislation

None.

### Service Level Impacts

None expected.

### 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

Staff and City Plan Commission recommend approval with conditions.

### 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?  
Section 88-505-12, Public Engagement does apply to this request. The applicant hosted a meeting on April 6, 2026. A meeting summary is attached to the City Plan Commission staff report.

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

The proposed shop and vehicle storage does not enhance the character of Raytown Road as an identified image street in the Blue Ridge Area Plan. The building design does not provide well designed elements, such as windows with two-way transparency, nor façade materials that are of a high quality and provide some architectural materials. Alignment would increase with additional windows and the use of materials such as stucco, thin brick, or other materials facing Raytown Road. The minimal landscaping, especially to the rear of the site adjacent to the Rock Island Trail, does not align with the healthy environment or parks and open space goals of the KC Spirit Playbook. The Rock Island Trail is a regional trail that connects to the Katy Trail, and screening and plantings can help transition from the light industrial use to the regionally significant transportation and leisure amenity.

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)





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**File #: 260558**

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ORDINANCE NO. TMP-6967

Sponsor: City Manager's Office

Accepting the recommendations of the Central City Economic Development Tax Board for additional funding in the amount of \$1,495,000.00 for the Jazz District III and Lineage Distribution projects; reducing an existing appropriation by \$1,495,000.00; appropriating \$1,495,000.00 from the Unappropriated Fund Balance; and authorizing the Manager of Procurement Services to execute the necessary documents to amend the funding agreements and expend up to \$1,495,000.00 from funds appropriated in the Central City Economic Development Tax Fund.

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

WHEREAS, on April 4, 2017, pursuant to authority granted by Section 67.1304, RSMo, a majority of Kansas City, Missouri voters approved a new 1/8 of one percent retail sales tax for funding economic development projects within the area bounded by 9th Street on the north, Gregory Boulevard on the south, Paseo Boulevard on the west and Indiana Avenue on the east; and

WHEREAS, the developers of the Jazz District III and Lineage Distribution projects requested a public contribution and the Central City Economic Development Sales Tax Board recommends that funding be approved; and

WHEREAS, prior ordinances awarded CCED funds for the Jazz District III and Lineage Distribution projects; and

WHEREAS, the developers subsequently identified a need for additional funding due to increases in construction labor and construction costs; and

WHEREAS, the projects serve a predominantly public municipal purpose because, without limitation, completion of the projects (i) enhances the tax base of the Project Site; (ii) retains and generated jobs (iii) promotes economic development in the area of the City in which the Project Site is located, and promotes consideration of areas of the City that the City Council has determined to be blighted as a location for business operations; (iv) results in generation of tax revenues to the City from the conduct of business and other activities in the City that would

not otherwise occur; (v) serves as a catalyst for additional investment in and further redevelopment and rehabilitation of the area of the City in which the Project Site is located; and (vi) furthers the City’s policy of encouraging economic stability and growth; and

WHEREAS, the City desires to encourage the developers to carry out the projects for the purpose of realizing these predominantly public purposes by entering into an agreement to contribute certain revenues in an amount needed to cause the project to be undertaken and attract the necessary private investment; and

WHEREAS, the contributions contemplated by the Funding Agreements are limited to those which have been determined to be needed for the purpose of ensuring that the projects proceed, and but for their contribution, the projects would not proceed to the detriment of public interest; and

WHEREAS, on May 28, 2026, the CCED Board voted to recommend an increase in funding for the for the Jazz District III and Lineage Distribution projects; NOW, THEREFORE,

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

Section 1. That the recommendations of the Central City Economic Development Tax Board that were issued May 28, 2026 are hereby accepted.

Section 2. That the following amount is hereby reduced from the Central City Economic Development Sales Tax Fund, Fund No. 2200, from the following account:

|                           |                            |                |
|---------------------------|----------------------------|----------------|
| 27-2200-555998-B-55BUDGET | Budget Integration Account | \$1,495,000.00 |
|---------------------------|----------------------------|----------------|

Section 3. That the following amount is hereby appropriated from the Unappropriated Fund Balance of the Central City Economic Development Sales Tax Fund, Fund No. 2200, to the following accounts:

|                                  |                             |                   |
|----------------------------------|-----------------------------|-------------------|
| 27-2200-555998-B-55JAZZDISTRICTA | Jazz District III           | \$ 500,000.00     |
| 27-2200-555998-B-55LINEAGE       | Lineage Distribution Center | <u>995,000.00</u> |
|                                  | TOTAL                       | \$1,495,000.00    |

Section 4. That the Manager of Procurement Services is authorized to execute the necessary documents to amend the aforementioned funding agreements and expend up to \$1,495,000.00 from the funds appropriated in the Central City Economic Development Tax Fund herein.

Section 5. That the Manager of Procurement Services is authorized to execute the necessary documents to amend the aforementioned funding agreements and expend up to \$1,495,000.00 from the funds appropriated in the Central City Economic Development Tax Fund herein.

Section 6. That the Director of the Housing and Community Development Department is designated requisitioning authority for Account No. 27-2200-555998.

..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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Brenton Silverly  
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 #: 260558

Submitted Department/Preparer: Housing

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

Accepting the recommendation of the Central City Economic Development Tx Board for additional funding in the amount of \$1,495,000 for Jazz District III and Lineage Distribution project; reducing an existing appropriation by \$1,495,000; appropriating \$1,495,000 from the Unappropriated Fund Balance; and authorizing the Manager of Procurement Services to execute the necessary documents to amend the funding agreements and expend up to \$1,495,000 from funds appropriated in the Central City Economic Development Tax Fund.

### Discussion

That the recommendations of Central City Economic Development Tax Board that was issued May 28, 2026, are hereby accepted.

Section 2. That the following amount is hereby reduced from the Central City Economic Development Sales Tax Fund, Fund No. 2200, from the following account:

|                           |                            |             |
|---------------------------|----------------------------|-------------|
| 27-2200-555998-B-55BUDGET | Budget Integration Account | \$1,495,000 |
|---------------------------|----------------------------|-------------|

Section 3. That the following amount is hereby appropriated from the Unappropriated Fund Balance of the Central City Economic Development Sales Tax Fund, Fund No. 2200, to the following account:

|                                  |                             |                  |
|----------------------------------|-----------------------------|------------------|
| 27-2200-555998-B-55JAZZDISTRICTA | Jazz District III           | \$500,000        |
| 27-2200-555998-B-55LINEAGE       | Lineage Distribution Center | <u>\$995,000</u> |
|                                  |                             | \$1,495,000      |

### Fiscal Impact

- Is this legislation included in the adopted budget?  Yes  No
- What is the funding source?

3. How does the legislation affect the current fiscal year?  
CCED Board voted to recommend an increase in funding for certain projects.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
NA
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
NA

### 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 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

230368 and 250447

## Service Level Impacts

The project serves a predominantly public municipal purpose because, without limitation, completion of the project (i) enhances the tax base of the Project Site; (ii) retains and generated jobs (iii) promotes economic development in the area of the City in which the Project Site is located, and promotes consideration of areas of the City that the City Council has determined to be blighted as a location for business operations; (iv) results in generation of tax revenues to the City from the conduct of business and other activities in the City that would not otherwise occur; (v) serves as a catalyst for additional investment in and further redevelopment and rehabilitation of the area of the City in which the Project Site is located; and (vi) furthers the City’s policy of encouraging economic stability and growth

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
NA
2. How have those groups been engaged and involved in the development of this ordinance?  
NA
3. How does this legislation contribute to a sustainable Kansas City?  
The project serves a predominantly public municipal purpose because, without limitation, completion of the project (i) enhances the tax base of the Project Site; (ii) retains and generated jobs (iii) promotes economic development in the area of the City in which the Project Site is located, and promotes consideration of areas of the City that the City Council has determined to be blighted as a location for business operations; (iv) results in generation of tax revenues to the City from the conduct of business and other activities in the City that would not otherwise occur; (v) serves as a catalyst for additional investment in and further redevelopment and rehabilitation of the area of the City in which the Project Site is located; and (vi) furthers the City’s policy of encouraging economic stability and growth
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:

CUPs and LOIs will be submitted prior to issuance of a Notice to Proceed.

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 #: 260559**

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RESOLUTION NO. 260559

Sponsor: Director of City Planning and Development

**RESOLUTION** - Approving the KCI Area Plan as a guide for the future development and public investment within the area bounded by the city limits of Kansas City, Missouri on the north, city limits to Amity and then along Highway 152 on the south, Platte/Clay County boundary on the east, and city limits of Kansas City, Missouri on the west. (CD-MISC-2026-00004)

WHEREAS, on June 18, 2009, the City Council by Ordinance No. 090395 adopted the KCI Area Plan; and

WHEREAS, the City Council by Ordinance No. 250523 amended the KCI Area Plan by replacing the Proposed Land Use Map, which was considered by the City Plan Commission on June 18, 2025; and

WHEREAS, a companion ordinance, Ordinance No. \_\_\_\_\_, will repeal Ordinance No. 090395 and any other subsequent amendments by ordinance; and

WHEREAS, the stakeholders of the KCI Area in conjunction with the City Planning and Development Department have conducted a study delineating the characteristics of the KCI Area; and

WHEREAS, legal notice for the public before the City Plan Commission was published on February 3, 2026, in conformity with State and local laws; and

WHEREAS, after all interested persons were given the opportunity to present testimony, the City Plan Commission did on April 15, 2026, recommend approval of the update to the KCI Area Plan; and

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

WHEREAS, the policies within the KCI Area Plan, which will serve as the plan of record for this area, are consistent with the policies of the KC Spirit Playbook. Any future amendments to the KCI Area Plan should be guided by and comply with the policy direction set forth in the KC Spirit Playbook, adopted by Resolution No. 230257 on April 20, 2023; and

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

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

WHEREAS, the City Planning and Development Department has incorporated its findings in an update to the KCI Area Plan; and

WHEREAS, after considering additional testimony, the Council has determined it appropriate to approve the updated KCI Area Plan and repeal and replace previous versions; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section A. That the KCI Area Plan is hereby adopted as a guide for the future development and public investments for that area generally bounded by the city limits of Kansas City, Missouri on the north, city limits to Amity and then along Highway 152 on the south, Platte/Clay County boundary on the east, and city limits of Kansas City, Missouri on the west. A copy of the KCI Area Plan is attached hereto, in substantial form, and is hereby approved.

Section B. That the KCI Area Plan is consistent and complies with the KC Spirit Playbook, adopted on April 20, 2023, by Committee Substitute for 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 KCI Area Plan hereinabove, all public notices have been given and hearings have been had as required by law.

..end

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# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 260559

Submitted Department/Preparer: City Planning

Revised 01/30/25

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

### Executive Summary

Approving an update to the KCI Area Plan as a guide for the future development and public investment within the area bounded by the city limits of Kansas City, Missouri on the north, city limits to Amity and then along Highway 152 on the south, Platte/Clay County boundary on the east, and city limits of Kansas City, Missouri on the west. (CD-MISC-2026-00004)

### Discussion

Kansas City is divided into 18 geographic areas for which area plans have been prepared. The KCI Area Plan was adopted by the City Council in June 2009 by Ordinance No. 090395. Area Plans typically have a lifespan of 10 years; therefore it is time for a new KCI Area Plan to guide the physical development of the area through 2035. Area plans recommend strategies to help realize a community's long-term vision for the future and provide a comprehensive framework to guide public decisions on land use, public spaces, mobility, housing, and public improvements. Area plans provide both proactive strategies (phased action steps which may become projects and are outcome driven) and reactive guidelines (evaluation tools to guide future decision making, as well as a foundation for zoning). These plans are used by the city and the community alike and implement at a local level the elements of the City's Comprehensive Plan (KC Spirit Playbook).

Public engagement guided the creation of the plan, including the vision, goals, Community Supported Actions (CSAs), and other recommendations. Staff held three public workshops, one open house, and five advisory committee meetings. In addition to in-person engagement, staff received more than 300 responses from area residents on our statistically significant survey, 93 responses to our "Big 5 Question Survey" and 22 responses to our "Asset Map" exercise. Notification of our public

engagement efforts were through email, social media, council district newsletters, flyers, neighborhood associations, and assistance from other local stakeholders.

The updated KCI Area Plan includes four important additions that were not included in the previous area plan. These are : Sub Areas - location-specific Community Supported Actions and guidance that address unique conditions and challenges; Place Types – a new type of land use planning category that describe the intensity of uses but have more focus on the general site design, form and architectural character of areas; Bikeways and Trail Priority Segements – identification of priority street segments for bikeways, priority trail segments for completion, proposed trail connections, and proposed trailheads; and the Housing and Neighborhoods chapter which provides key concepts, corresponding community-supported actions, and a broad analysis of existing neighborhood conditions.

The Plan identifies key concepts for land use, mobility, environment and resiliency, housing and neighborhoods, and public realm that were derived from the goals, community input, and best practices to achieve the community vision for the planning area. To address these key concepts, Community-Supported Actions (CSAs) were identified for implementation, including a time frame, primary and secondary responsible entities, and primary and secondary cost type.

Land Use has the following key concepts:

- Use existing infrastructure to ensure costs do not outpace the City's ability to provide maintenance and deliver services by encouraging and prioritizing development and infrastructure extensions within the Contiguous Development Zone. ((The prior sentence should remain, not sure why it is showing deleted.)) Ensure development includes a balance of complementary land uses, including mixed uses that are accessible by walking, biking, driving, and public transit, in order to promote quality of life and encourage economic development.
- Preserve open space and protect the natural environment using the open space plan to mitigate the impacts of the built environment on natural systems.
- Ensure quality site design standards for all developments.

Mobility has the following key concepts:

- Develop and maintain a roadway system that effectively serves projected uses and development intensity, while creating a safe and welcoming environment.
- Expand safe and accessible transportation options by improving difficult intersections and enhancing transit, bicycle, and trail connections.
- Utilize the Streets Design Guide and the Major Street Plan to enrich the character of developments while promoting walkability and supporting mixed-use environments.

Environment and Resiliency has the following key concepts:

- All development within the KCI planning area—particularly near designated open spaces and buffer zones—should aim to preserve key environmental features and safeguard KCI’s network of regulated streams, floodplains, steep slopes, woodlands, natural prairies, and other natural habitats in order to safeguard water quality, development and infrastructure integrity, and community quality and safety.
- Promote sustainable, reliable, and resilient water management practices to protect natural water systems.
- Update and maintain accurate environmental data to support planning initiatives and objectives within the KCI Planning Area.
- Promote and incentivize the use of green and ecological infrastructure in public and private development.

Housing and Neighborhoods has the following key concepts:

- Promote a diverse range of accessible housing options that serve all income ranges, age groups, and ownership preferences.
- Ensure sustainable, healthy, and attractive neighborhoods for current and future residents.
- Encourage and assist in establishing registered neighborhood and homes associations.

Public Realm has the following key concepts:

- Design connected public spaces that establish a distinct and memorable identity for the KCI area.
- Prioritize the design of image streets and gateways to define the character and arrival experience of the area.
- Develop parks, plazas, and greenways that accommodate a range of users and community activities, from informal gatherings to large-scale events.

## Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
) City Planning Department Budget
3. How does the legislation affect the current fiscal year?  
There are recommended, not required, community supported actions which could be included in this fiscal year through the City Planning Department Budget, cooperation with other City Departments and regional agencies.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
There are recommended, not required, community supported actions which could be included in future fiscal years through the City Planning Department Budget, cooperation with other City Departments and regional agencies.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
No, as this is a planning document.

### 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 resolution 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?  
Infrastructure and Accessibility (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
  - Engage in thoughtful planning and redesign of existing road networks to ensure safety, access, and mobility of users of all ages and abilities.
  - Develop a multimodal regional transportation system for all users.
  - Develop environmentally sustainable strategies that improve quality of life and foster economic growth.
  - Ensure adequate resources are provided for continued maintenance of existing infrastructure.
  - Focus on delivery of safe connections to schools.
  -

## Prior Legislation

Ordinance No. 241073 – A moratorium until July 16, 2025, on the approval of any zoning map amendments to a manufacturing (M) zoning district within the KCI Area Plan boundary. Ordinance No. 250523 – Approving an amendment July 31, 2025 to the KCI Area Plan by replacing the Proposed Land Use Map.

## Service Level Impacts

Staff does not anticipate service level impacts from the proposed plan without further implementation of the plan's actions.

## Staff Recommendation

City Planning and Development

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

Select One:  Recommend  
 Do Not Recommend  
 Not Applicable

City Plan Commission and Staff recommend Approval

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
. Reduced public health impact from commercial truck traffic on adjacent resident's quality of life (nuisance reduction.) Increased public health from water quality preservation.
2. How have those groups been engaged and involved in the development of this ordinance?  
. Outreach included a social media toolkit that people could share and use on social media sites, postings on social media, emails, 1st and 2nd District Council newsletters, and hand distributed flyers. Engagement included online, a statistically significant survey, four community in-person engagement events plus five advisory committee meetings, and a new area plan interactive website designed for receiving public comment.
3. How does this legislation contribute to a sustainable Kansas City?  
The proposed KCI Area Plan through the Playbook topic of Land Use and Development promotes the Goals of Connected City and Well Designed City and the objectives of: Complete Communities, Connected City, fiscally and environmentally responsible Development Patterns, Environmental Health and Resiliency, Housing Affordability and Diversity, and Vision Zero.
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)



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**File #: 260560**

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ORDINANCE NO. 260560

Sponsor: Director of City Planning and Development

Repealing the KCI Area Plan, adopted by Ordinance No. 090395, which replaced a portion of the KCIA Area Plan with the KCI Area Plan, and repealing any other subsequent amendments.

WHEREAS, Council passed Ordinance No. 090395 on June 18, 2009, replacing a portion of the KCIA Area Plan with the KCI Area Plan; and

WHEREAS, the Council now desires to repeal Ordinance No. 090395, and any other subsequent amendments, and enact a resolution approving a new KCI Area Plan; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. Ordinance No. 090395 and any other subsequent amendments, including Resolution Nos. 210839, 220749, 220882, 240382, 250162, 250360 and Ordinance No. 250523 are hereby repealed.

..end

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Approved as to:

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Sarah Baxter  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 260560

Submitted Department/Preparer: City Planning

Revised 01/30/25

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

### Executive Summary

Approving an update to the KCI Area Plan as a guide for the future development and public investment within the area bounded by the city limits of Kansas City, Missouri on the north, city limits to Amity and then along Highway 152 on the south, Platte/Clay County boundary on the east, and city limits of Kansas City, Missouri on the west. (CD-MISC-2026-00004)

### Discussion

Kansas City is divided into 18 geographic areas for which area plans have been prepared. The KCI Area Plan was adopted by the City Council in June 2009 by Ordinance No. 090395. Area Plans typically have a lifespan of 10 years; therefore it is time for a new KCI Area Plan to guide the physical development of the area through 2035. Area plans recommend strategies to help realize a community's long-term vision for the future and provide a comprehensive framework to guide public decisions on land use, public spaces, mobility, housing, and public improvements. Area plans provide both proactive strategies (phased action steps which may become projects and are outcome driven) and reactive guidelines (evaluation tools to guide future decision making, as well as a foundation for zoning). These plans are used by the city and the community alike and implement at a local level the elements of the City's Comprehensive Plan (KC Spirit Playbook).

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engagement efforts were through email, social media, council district newsletters, flyers, neighborhood associations, and assistance from other local stakeholders.

The updated KCI Area Plan includes four important additions that were not included in the previous area plan. These are : Sub Areas - location-specific Community Supported Actions and guidance that address unique conditions and challenges; Place Types – a new type of land use planning category that describe the intensity of uses but have more focus on the general site design, form and architectural character of areas; Bikeways and Trail Priority Segements – identification of priority street segments for bikeways, priority trail segments for completion, proposed trail connections, and proposed trailheads; and the Housing and Neighborhoods chapter which provides key concepts, corresponding community-supported actions, and a broad analysis of existing neighborhood conditions.

The Plan identifies key concepts for land use, mobility, environment and resiliency, housing and neighborhoods, and public realm that were derived from the goals, community input, and best practices to achieve the community vision for the planning area. To address these key concepts, Community-Supported Actions (CSAs) were identified for implementation, including a time frame, primary and secondary responsible entities, and primary and secondary cost type.

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- Use existing infrastructure to ensure costs do not outpace the City's ability to provide maintenance and deliver services by encouraging and prioritizing development and infrastructure extensions within the Contiguous Development Zone. ((The prior sentence should remain, not sure why it is showing deleted.)) Ensure development includes a balance of complementary land uses, including mixed uses that are accessible by walking, biking, driving, and public transit, in order to promote quality of life and encourage economic development.
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- Ensure quality site design standards for all developments.

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- Expand safe and accessible transportation options by improving difficult intersections and enhancing transit, bicycle, and trail connections.
- Utilize the Streets Design Guide and the Major Street Plan to enrich the character of developments while promoting walkability and supporting mixed-use environments.

Environment and Resiliency has the following key concepts:

- All development within the KCI planning area—particularly near designated open spaces and buffer zones—should aim to preserve key environmental features and safeguard KCI’s network of regulated streams, floodplains, steep slopes, woodlands, natural prairies, and other natural habitats in order to safeguard water quality, development and infrastructure integrity, and community quality and safety.
- Promote sustainable, reliable, and resilient water management practices to protect natural water systems.
- Update and maintain accurate environmental data to support planning initiatives and objectives within the KCI Planning Area.
- Promote and incentivize the use of green and ecological infrastructure in public and private development.

Housing and Neighborhoods has the following key concepts:

- Promote a diverse range of accessible housing options that serve all income ranges, age groups, and ownership preferences.
- Ensure sustainable, healthy, and attractive neighborhoods for current and future residents.
- Encourage and assist in establishing registered neighborhood and homes associations.

Public Realm has the following key concepts:

- Design connected public spaces that establish a distinct and memorable identity for the KCI area.
- Prioritize the design of image streets and gateways to define the character and arrival experience of the area.
- Develop parks, plazas, and greenways that accommodate a range of users and community activities, from informal gatherings to large-scale events.

## Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
) City Planning Department Budget
3. How does the legislation affect the current fiscal year?  
There are recommended, not required, community supported actions which could be included in this fiscal year through the City Planning Department Budget, cooperation with other City Departments and regional agencies.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
There are recommended, not required, community supported actions which could be included in future fiscal years through the City Planning Department Budget, cooperation with other City Departments and regional agencies.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
No, as this is a planning document.

### 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 resolution 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?  
Infrastructure and Accessibility (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
  - Engage in thoughtful planning and redesign of existing road networks to ensure safety, access, and mobility of users of all ages and abilities.
  - Develop a multimodal regional transportation system for all users.
  - Develop environmentally sustainable strategies that improve quality of life and foster economic growth.
  - Ensure adequate resources are provided for continued maintenance of existing infrastructure.
  - Focus on delivery of safe connections to schools.
  -

## Prior Legislation

Ordinance No. 241073 – A moratorium until July 16, 2025, on the approval of any zoning map amendments to a manufacturing (M) zoning district within the KCI Area Plan boundary. Ordinance No. 250523 – Approving an amendment July 31, 2025 to the KCI Area Plan by replacing the Proposed Land Use Map.

## Service Level Impacts

Staff does not anticipate service level impacts from the proposed plan without further implementation of the plan's actions.

## Staff Recommendation

City Planning and Development

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

Select One:  Recommend  
 Do Not Recommend  
 Not Applicable

City Plan Commission and Staff recommend Approval

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
. Reduced public health impact from commercial truck traffic on adjacent resident's quality of life (nuisance reduction.) Increased public health from water quality preservation.
2. How have those groups been engaged and involved in the development of this ordinance?  
. Outreach included a social media toolkit that people could share and use on social media sites, postings on social media, emails, 1st and 2nd District Council newsletters, and hand distributed flyers. Engagement included online, a statistically significant survey, four community in-person engagement events plus five advisory committee meetings, and a new area plan interactive website designed for receiving public comment.
3. How does this legislation contribute to a sustainable Kansas City?  
The proposed KCI Area Plan through the Playbook topic of Land Use and Development promotes the Goals of Connected City and Well Designed City and the objectives of: Complete Communities, Connected City, fiscally and environmentally responsible Development Patterns, Environmental Health and Resiliency, Housing Affordability and Diversity, and Vision Zero.
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)



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**File #: 260563**

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ORDINANCE NO. 260563

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 87 acres generally located at the southeast corner of North Staley Road and Northeast Shoal Creek Parkway from District R-80 to District R-6 and approving a development plan, also serving as a preliminary plat, to allow for the creation of 200 residential lots. (CD-CPC-2026-00037 & 38)

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-1544, rezoning an area of about 87 acres generally located at the southeast corner of North Staley Road and Northeast Shoal Creek Parkway from District R-80 (Residential) to District R-6 (Residential) and approving a development plan, also serving as a preliminary plat, to allow for the creation of 200 residential lots, said section to read as follows:

Section 88-20A-1544. That an area legally described as:

A tract of land in the south half of section 30, township 52 north, range 32 west and the northeast quarter of section 31, township 52 north, range 32 west in Kansas City, clay county, Missouri being described as follows: commencing at the northwest corner of the southwest quarter of said section 30; thence  $S00^{\circ}21'54''w$ , along the west line of said southwest quarter, a distance of 580.98 feet to a point on the southerly right of way line of ne. Shoal creek parkway and the point of beginning of the tract of land to be herein described; thence  $S66^{\circ}47'08''e$ , along said right of way line, a distance of 318.69 feet; thence southeasterly, continuing along said right of way line, along a curve to the left being tangent to the previously described course having a radius of 2900.00 feet, an arc distance of 1045.11 feet; thence  $S87^{\circ}26'02''e$ , continuing along said right of way line, a distance of 662.16 feet; thence southeasterly, continuing along said right of way line, along a curve to the right being tangent to the previously described course having a radius of 1500.00 feet, an arc distance of 1647.14 feet; thence  $S24^{\circ}31'04''e$ , continuing along said right of way line, a distance of 708.07 feet; thence southeasterly, continuing along said right of way line, along a curve to the left being tangent to the previously described course having a radius of 1600.00 feet, an arc distance of 182.71 feet to a point on the south line of the

southeast quarter of said section 30; thence S89°42'02"e, along the south line of said southeast quarter, a distance of 177.90 feet to the southeast corner of the west half of the southeast quarter of said section 30; thence S00°19'13"w, along the east line of the west half of the northeast quarter of said section 31, a distance of 218.35 feet to a point on the northerly right of way line of ne. Staley road; thence northwesterly, along the northerly right of way line of said ne. Staley road, along a curve to the left, having an initial tangent bearing of N45°57'24"w, a radius of 330.00 feet, an arc distance of 148.61 feet; thence N71°45'22"w, continuing along said right of way line, a distance of 395.40 feet; thence northwesterly, continuing along said right of way line, along a curve to the right being tangent to the previously described course having a radius of 1477.54 feet, an arc distance of 186.10 feet; thence N64°32'33"w, continuing along said right of way line, a distance of 173.14 feet; thence northwesterly, continuing along said right of way line, along a curve to the left being tangent to the previously described course having a radius of 1072.61 feet, an arc distance of 173.79 feet; thence northwesterly, continuing along said right of way line, along a reverse curve to the right having a radius of 936.70 feet, an arc distance of 255.86 feet; thence N58°10'33"w, continuing along said right of way line, a distance of 342.63 feet; thence northwesterly, continuing along said right of way line, along a curve to the left being tangent to the previously described course having a radius of 330.00 feet, an arc distance of 181.19 feet; thence N89°38'03"w, continuing along said right of way line, a distance of 1975.51 feet; thence northwesterly, continuing along said right of way line, along a curve to the right being tangent to the previously described course having a radius of 120.00 feet, an arc distance of 188.49 feet to a point on the easterly right of way line of said ne. Staley road; thence N00°21'44"e, along the easterly right of way line of said ne. Staley road, a distance of 1227.04 feet; thence northwesterly, continuing along said right of way line, along a curve to the left being tangent to the previously described course having a radius of 180.00 feet, an arc distance of 131.95 feet to a point on the west line of the southwest quarter of said section 30; thence N00°21'54"E, along the west line of the southwest quarter of said section 30, a distance of 67.78 feet to the point of beginning. This description was prepared by Robert G. Young, pls-2007000089 on August 22, 2025.

is hereby rezoned from District R-80 (Residential) to District R-6 (Residential), all as shown outlined on a map marked Section 88-20A-1544, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

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

1. Prior to submittal of a final plat for the initial phase of the development, the applicant must submit a street name plan for the entire development and obtain approval from the Street Name Committee. Any subsequent amendments to the

approved plan may, at the discretion of the Director of City Planning and Development, require submission and approval of a revised street name plan.

2. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, has been installed or preserved in accordance with the plan and is healthy prior to a certificate of occupancy.
3. The first 30 feet of the landscape buffer tract, adjacent to the parkway right-of-way, shall be a parkway landscape easement.
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. Prior to issuance of the certificate of occupancy for each lot within the plat the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy.
6. 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.
7. The developer shall record a covenant to maintain the "no build" landscape buffer tract, describing maintenance responsibilities. No buildings, structures, or fences may be erected within this landscaped buffer tract. Any fencing shall be located at the rear of the platted residential lot; shall be of consistent type, material, and height along the rear of the subdivision; and shall be shown on the landscape plan.
8. Per TDC decision of February 23, 2026, the developer shall make financial contribution and right-of-way dedications in lieu of half street improvements requirements on Staley Road in an amount to be negotiated with the City of Kansas City, Missouri, not to exceed \$500,000.00. These financial and ROW contributions shall be used towards engineering, ROW, and construction of improvements to Shoal Creek Parkway.
9. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
10. Prior to issuance of the certificate of occupancy for the first house built the developer must post a sign at the terminus of all stub streets indicating that the stub street is intended to be opened to through traffic when the adjacent property

is developed. The sign must state "FUTURE THROUGH STREET. TO BE CONNECTED WHEN ABUTTING PROPERTY DEVELOPS."

11. Prior to recording of the final plat, the developer shall secure approval of a project plan from the City Plan Commission for each private open space tract.
12. 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)
13. All required Fire Department access roads shall be an all-weather surface. Grass pavers are not permitted. (IFC-2012: § 503.2.3)
14. The developer shall provide an approved turnaround feature (i.e cul-de-sac, hammerhead) for all dead-end streets in excess of 150 feet in length. (IFC-2018: § 503.2.5)
15. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
16. One and two family residential developments exceeding 30 dwelling units shall have at least two separate and approved fire apparatus access roads. (IFC-2018: § D107.1)
17. 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)
18. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
19. Fire hydrant distribution shall follow IFC-2018 Table C102.1.
20. 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)
21. 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)

22. Required Fire Department access roads shall be a minimum unobstructed width of twenty (20) feet and 13 ft. 6 in. clearance height. Check with Streets & Traffic (KCMO Public Works) or Missouri Department of Transportation (MODOT) that may have street planning regulations that supersede the Fire Code. (IFC-2018: § 503.2.1)
23. 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)
24. 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 the recording of the plat.
25. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks and Recreation Department's Forestry Division prior to beginning work in the public right-of-way.
26. The developer shall be responsible for tree preservation in an easement or platted tract, mitigation planting, or payment of cash-in-lieu of preservation or mitigation planting, or any combination thereof in accordance with 88-424. Should the developer choose to pay cash-in-lieu of preservation or mitigation of all or a portion of the required area, the amount due shall be based upon the rate specified in 88-424. This requirement shall be satisfied prior to issuance of certificate of occupancy, or prior to the recording of the final plat, whichever occurs first.
27. The developer shall subordinate to the City all private interest in the area of any right-of-way dedication, in accordance with Chapter 88 and as required by the Land Development Division, prior to issuance of any construction permits within said right-of-way, and that the developer shall be responsible for all costs associated with subordination activities now and in the future.
28. That the developer make a financial and right-of-way contributions in lieu of half street improvements required on Staley Road, in an amount to be negotiated not to exceed \$500,000.00. This financial contribution shall be used by the City for the design and construction of improvements to Shoal Creek Parkway and other nearby roadways. The financial contribution in lieu of half street improvements required by Chapter 88, shall be made prior to recording the plat or issuance of a temporary or final certificate of occupancy, as applicable. The Agreement shall be as negotiated with the Public Works Department.
29. 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.

30. 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.
31. 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.
32. 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.
33. After the City Plan Commission enters its disposition for the development plan, the developer shall not enter into any agreement that would encumber or otherwise have any impact on the proposed right-of-way dedications for the planned project without the prior written consent of the Land Development Division.
34. The developer shall design and construct all interior public streets to City standards, as required by Chapter 88 and the Land Development Division, including curb, gutter, storm sewers, streetlights, and sidewalks.
35. The developer shall dedicate additional right-of-way and provide easements for N.E. Shoal Creek Parkway in coordination with the Parks Department and as required by the adopted Major Street Plan and/or Chapter 88 so as to provide a minimum of 100 feet of right-of-way as measured from the centerline, along those areas being platted.
36. 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.
37. The developer shall construct temporary off-site cul-de-sacs and grant a City approved temporary cul-de-sac easement, for that portion outside of the dedicated street right-of-way, to the City as required by the Land Development Division, prior to recording the plat.

38. 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.
39. No water service tap permits will be issued until the public water main is released for taps.
40. The developer shall submit water main extension plans following all the Kansas City Water rules and regulations for water main extensions. The plans shall be developed by a Missouri professional engineer and shall be under contract (permit) prior to final plat recording or building permit issuance. The plans shall include all interior and perimeter water mains as noted in the development plan review.
41. The developer shall obtain the executed and recorded City approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting.
42. All agreement and easement documents shall be submitted using IB159 to the Infrastructure Review Application on CompassKC for review and approval by the Kansas City Water Services Department prior to issuance of any permits.
43. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri.
44. The developer shall submit covenants, conditions and restrictions to the Kansas City Water Services Department for approval by the Law Department and enter into covenant agreements for the maintenance of any private open space tracts with stream buffer zones or stormwater detention area tracts, prior to recording the plat.
45. The developer shall submit a macro storm drainage study with the first plat or phase, from a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including water quality BMP's, to the Land Development Division for review and acceptance for the entire development area, and submit a micro storm drainage study with each subsequent plat or phase showing compliance with the approved macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first as required by the Land Development Division.

46. 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 recording the plat or issuance of any building permits.
47. The developer shall submit a preliminary stream buffer plan prior to approval of the special use/development/rezoning plan in accordance with the Section 88-415 requirements.
48. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Kansas City Water Services Department prior to issuance of a building permit to connect the private system to the public sewer main and depending on adequacy of the receiving system, make other improvements as may be required.
49. The developer shall show the limits of the 100-year floodplain on the final plat and show the Minimum Low Opening Elevation (MLOE) of any structure on each lot that abuts a 100-year floodplain area (including detention basins and engineered surface drainage conveyances) on any plat and plan, as required by the Kansas City Water Services Department.
50. The developer shall submit plans for grading, siltation, and erosion control to the Kansas City Water Services Department for review and acceptance, provide a copy of the Storm Water Pollution Prevention (SWPP) plan submitted to the Missouri Department of Natural Resources (MDNR) and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
51. The developer shall secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Kansas City Water Services Department, prior to recording the plat or issuance of a building permit whichever occurs first. Easements shall be per the Kansas City Water matrix easement.
52. The developer shall submit a final stream buffer plan to the Kansas City Water Services Department for approval prior to issuance of any building permits and obtain permits for the stream buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements.
53. The developer shall grant on City approved forms, a stream buffer easement to the City, as required by Chapter 88 and the Kansas City Water Services Department, prior to issuance of any stream buffer permits.
54. The developer shall obtain a floodplain development permit from Development Services prior to beginning any construction activities within the floodplain.

55. The developer shall submit covenants, conditions and restrictions to the Kansas City Water Services Department for approval by the Law Department and enter into covenant agreements for the maintenance of any private open space tracts with stream buffer zones or stormwater detention area tracts, prior to recording the plat.
56. The developer shall enter into a covenant agreement for the maintenance of any storm water detention area tracts as required by the Kansas City Water Services Department, prior to recording the plat.
57. For townhouse developments, individual sanitary and water service lines are required to each unit.

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

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

..end

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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 #: 260563

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 87 acres generally located at the southeast corner of North Staley Road and Northeast Shoal Creek Parkway from District R-80 (Residential) to District R-6 (Residential) and approving a development plan, also serving as a preliminary plat to allow for the creation of 200 residential lots. (CD-CPC-2026-00037 & 38).

### Discussion

The applicant is proposing to rezone an 87 acres parcel from district R-80 (Residential dash 80) to R-7.5 (Residential dash 7.5) along with seeking approval of a development plan, also serving as a preliminary plat. The site is located at the southeast corner of Northeast Shoal Creek Parkway and Northeast Staley Road. The development plan proposes to subdivide the unplatted parcel for the purpose of residential development. The R-7.5 (Residential) zoning district will allow for the applicant to create 7,500 square foot lots, while the current zoning district would only allow for the creation of additional lots 80,000 square feet or more. The development plan proposes 200 residential lots in five phases; the development plan does not specify building footprints locations or sizes. Additionally, 17 tracts will be created for parkland, private open space and storm water detention. The lots abutting Northeast Shoal Creek Parkway will need to following the Parkway Standards for residential development, per section 88-323 of the Zoning and Development Code.

The development plan shows street trees in compliance with the Zoning and Development Code. Future development on each tract must also comply with the landscaping and screening standards per Section 88-425 of the Zoning and Development code.

There was no public testimony submitted to staff at the time of this docket memo or at the City Plan Commission.

## 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 the development of a private property.
3. How does the legislation affect the current fiscal year?  
Not applicable as this is an ordinance allowing for the development of a private property.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
Not applicable as this is an ordinance allowing for the development of 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 the development of a private property.

### Office of Management and Budget Review

(OMB Staff will complete this section.)

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

### Additional Discussion (if needed)

This ordinance has no fiscal impact.

## Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?  
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

None.

### Service Level Impacts

Not applicable as this is an ordinance allowing for the development of a private property.

### 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

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 the development of 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 the development of a private property.
3. How does this legislation contribute to a sustainable Kansas City?  
Not applicable as this is an ordinance allowing for the development of a private property.
4. Does this legislation create or preserve new housing units?  
Yes (Press tab after selecting)

Total Number of Units This is an ordinance will allow for the development of a private property to create 200 residential lots.

Number of Affordable Units [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 the development of 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 the development of 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)





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**File #:** 260564

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ORDINANCE NO. 260564

Sponsor: Director of City Planning and Development Department

Vacating approximately 72,000 square feet of undeveloped right-of-way in District R-80 generally located north of East Bannister Road, between Noland Road and Valley Garden Drive; and directing the City Clerk to record certain documents. (CD-ROW-2025-00039)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Council of Kansas City does hereby find and declare that on the thirtieth day of October, 2025, a petition was filed with the City Clerk of Kansas City by Adam Murry for the vacation of, All that part of the Southwest Quarter of Section 26 Township 48 North, Range 32 West, more particularly described as: Commencing at the Northwest Corner of Lot 35 of Unity Ridge and Gardens, A subdivision in Kansas City, Jackson County, Missouri and the East right of way line of Noland Road as now established. Thence South 03° 21' 24" West along said East Line, 346.43 Feet to the Point of Beginning; Then South 45° 16' 35" East along the South line of Lot 35 and Lot 34, a distance of 1144.26 feet; Thence along a curve to the left tangent to the preceding course and having a radius of 287.90 feet, an arc distance of 206.44 feet; Thence South 86° 21' 35" East, a distance of 76.12 feet; Thence along a curve to the left tangent to the preceding course and having a radius of 25.00 feet, an arc distance of 39.36 feet; Thence South 03° 26' 12" West, a distance of 75.09 feet; Thence North 86° 21' 35" West, a distance of 101.39 feet; Thence along a curve to the right tangent to the preceding course and having a radius of 337.90 feet, an arc distance of 242.29 feet; Thence North 45° 16' 35" West, a distance

of 1100.23 feet to the East right of way line of Noland Road' Thence North 03° 21' 24" East along the said east right of way line, a distance of 66.62 feet to the Point of Beginning, giving the distinct description of the undeveloped street to be vacated, and also the names of the persons and corporations owning or claiming to own the property fronting thereon, and that the consent of the persons and corporations owning or claiming to own three-fourths of the front feet of the property immediately adjoining said undeveloped street has been obtained in writing, that said consent has been acknowledged as deeds are acknowledged, and was duly filed with the petition for such vacation in the City Clerk's Office.

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

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

Section 4. That All that part of the Southwest Quarter of Section 26 Township 48 North, Range 32 West, more particularly described as: Commencing at the Northwest Corner of Lot 35 of Unity Ridge and Gardens, A subdivision in Kansas City, Jackson County, Missouri and the East right of way line of Noland Road as now established. Thence South 03° 21' 24" West along said East Line, 346.43 Feet to the Point of Beginning; Then South 45° 16' 35" East along the South line of Lot 35 and Lot 34, a distance of 1144.26 feet; Thence along a curve to the left tangent to the preceding course and having a radius of 287.90 feet, an arc distance of 206.44 feet; Thence South 86° 21' 35" East, a distance of 76.12 feet; Thence along a curve to the left tangent to the preceding course and having a radius of 25.00 feet, an arc distance of 39.36 feet; Thence South 03° 26' 12" West, a distance of 75.09 feet; Thence North 86° 21' 35" West, a distance of 101.39 feet; Thence along a curve to the right tangent to the preceding course and having a radius of 337.90 feet, an arc distance of 242.29 feet; Thence North 45° 16' 35" West, a distance of 1100.23 feet to the East right of way line of Noland Road' Thence North 03° 21' 24" East along the said east right of way line, a distance of 66.62 feet to the Point of Beginning be and the same is hereby vacated.

Section 5. That the City Clerk of Kansas City, Missouri, be and she is hereby authorized and directed to acknowledge this ordinance as deeds are acknowledged, and to cause this ordinance and the consent of property owners hereinbefore referred to, to be filed for record in the Recorder's Office in Jackson County, Missouri.

Section 6. All Ordinances or parts of Ordinances in conflict with this Ordinance are, in so much as they conflict with this Ordinance, hereby repealed.

..end

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Approved as to form:



Recorder

By \_\_\_\_\_  
Deputy



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 260564

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

Vacating approximately 72,000 square feet of undeveloped right-of-way in District R-80 (Residential) generally located north of East Bannister Road, between Noland Road and Valley Garden Drive and directing the City Clerk to record certain documents. (CD-ROW-2025-00039)

### Discussion

The public right-of-way proposed to be vacated is a portion of unimproved public right-of-way north of East Bannister Road between Valley Garden Drive and Noland Road. The proposed vacation is approximately 72,000 square feet that varies in width from Valley Garden Drive to Noland Road. The right-of-way was platted in 1929, to originally allow for Hollow Road, running northwest to southeast, connecting Valley Garden Drive to Noland Road. The request is from the property owners that currently own both parcels of land to the north and south of the paper street. This vacation will allow for the consolidation of the two parcels.

There are no public or private utilities located within the right-of-way.

There was no public testimony submitted to staff or at the City Plan Commission. CPC recommended 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 authorizing the vacation of public right-of-way.

3. How does the legislation affect the current fiscal year?  
Not applicable as this is an ordinance authorizing the vacation of public right-of-way.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
Not applicable as this is an ordinance authorizing the vacation of public right-of-way.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
Not applicable as this is an ordinance authorizing the vacation of public right-of-way.

**Office of Management and Budget Review**

(OMB Staff will complete this section.)

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

**Additional Discussion (if needed)**

This ordinance has no fiscal impact.

**Citywide Business Plan (CWBP) Impact**

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?  
Infrastructure and Accessibility (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
  - Engage in thoughtful planning and redesign of existing road networks to ensure safety, access, and mobility of users of all ages and abilities.
  - Develop a multimodal regional transportation system for all users.
  - Develop environmentally sustainable strategies that improve quality of life and foster economic growth.
  - Ensure adequate resources are provided for continued maintenance of existing infrastructure.

- Focus on delivery of safe connections to schools.
- 

## Prior Legislation

None.

## Service Level Impacts

Not applicable as this is an ordinance authorizing the vacation of public right-of-way.

## 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

City Staff and the City Plan Commission recommend approval of this ordinance.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
Not applicable as this is an ordinance authorizing the vacation of public right-of-way.
2. How have those groups been engaged and involved in the development of this ordinance?  
Not applicable as this is an ordinance authorizing the vacation of public right-of-way.
3. How does this legislation contribute to a sustainable Kansas City?  
Not applicable as this is an ordinance authorizing the vacation of public right-of-way.

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

Not applicable as this is an ordinance authorizing the vacation of public right-of-way.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

Not applicable as this is an ordinance authorizing the vacation of public right-of-way.

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

No(Press tab after selecting)

Not applicable as this is an ordinance authorizing the vacation of public right-of-way.

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 #: 260566**

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ORDINANCE NO. 260566

Sponsor: Mayor Quinton Lucas

Amending Chapter 10, Code of Ordinances entitled “Classification of Licenses and License Fees” by repealing Section 10-134, entitled “Downtown economic entertainment district” and replacing it with a section of like number entitled “Entertainment Districts; Official Geographic Definitions” to establish official geographic definitions for administrative reference areas and entertainment districts used for licensure, special event administration, and other city-wide regulatory purposes; and amending Chapter 64, Code of Ordinances entitled “Streets, sidewalks and public places” by repealing Section 64-500 entitled “Definitions” and replacing it with a section of like number and subject matter for the purpose of renaming the definition of “entertainment district” to “entertainment district development project”.

WHEREAS, the Code of Ordinances contains references to entertainment districts, entertainment areas, commercial districts, downtown reference areas, and related geographic designations in multiple chapters, including Chapter 10 (Alcoholic Beverages), Chapter 50 (Offenses and Miscellaneous Provisions), Chapter 64 (Streets, Sidewalks and Public Places), and Chapter 88 (Zoning and Development); and

WHEREAS, these districts and areas were created at different times and for different regulatory purposes, resulting in inconsistent, overlapping, and sometimes conflicting geographic definitions across the Code; and

WHEREAS, the City Council finds that the establishment of a single centralized section containing the city’s operational entertainment district and administrative reference area definitions will promote clarity, consistency, administrative efficiency, and uniform enforcement across city departments; and

WHEREAS, the City Council further finds that certain broad geographic areas serve important administrative and reference functions independent of entertainment district operations and should therefore be retained as separately defined areas; and

WHEREAS, the City Council recognizes that certain districts defined herein may overlap geographically and finds that such overlap does not create inconsistency where separate regulatory provisions may independently apply within the same geographic area; and

WHEREAS, the definition currently codified in Section 64-500 under the term “Entertainment district” serves a distinct redevelopment and infrastructure licensing purpose

unrelated to the geographic entertainment districts established elsewhere in the Code, and the City Council finds that renaming that definition will reduce confusion and improve statutory clarity; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 10, Code of Ordinances is hereby amended by repealing Sec. 10-134 entitled “Downtown economic entertainment district” and enacting in lieu thereof a section of like number entitled “Entertainment Districts; Official Geographic Definitions” to read as follows:

**Sec. 10-134. Entertainment districts; official geographic definitions.**

(a) *Purpose.* This section permits the director to issue an annual liquor license for the sale and consumption of alcoholic beverages by the drink for retail from one or more portable bars within the promotional association sub-zones of the downtown economic entertainment district until 3:00 a.m. on Monday through Saturday and from 6:00 a.m. on Sunday to 1:30 a.m. on Monday, to a person acting on behalf of or designated by a promotional association, who possesses the qualifications required by this chapter.

(b) *Definitions*

(1) Purpose and Scope.

- (A) This section establishes the official geographic definitions of administrative reference areas and entertainment districts within the City of Kansas City, Missouri. These definitions shall govern the interpretation and application of district references used in licensure procedures, permitting, curfew enforcement, special event authorization, administrative review, and other city-wide regulatory purposes unless a specific ordinance expressly provides otherwise.
- (B) Districts established in this section may overlap geographically. The existence of overlapping district designations shall not invalidate or limit the applicability of any ordinance, permit, license, or regulatory requirement otherwise applicable within a district.
- (C) Where another section of this Code contains a conflicting geographic description for a district defined in this section, the definitions contained in this section shall control for city-wide licensing, permitting, and administrative purposes unless the conflicting section expressly states that its alternative definition applies solely for a limited regulatory purpose.
- (D) Nothing in this section shall alter or supersede any zoning designation, overlay district, redevelopment area, developer agreement, or land use

regulation established pursuant to Chapter 88 or Chapter 64 of this Code unless expressly stated.

- (2) *18th and Vine District*. Bound by:
  - (A) 17th Terrace (John Buck O'Neil Way) on the north;
  - (B) Woodland Avenue on the east;
  - (C) 19th Street on the south; and
  - (D) The Paseo on the west.
  
- (3) *Berkley Riverfront District*. Bound by:
  - (A) the Missouri River on the north;
  - (B) East 1st Street and Guinotte Avenue on the south;
  - (C) Interstate 35 on the east; and
  - (D) Highway 9/North Oak Trafficway on the west.
  
- (4) *Central Business District*. Bounded by:
  - (A) the Missouri River on the north;
  - (B) Linwood Boulevard on the south;
  - (C) Cleveland Avenue on the east; and
  - (D) Broadway, along the Heart of America Bridge, to the Missouri River on the west.
  - (E) The Central Business District may serve as either an independent administrative reference area or as a broader geographic area containing separately defined entertainment districts.
  
- (5) *Country Club Plaza Area*. Bound by:
  - (A) 46th Terrace on the north;
  - (B) J.C. Nichols Parkway on the east;
  - (C) Ward Parkway on the south; and

- (D) Jefferson Street on the west.
- (6) *Crossroads District*. Bound by:
- (A) I-70 to I-35 at Holmes to I-670 on the north;
  - (B) Troost Avenue on the east;
  - (C) the Kansas City Terminal Railway tracks on the south; and
  - (D) Broadway on the west.
  - (E) This district is distinct from the Crossroads Arts District zoning overlay established pursuant to Chapter 88 of this Code.
- (7) *Downtown Power and Light District*. Bound by:
- (A) East 1st Street on the north;
  - (B) I-70 to I-35 at Holmes to I-670 on the south;
  - (C) Troost Avenue on the east; and
  - (D) Broadway on the west.
- (8) *Historic Union Hill District*. Bound by:
- (A) Linwood Boulevard on the south;
  - (B) 27th Street on the north;
  - (C) Cherry Avenue on the east; and
  - (D) Broadway on the west.
- (9) *Liberty Union Crown District*. Bound by:
- (A) 27th Street on the south;
  - (B) 20th Street on the north;
  - (C) Cherry Avenue on the east; and
  - (D) Summit Street on the west.
- (10) *Performing Arts District*. Bound By:

- (A) 9th Street on the north;
  - (B) 18th Street on the south;
  - (C) Broadway on the west; and
  - (D) Troost Avenue on the east.
- (11) *River Market District*. Bound by:
- (A) Missouri River on the north;
  - (B) 47th Street on the south;
  - (C) Brooklyn on the east, and
  - (D) State line on the west.
- (12) *West Bottoms District*. Bound by:
- (A) State line on the west;
  - (B) Kansas City Terminal Railway Tracks on the south;
  - (C) Missouri River on the north; and
  - (D) Interstate 35 on the east.
- (13) *Westport Area*. Bound by:
- (A) 39th Street on the north;
  - (B) Main Street on the east;
  - (C) 43rd Street on the south; and
  - (D) Southwest Trafficway on the west.
- (14) *Zona Rosa Shopping District Area*. Bound by:
- (A) Missouri Highway 152 on the north;
  - (B) Interstate 29 on the east;
  - (C) Barry Road on the south; and

- (D) Northwest Prairie View Road, Northwest 86th Terrace, and North Congress Avenue on the west.

(c) Each boundary area includes the public rights-of-way and areas on both sides of each named boundary street.

Section 2. That Chapter 64, Code of Ordinances is hereby amended by repealing Section 64-500 entitled “Definitions” and replacing it with a section of like number and subject matter to read as follows:

**Sec. 64-500. Definitions.**

For purposes of this article, the following words shall be defined as follows:

*Affiliate* means a person or entity that is controlled by a developer, which controls a developer or which is under common control with a developer, as certified in writing by a developer.

*Banner* means a strip of cloth, vinyl, plastic or combination thereof upon which there appears a sign or message, but shall not mean banners regulated under [chapter 18](#), Code of Ordinances unless specified in this section.

*Developer* means any third party, or its successors or assigns, that has entered into a "development agreement" with the city, pursuant to which the third party has agreed to develop or cause to be developed an entertainment district.

*Entertainment district development project.* An urban mixed-use project containing not less than 200,000 gross leasable square feet of space intended for retail, entertainment, shopping, and restaurant purposes, all within 2,500 feet of a convention facility owned or operated by the city within an area designated as a development area under Sections 99.915 through 99.980, RSMo, and which is zoned as an urban redevelopment district (URD); or a project within an area designated as a redevelopment area under Sections 99.800 through 99.865, RSMo, containing a multipurpose arena with approximately 18,000 to 20,000 seats.

(a) This definition applies solely within Article XIII of Chapter 64 for purposes of developer agreements and entertainment district infrastructure licenses and does not constitute a geographic entertainment district designation for any other purpose.

(b) Geographic entertainment district definitions are established in Section 10-135 of this Code.

(c) All references within Article XIII of Chapter 64 to “Entertainment district” shall be construed as references to “Entertainment district development project.”

*Entertainment district license* A license held by a developer or owner in an entertainment district under which banner and street closure permits in an entertainment district may issued by the city.

*Owner* means any owner of real property in a downtown entertainment district that is a developer or an affiliate of a developer

*Permittee* means a person or entity holding a banner or street closure permit under this article, including an assignee of the developer or owner.

*Person* means an individual, firm association, partnership, limited liability company, corporation or any other organization.

*Right-of-way* means an area of land designated and reserved for public travel whether vehicular or pedestrian and includes a street, a median, a parkway, pedestrian sidewalk and bikeway.

..end

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Approved as to form:

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Samuel Miller  
Assistant City Attorney

**No Docket  
Memo Provided  
for Ordinance  
No. 260566**



**File #: 260567**

ORDINANCE NO. 260567

Sponsor: Councilmember Wes Rogers

Authorizing the City Manager to execute a \$60,000.00 contract with Platte Senior Services, Inc, a Missouri Nonprofit Corporation, to provide senior services; authorizing the City Manager to amend the contract; directing the City Manager to assess the provision of senior services for Kansas City residents and make recommendations for City support of providers of senior services, reducing Contingent Appropriation in the amount of \$60,000.00 in the General Fund, Fund No. 1000; appropriating \$60,000.00 from the Unappropriated Fund Balance of the General Fund to the for the purpose of funding Platte County Senior Services; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the City Manager is authorized to execute a \$60,000.00 contract with Platte Senior Services, Inc, a Missouri Nonprofit Corporation, to provide senior services.

Section 2. That the City Manager is authorized to amend the contract with Platte Senior Services, Inc to provide senior services without additional council authorization, subject to available appropriations.

Section 3. That the City Manager is directed to report back to Council in 120 days with an assessment of the provision of senior services for Kansas City residents and make recommendations for City support of providers of the senior services.

Section 4. That the appropriation in the following account of the General Fund, Fund No. 1000, is hereby reduced by the following amount:

|                  |                          |             |
|------------------|--------------------------|-------------|
| 27-1000-179990-B | Contingent Appropriation | \$60,000.00 |
|------------------|--------------------------|-------------|

Section 5. That the sum of \$60,000.00 is hereby appropriated from the Unappropriated Fund Balance of the General Fund, Fund No. 1000, to the following account:

|               |                               |             |
|---------------|-------------------------------|-------------|
| 27-1000-101-B | Platte County Senior Services | \$60,000.00 |
|---------------|-------------------------------|-------------|

Section 6. That the City Manager is designated as the requisitioning authority for Account No. 27-1000-B.

Section 7. That this ordinance relating to the appropriation of money and the expenses of government is recognized as an ordinance with an accelerated effective date as provided by Section 503(a)(3)(B) and Section 503(a)(3)(C) of the City Charter and shall take effect in accordance with Section 503, City Charter.  
..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.

---

Brenton Siverly  
Director of Finance

Approved as to form:

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James M. Brady  
Assistant City Attorney

**No Docket  
Memo Provided  
for Ordinance  
No. 260567**



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**File #: 260574**

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ORDINANCE NO. 260574

Sponsor: Councilmember Andrea Bough

Amending Chapter 88, the Zoning and Development Code, by repealing Subsection 88-445-09, Signs in the PO, Pedestrian-Oriented Overlay District, and enacting in lieu thereof a new section of like number and subject matter for the purposes of allowing monument signs through the approval of a Council Approved Signage Plan; and by repealing Subsection 88-445-11, Council Approved Signage Plan, and enacting in lieu thereof a new section of like number and subject matter for the purposes of adding add B1 and B2 zoning districts to 88-445-11-B, the applicability criteria for a Council Approved Signage Plan (CD-CPC-2026-00056).

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 88, Zoning and Development Code, is hereby amended by repealing Section 88-445-09, “Signs in the PO, Pedestrian-Oriented Overlay District,” and repealing Section 88-445-11 “Council Approved Signage Plan” enacting in lieu thereof new sections of like number and subject matter, said sections to read as follows:

**88-445-09 SIGNS IN THE PO, PEDESTRIAN-ORIENTED OVERLAY DISTRICT**

Three wall signs are permitted per building elevation, covering a maximum of 10 percent of the total wall area including the area of all awning, canopy, marquee, and under-marquee signs. Wall signs may be internally or externally illuminated and must comply with the standards of 88-445-08-C.

Awning, canopy, marquee, and under-marquee signs are permitted, and are included in the maximum area allowed for wall signs. Such signs may be internally or externally illuminated and must comply with 88-445-08-D.

One projecting sign is allowed per building wall, in lieu of one permitted wall sign. If mounted perpendicular to the building wall, the sign must not exceed 12 square feet in area; if mounted radially on a building corner, it must not exceed 40 square feet in area. The sign may not exceed 50 percent of its projecting distance in thickness.

Projecting signs may be internally or externally illuminated, and may not project more than 4 feet from the building face, with a minimum clearance of 8 feet. On building corners, the sign may project no more than 5 feet. Projecting signs must comply with 88-445-08-E.

Incidental signs are permitted in the district, according to the standards of 88-445-08-G.

Business advertising signs are prohibited on premises occupied as residential, institutional, or noncommercial use; in buildings of mixed occupancy, business advertising signs are allowed on or below any level of the building occupied by a commercial use.

Monument signs, electronic, digital, and motorized signs, changeable copy panels, and outdoor advertising signs are prohibited in this district. Notwithstanding this prohibition, monument signs may be approved through a Council Approved Signage Plan.

## **88-445-11. COUNCIL APPROVED SIGNAGE PLAN**

### **88-445-11-A. PURPOSE**

The Council Approved Signage Plan approval process is intended to integrate the design of the signs proposed for a development project with the design of the structures, into a unified architectural statement and allow flexibility in the size, height, duration, number, and type of allowed signs. A Council Approved Signage Plan provides a means for defining common sign regulations for large or unique developments, to encourage maximum incentive and latitude in the design and display of signs and to achieve, not circumvent, the intent of this chapter.

### **88-445-11-B. APPLICABILITY**

1. An applicant may apply for Council Approved Signage Plan approval for any property zoned B1, B2, B3, B4, D, UR, M, MPD, SC, or KCIA having a minimum of 10 contiguous acres of area, except that the minimum zoning and acreage requirement shall not apply to property within the downtown loop and except that the minimum acreage requirement shall not apply to any property located along an interstate highway within one mile of a sports complex stadium. Approval of a Council Approved Signage Plan shall require findings specific to the request that reflect the land use and design elements which specifically relate to the special circumstances associated with the application.
2. An applicant may apply for a Council Approved Signage Plan for any lot zoned R containing a minimum of 15 acres, or for any lot (or any two contiguous lots under common ownership) containing a minimum of 10 acres, located adjacent to an arterial (as shown on the major street plan) to allow the installation of a noncommercial digital sign face on one otherwise allowable monument sign, in accordance with 88-445-06-A.4., and further subject to the standards of 88-445-11-E.

### **88-445-11-C. APPROVAL AUTHORITY**

A Council Approved Signage Plan may be approved by the city council after recommendation of the city plan commission. A public hearing will be held by both the commission and a city council committee on the proposed plan before approval or denial. Notification of the city plan commission hearing shall be given in accordance with 88-515-04.

**88-445-11-D. APPLICATION REQUIREMENTS**

An application for a Council Approved Signage Plan shall include all information and materials required by 88-445-10-B.

**88-445-11-E. STANDARDS**

A Council Approved Signage Plan shall comply with the following standards:

1. The plan shall comply with the purpose of this chapter and the overall intent of this section.
2. The signs shall enhance the overall development, be in harmony with, and relate visually to other signs included in the Council Approved Signage Plan, to the structures and/or developments they identify, and to surrounding development and neighborhoods.
3. The signs will not create a safety or traffic hazard.
4. The plan shall accommodate future revisions that may be required because of changes in use or tenants.
5. The plan shall comply with the standards of this chapter. Except for a Council Approved Signage Plan for any property zoned R, flexibility is allowed with regard to sign area, number, location, duration, type, and/or height to the extent that the Council Approved Signage Plan will enhance the overall development and will more fully accomplish the purposes of this chapter.
6. Banner signs shall only be allowed if attached to light poles with frames on the top and bottom of the banners.
7. Neither the proposed message to be displayed nor the character of the use on the property may be a factor in the decision to approve the signage plan.
8. A Council Approved Signage Plan for any property zoned R submitted in accordance with 88-445-11-B.2. must comply with the following and is not subject to the flexibility of item 5. above:
  - a. Only one monument sign, in lieu of an otherwise allowed monument sign per 88-445-06, is allowed.
  - b. The sign may not exceed 32 square feet in area and 6 feet in height.
  - c. The message or image may not change more than once every hour.

- d. Changes of image must be instantaneous as seen by the human eye and may not use fading, rolling, window shading, dissolving, or similar effects as part of the change.
- e. Digital signs must use automatic level controls to reduce light levels at night and under cloudy and other darkened conditions, in accordance with the standards set forth in this subsection. All digital signs must have installed ambient light monitors, and must at all times allow such monitors to automatically adjust the brightness level of the electronic sign based on ambient light conditions, not to exceed 1 nit (0.3 foot candles) above ambient light. Additionally, maximum brightness levels for electronic and digital signs may not exceed 5,000 nits when measured from the sign's face at its maximum brightness during daylight hours, and 500 nits when measured from the sign's face at its maximum brightness between sunset and sunrise, as those times are determined by the National Weather Service. Measurements shall be taken perpendicularly from each sign face at a distance of not more than 57 feet from the sign face.
- f. The sign must be located at least 100 feet from any other residentially zoned and occupied property, and must be set back at least 100 feet from the edge of any right-of-way.
- g. No commercial message or image may be displayed on such sign.
- h. The sign must not be located within 150 feet of a public park or a parkway or boulevard.
- i. The sign must not be located on a lot that is within a designated conservation or historic district or a lot where there exists a designated historic landmark.
- j. The sign may not be illuminated between the hours of 10:00 p.m. and 7:00 a.m.
- k. The background color of the sign shall not be white.
- l. The digital display must be turned off if the display is not properly functioning.
- m. The monument sign must be set upon a solid base of material and design compatible with that of the development, and the width of the base must be a minimum of 75 percent of the width of the widest part of the sign.

- n. The noncommercial digital sign may only be allowed as an accessory use located on the same lot(s) as the principal noncommercial use.

**88-445-11-F. TIME FOR DETERMINATION**

The city plan commission shall make its recommendation on the Council Approved Signage Plan within sixty days of the applicant's submittal of all required information and materials, unless the applicant has requested a time extension or continuance which has delayed the process. The city council shall make its determination within thirty days after the city plan commission's recommendation, unless the applicant has requested a time extension or continuance which has delayed the process.

**88-445-11-G. REVISIONS TO COUNCIL APPROVED SIGNAGE PLAN**

Minor revisions to a Council Approved Signage Plan may be approved by the city planning and development director if the intent of the original approval is not affected. Revisions that would substantially deviate from the original approval shall require the approval of a new Council Approved Signage Plan.

**88-445-11-H. CERTIFICATION**

Within 30 days of the installation of any electronic or digital sign approved by a Council Approved Signage Plan, the applicant shall submit certification provided by a qualified individual or company as to compliance with provisions of this section or as specifically required by the city council in its approval of the plan.

Section 2. That Council finds and declares that before taking any action on the proposed amendment 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

**No Docket  
Memo Provided  
for Ordinance  
No. 260574**



**File #: 250997**

ORDINANCE NO. 250997

Sponsor: Councilmember Crispin Rea

Amending Chapter 88, the Zoning and Development Code, by repealing Section 88-354, Marijuana Facilities, and enacting in lieu thereof a new section of like number and subject matter for the purpose of allowing marijuana dispensaries located at least 1,000 feet from residential zoning districts to operate 24 hours per day subject to approval of a special use permit.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. Amending Chapter 88, Code of Ordinances, by repealing and replacing Section 88-354, Marijuana Facilities, and enacting in lieu thereof a new section of like number and subject matter, said section to read as follows:

**88-354 MARIJUANA FACILITIES**

**88-354-01 APPLICABILITY**

Marijuana facilities authorized by article XIV, sections 1 and 2 of the Missouri Constitution must be licensed by the Missouri Department of Health and Senior Services, or its successor entity.

**88-354-02 STANDARDS AND CONDITIONS FOR ALL MARIJUANA FACILITIES**

All marijuana facilities licensed by the Missouri Department of Health and Senior Services, and authorized to operate under article XIV, sections 1 and 2 of the Missouri Constitution, shall operate according to the local regulations applicable to all properties in zoning districts which allow the use of marijuana facilities.

**88-354-02-A. DISTANCE REQUIREMENT FROM SCHOOLS**

All comprehensive or medical marijuana cultivation facilities, comprehensive or medical marijuana-infused products manufacturing facilities, and marijuana testing facilities licensed by the Missouri Department of Health and Senior Services, and authorized to operate under article XIV, sections 1 and 2 of the Missouri Constitution, shall not be initially sited, at the time of application for license or for zoning approval, whichever is earlier, within 1,000 feet of any then-existing elementary or secondary school, as elementary and secondary schools are defined by state laws and regulations governing comprehensive and medical marijuana facilities.

All comprehensive or medical marijuana dispensary facilities licensed by the Missouri Department of Health and Senior Services, and authorized to operate under article XIV, sections 1 and 2 of the Missouri Constitution, shall not be initially sited, at the time of application for license or for zoning approval, whichever is earlier, within 1,000 feet of any then-existing elementary or secondary school, as elementary and secondary schools are defined by state laws and regulations governing comprehensive and medical marijuana facilities.

**88-354-02-B. DISTANCE REQUIREMENT FROM CHURCHES AND DAY CARE CENTERS**

All marijuana facilities licensed by the Missouri Department of Health and Senior Services, and authorized to operate under article XIV, sections 1 and 2 of the Missouri Constitution, shall not be initially sited, at the time of application for license or for zoning approval, whichever is earlier, within 300 feet of any then-existing church or daycare, as church and daycare are defined by state laws and regulations governing marijuana facilities.

**88-354-02-C. DISTANCE REQUIREMENT FROM OTHER MARIJUANA DISPENSARY FACILITIES**

All comprehensive dispensary facilities, marijuana microbusiness dispensary facilities, or medical marijuana dispensary facilities licensed by the Missouri Department of Health and Senior Services, and authorized to operate under article XIV, sections 1 and 2 of the Missouri Constitution, shall not be initially sited, at the time of application for license or for zoning approval, whichever is earlier, within 2,000 feet of any then-existing comprehensive dispensary facilities, marijuana micro dispensary facilities, or medical marijuana dispensary facilities.

**88-354-03 MEASUREMENTS**

Measurements shall be made along the shortest path between the demarcation points that can be lawfully traveled by foot.

**88-354-03-A. MEASUREMENT REQUIREMENT FOR FREESTANDING FACILITIES**

In the case of a freestanding facility, the distance between the facility and the school, daycare, dispensary, church, or residential zoning district shall be measured from the external wall of the facility structure closest in proximity to the school, daycare, dispensary, or church to the closest point of the property line of the school, daycare, dispensary, church, or residential zoning district. If the school, daycare, dispensary, church, or the boundary line of the residential zoning district is part of a larger structure, such as an office building or strip mall, the distance shall be measured to the entrance or exit of the school, daycare, dispensary, or church closest in proximity to the facility.

**88-354-03-B. MEASUREMENT REQUIREMENT FOR FACILITIES THAT ARE PART OF A LARGER STRUCTURE**

In the case of a facility that is part of a larger structure, such as an office building or strip mall, the distance between the facility and the school, daycare, or church shall be measured from the property line of the school, daycare, church, or the boundary line of the residential zoning district to the facility's entrance or exit closest in proximity to the school, daycare, church, or residential zoning district. If the school, daycare, or church is part of a larger structure, such as an office building or strip mall, the distance shall be measured to the entrance or exit of the school, daycare, or church closest in proximity to the facility.

**88-354-04 HOURS OF OPERATION**

**88-354-04-A. GENERALLY**

Comprehensive and Medical Marijuana dispensary facilities shall have limited hours of operation from 8:00 a.m. to 10:00 p.m.

**88-354-04-B. TWENTY-FOUR HOUR OPERATIONS**

Comprehensive and Medical Marijuana dispensary facilities that are located more than 1000 feet from a residential zoning district may operate twenty-four hours per day subject to approval of a Special Use Permit. No special use permit for twenty-four hour operations may be approved for a period longer than 5 years duration. Extensions of the approved time period may be approved through a new special use application and hearing.

**88-354-05 STORAGE**

All operations and any storage of materials, products, or equipment shall be within a fully enclosed building. No outdoor operations or storage shall be permitted.

**88-354-06 EXTERNAL IMPACTS**

No marijuana facility shall produce dust, vibration, noise, or other external impacts that are detectable beyond the property lines of the subject property.

..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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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. 250997**



**File #: 260376**

ORDINANCE NO. 260376

Sponsor: Director of City Planning and Development Department

Amending Chapter 88, the Zoning and Development Code, by repealing Section 88-285, Westport Overlay District, and enacting in lieu thereof a new section of like number and subject matter for the purpose of amending allowed uses within the Westport Overlay District and creating standards for drive-through facilities. (CD-CPC-2026-00025)

WHEREAS, major amendments to overlay district regulations, including restrictions to allowed uses and changes to design regulation requirements, must be reviewed and approved in accordance with the procedures of 88-515; and

WHEREAS, an application to amend the uses and design regulations for the Westport Overlay District was filed by 706 Westport Road LLC, a landowner within the overlay district, and reviewed in accordance with 88-515; NOW, THEREFORE,

**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 88-285, Westport Overlay District, and enacting in lieu thereof a new section of like number and subject matter for the purpose of amending allowed uses within the Westport Overlay District and creating standards for drive-through facilities, said section to read as follows:

**88-285 - WESTPORT OVERLAY DISTRICT**

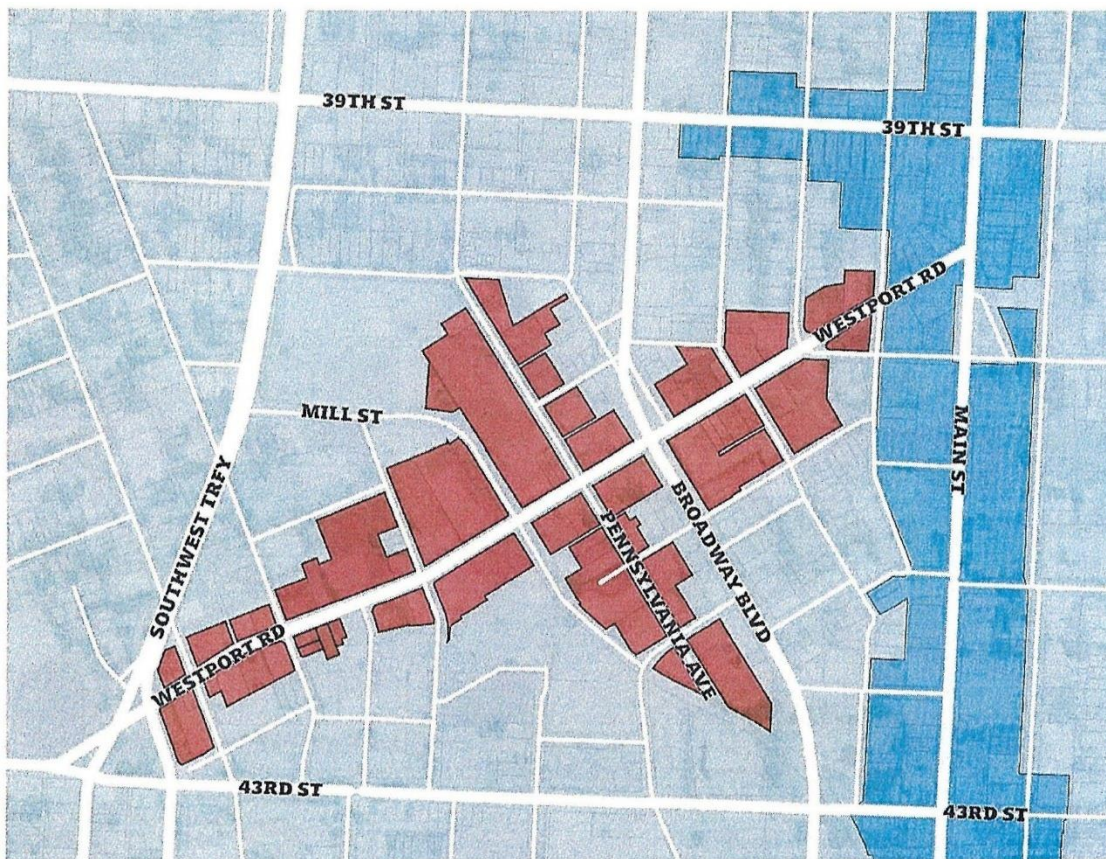
**88-285-01 INTRODUCTION**

The following regulations create development and site design standards that promote the recommendations outlined in the Westport District Master Plan. The Westport Overlay aims to provide a cohesive development pattern along Westport Road and Pennsylvania Avenue, the primary pedestrian-oriented corridors in the Westport district. This overlay generally extends along Westport Road from Southwest Trafficway to the boundary of the MCO district, and along Pennsylvania from 39th Street to 43rd Street (Figure 1). The intent of the overlay district is to:

1. Protect and encourage smaller-scale, fine grain development that reinforces that distinct character of Westport.
2. Promote incremental growth to allow the district to evolve, while ensuring that future development is compatible with the surrounding context.

3. Promote a mix of pedestrian-oriented uses that are compatible with the Westport Plan's vision and goals.
4. Strengthen the active, street-front development pattern to improve the public realm and enhance access to the district.
5. Enhance public spaces within Westport to further foster community and support businesses.
6. Manage the impact of parking facilities to enhance accessibility, while understating the prominence of lots and garages along the streetscape.
7. Celebrate the history of Westport by promoting walkable, human-scaled development patterns.
8. Promote high-quality development that enhances the shared value of Westport.

**Figure 1. Westport Overlay District Boundary**



**88-285-02 ALLOWED USES**

1. The standards of this article apply to all development in the Westport Overlay district. This document establishes the development standards that vary from the underlying base zoning for the properties in the Westport Overlay District. All provisions described below as regulatory in nature have the same force and effect as, but are variations from, the standards set forth in Chapter 88 of the Zoning and Development Code of Kansas City, Missouri.
2. If provisions of this overlay district are inconsistent with Chapter 88, the provisions of this overlay district shall apply.
3. If provisions of this overlay district are inconsistent with a Historic Overlay District, then the provisions of the Historic Overlay District shall apply.
4. Existing MPD and UR districts are exempt from the standards of this document. However, when new MPD or UR plans are adopted the standards of this document shall be met.
5. Buildings listed on the Kansas City and/or National Register of Historic Places, and following the Secretary of the Interior's Standards through the National Parks Service, shall be exempt from the Lot and Building Standards, Architectural Materials, Façade Articulation and Composition and Transparency standards of this overlay. A letter from the Historic Preservation Commission is required at the time of Application submittal to ensure the building meets Secretary of Interior standards.
6. Other than as set forth below, the underlying zoning and the regulations and standards included in the Zoning and Development Code, Chapter 88, prescribed for the areas rezoned to this overlay district shall remain unchanged and shall continue to apply.
  - a. **NEW DEVELOPMENT.**  
Full compliance with this article applies to all new buildings constructed within this district.
  - b. **ENLARGEMENTS AND EXPANSIONS.**  
Full compliance with this article applies only to the enlargement or expansion area. Enlargements or expansions must be reviewed and approved by the City Planning and Development Department in accordance with the required entitlement process.
  - c. **FAÇADE CHANGES.**  
Compliance with this article applies to façade changes to existing buildings.
  - d. **CHANGE OF USE OR OCCUPANCY.**  
Compliance with use standards apply whenever the use or occupancy of a property changes.

- e. **SIGNAGE.**  
Compliance with signage standards apply when a permit is required.

**88-285-02-A TABLE OF ALLOWED USES**

Use categories and general uses have been established for principal uses of land and buildings. Table 1 indicates permitted uses (■) subject to general district and building development standards, special uses (S) subject to the discretionary review process, prohibited uses (-), and additional use-specific standards, applicable to all underlying zoning districts in the overlay district.

| <b>Table 1: Allowed Uses</b>             |                                 |                                 |
|--|---------------------------------|---------------------------------|
|  | <b>All Underlying Districts</b> | <b>Additional Use Standards</b> |
| <b>Residential</b>                       |                                 |                                 |
| Household Living                         |                                 |                                 |
| » Detached houses                        | ■                               | 88-120-03-H.3                   |
| » In any other residential building type | ■                               | 88-323                          |
| » In mixed-use building                  | ■                               |                                 |
| Group Living                             | ■                               |                                 |
| <b>Civic/Institutional</b>               |                                 |                                 |
| Bicycle Sharing Facilities               | ■                               | 88-322                          |
| Club, Lodge, or Fraternal Organization   | ■                               |                                 |
| College/University                       | ■                               |                                 |
| Day Care                                 |                                 |                                 |
| » Home-based (1—5)                       | ■                               |                                 |
| » Family (up to 10)                      | ■                               |                                 |
| » Group (up to 20)                       | ■                               |                                 |
| » Center (21+)                           | ■                               |                                 |
| Detention and Correctional Facilities    | -                               |                                 |
| Halfway House                            | -                               |                                 |
| Hospital                                 | ■                               |                                 |
| Library/Museum/Cultural Exhibit          | ■                               |                                 |
| Park/Recreation                          | ■                               |                                 |
| Religious Assembly                       | ■                               |                                 |
| Safety Service                           |                                 |                                 |
| » Fire station                           | ■                               |                                 |
| » Police station                         | ■                               |                                 |
| » Ambulance service                      | ■                               |                                 |
| <b>Table 1: Allowed Uses</b>             |                                 |                                 |
|  | <b>All Underlying Districts</b> | <b>Additional Use Standards</b> |
| School                                   | ■                               |                                 |

|  |                                 |                                 |
|--|---------------------------------|---------------------------------|
| Utilities and Services (except as noted below)             |                                 |                                 |
| » Basic, minor   | S                               | 88-323                          |
| <b>Commercial</b>  |                                 |                                 |
| Adult Business   | -                               |                                 |
| » Adult media store  | -                               |                                 |
| » Adult motion picture theater                             | -                               |                                 |
| » Sex shop   | -                               |                                 |
| Animal Service   |                                 |                                 |
| » Sales and grooming                                       | ■                               | 88-315                          |
| » Shelter or boarding                                      | ■                               | 88-315                          |
| » Stable   | S                               | 88-315                          |
| » Veterinary   | ■                               | 88-315                          |
| Artist Work or Sales Space                                 | ■                               |                                 |
| Building Maintenance Service                               | ■                               |                                 |
| Business Equipment Sales and Service                       | ■                               |                                 |
| Business Support Service (except as noted below)           | ■                               |                                 |
| » Day labor employment agency                              | -                               |                                 |
| Communications Services Establishments                     | ■                               |                                 |
| Drive-Through Facility                                     | S                               | 88-340, 88-285-05-F             |
| Eating and Drinking Establishments (except as noted below) | ■                               |                                 |
| » Tavern or nightclub                                      | ■                               |                                 |
| Entertainment Venues and Spectator Sports                  |                                 |                                 |
| » Indoor small venue (1—149 capacity)                      | ■                               |                                 |
| » Indoor medium venue (150—499 capacity)                   | ■                               |                                 |
| » Indoor large venue (500+ capacity)                       | ■                               |                                 |
| » Outdoor (all sizes)                                      | ■                               | Section 5-B                     |
| Financial Services (except as noted below)                 | ■                               |                                 |
| » Pawn shop  | -                               |                                 |
| » Short-term loan establishment                            | -                               |                                 |
| Food and Beverage Retail Sales                             | ■                               |                                 |
| Funeral and Interment Service                              |                                 |                                 |
| » Cemetery/columbarium/mausoleum                           | ■                               | 88-345                          |
| » Cremating  | ■                               | 88-345-02                       |
| » Undertaking  | -                               |                                 |
| Gasoline and Fuel Sales                                    | -                               |                                 |
| Lodging  |                                 |                                 |
| <b>Table 1: Allowed Uses</b>                               |                                 |                                 |
|  | <b>All Underlying Districts</b> | <b>Additional Use Standards</b> |
| » Bed and Breakfast  | ■                               | 88-320                          |

|   |                                 |                                 |
|---|---------------------------------|---------------------------------|
| » Hotel/motel   | ■                               | 88-323                          |
| » Recreational vehicle park   | -                               |                                 |
| Mobile Vendor Park  | ■                               | 88-358                          |
| Office, Administrative, Professional or General   | ■                               |                                 |
| Office, Medical   | ■                               |                                 |
| » Blood/plasma center   | -                               |                                 |
| Parking, Accessory  | ■                               | 88-323; 88-285-05-C             |
| Parking, Non-accessory  | ■                               | 88-323; 88-285-05-C             |
| Personal Improvement Service  | ■                               |                                 |
| Repair or Laundry Service, Consumer   | ■                               |                                 |
| Research Service  | ■                               |                                 |
| Retail Sales  | ■                               |                                 |
| » Outdoor Retail Sales Class A  | ■                               | 88-366-01                       |
| » Outdoor Retail Sales - Class B  | ■                               | 88-366-02                       |
| Reuse of officially designated historic landmark (local or national) if proposed use is not permitted | ■                               |                                 |
| Sports and Recreation, Participant  |                                 |                                 |
| » Indoor  | ■                               |                                 |
| » Outdoor   | ■                               | 88-285-05-B                     |
| Vehicle Sales and Service   |                                 |                                 |
| » Car wash/cleaning service   | -                               |                                 |
| » Heavy equipment sales/rental  | -                               |                                 |
| » Light equipment sales/rental (indoor)   | -                               |                                 |
| » Light equipment sales/rental (outdoor)  | -                               |                                 |
| » Motor vehicle repair, limited   | -                               |                                 |
| » Motor vehicle repair, general   | -                               |                                 |
| » Vehicle storage/towing  | -                               |                                 |
| <b>INDUSTRIAL</b>   |                                 |                                 |
| Manufacturing, Production and Industrial Service  |                                 |                                 |
| » Artisan   | ■                               | 88-318                          |
| » Limited   | S                               |                                 |
| » General   | -                               |                                 |
| » Intensive   | -                               |                                 |
| Mining/Quarrying  | -                               |                                 |
| Recycling Service   |                                 |                                 |
| » Limited   | S                               | 88-323                          |
| <b>Table 1: Allowed Uses</b>  |                                 |                                 |
|   | <b>All Underlying Districts</b> | <b>Additional Use Standards</b> |
| » General   | -                               |                                 |

|   |   |                |
|---|---|----------------|
| Self-Storage Warehouse                              | - |                |
| Warehousing, Wholesaling, Storage, Freight Movement | - |                |
| » Indoor  | - |                |
| » Outdoor   | - |                |
| » Demolition debris landfill                        | - |                |
| <b>AGRICULTURAL</b>                                 |   |                |
| Agriculture, Animal                                 | ■ | *Chapter 14    |
| Agriculture, Crop                                   | ■ | 88-312         |
| Agriculture, Urban                                  |   |                |
| » Home Garden                                       | ■ | 88-312         |
| » Community Garden                                  | ■ | 88-312         |
| » Community Supported Agriculture (CSA)             | ■ | 88-312         |
| <b>ACCESSORY SERVICES</b>                           |   |                |
| Wireless Communication Facility                     |   |                |
| » Freestanding                                      | ■ | 88-323; 88-385 |
| » Co-located antenna                                | ■ | 88-385         |

**88-285-03 LOT AND BUILDING STANDARDS**

**88-285-03-A GENERAL STANDARDS**

The following Lot and Building Standards apply to all new construction within the overlay district:

| <b>Table 2: Lot and Building Standards</b>                                      |                      |
|---|----------------------|
| <i>Lot Size &amp; Height [4]</i>  |                      |
| Maximum Lot Size  | 2 acres              |
| Maximum Height:   |                      |
| 0—50 feet from the front lot line on both Pennsylvania Avenue and Westport Road | 3 stories            |
| 50+ feet from front lot line on both Pennsylvania Avenue and Westport Road [3]  | 5 stories            |
| For lots located on other streets:  | 5 stories            |
| <i>Frontage and Setbacks</i>  |                      |
| Minimum Building Frontage on Westport or Pennsylvania Avenue [1]                | 85%                  |
| Maximum Front Yard Setback [1]  | 0 feet               |
| Maximum Interior Side Setback [1] [2]   | Max setback: 10 feet |
| Maximum Street-Side Setback [1]   | Max setback: 10 feet |
| Minimum Rear Yard Setback   | 0 feet               |
| Abutting a non-residential district   | 0 feet               |
| Abutting residential district   | 15 feet              |

|   |        |
|---|--------|
| Abutting an alley (any zoning district) | 0 feet |
|---|--------|

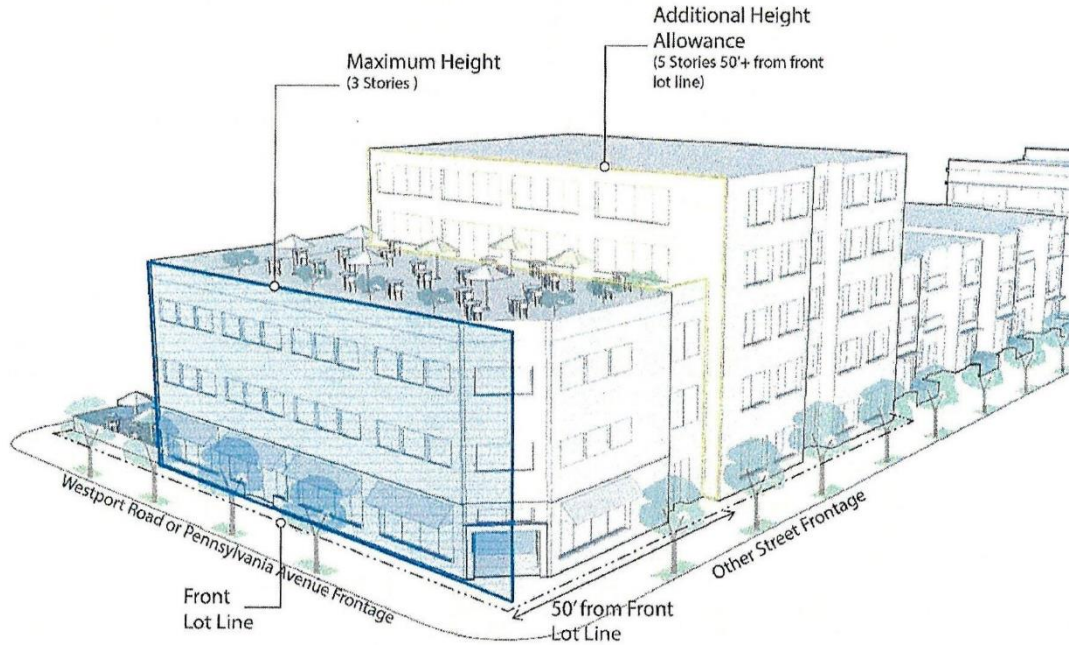
- [1] Minimum Building Frontage, Front and Side Yard Setbacks may be expanded to accommodate usable open space according to Section 88-285-05-B.
- [2] Non-street setbacks shall be as specified by the building code for each class of building.
- [3] Maximum building height may be altered according to Section 88-285-03-C.5.
- [4] For the purposes of this ordinance, height shall be measured from the highest elevation curb of the abutting street adjacent to the subject property.

**88-285-03-B FRONTAGE AND SETBACK EXCEPTIONS**

The following are exceptions to the frontage and setback limits in Table 2:

- 1. **ALL PROJECTIONS.**  
Any projections over public rights-of-way, or any similar area designed for pedestrian circulation, shall be at least 8 feet above the grade, and in no case within 5 feet of any curb for a street, through access drive or other area designed for vehicles. All projections shall receive approval from the appropriate entity prior to installation.
- 2. **ENTRY FEATURES.**  
Primary entry features such as porticos, stoops, or unenclosed porches may extend up to 6 feet into the required front setback. Entry features shall not encroach on any easement, encroachments must ensure a minimum of 10 feet of passable sidewalk width.
- 3. **USABLE OPEN SPACE FRONTAGE.**  
Usable open space along the lot frontage, including patios, courtyards, outdoor recreational areas, and outdoor entertainment venues, shall conform to the site design standards in Section 5-2.
- 4. **MECHANICAL EQUIPMENT.**  
Mechanical equipment shall be screened as required by Chapter 88 of the Zoning and Development Code.
- 5. **MULTIPLE BUILDINGS.**  
Multiple buildings are allowed on one lot. The buildings shall meet the development requirements found in Chapter 88 of the Zoning and Development Code and receive approval through the proper entitlement.

**Figure 2 - Maximum Height Allowances**



### 88-285-03-C HEIGHT EXCEPTIONS

The following are exceptions to the height limits in Table 2:

1. **GENERALLY.**

Building elements integral to the design and construction of the building, such as parapet walls, false mansards, or other design elements essential to a quality appearance of the building may extend up to 6 feet above the roof deck of a flat roof.

2. **ARCHITECTURAL FEATURES.**

Architectural features such as chimneys, ornamental towers or spires, and similar accessory features that are less than 20% of the building footprint may extend up to 50% above the actual building height.

3. **MECHANICAL EQUIPMENT.**

Functional and mechanical equipment such as elevator bulkheads, cooling towers, smokestacks, roof vents or other equipment may be built up to their necessary height in accordance with building codes. Roof mounted mechanical equipment shall be property screened as required by 88-425-07 of the Zoning and Development Code.

4. **ACCESSORY STRUCTURES.**

Accessory site structures such as flag poles, monuments, water towers, may have a height limit of 50 feet, but shall be setback a distance of at least  $\frac{1}{3}$  its height from the property line.

5. **PUBLIC PARKING ARRANGEMENT.**

The City may approve a height bonus of up to two additional stories with a

maximum height of 5 stories if at least 100 parking spaces or 20% of the parking spaces, whichever is greater is provided subject to an agreement between the Property Owner and the City. Parking is permitted by Special Use Permit subject to the provisions of Section 88-285-05-B of this Chapter.

**88-285-04 BUILDING COMPOSITION STANDARDS**

**88-285-04-A. MATERIALS**

**1. PRIMARY MATERIALS.**

Materials identified with a "PM" on Table 3 are Primary Materials and allowed on all stories of a structure.

**2. SECONDARY MATERIALS.**

Materials identified with a "SM" on Table 3 are Secondary Materials. Permitted secondary materials shall be used as accent material on the first story and shall not exceed 30% of the first story façade. Permitted secondary materials may be used on the second story and above of a structure or for the required building elements.

**3. PROHIBITED MATERIALS.**

Materials identified with an "-" on Table 3 are expressly prohibited.

**4. PRESERVATION OF MATERIALS.**

Preservation or restoration of original façade materials is desired in existing structures. Applied 'faux' façades or other not permitted non-original materials are not desired.

**5. DETERMINATION OF SIMILAR MATERIALS.**

When a specific material cannot be readily classified, the City Planning and Development Director is authorized to determine the most similar, thus most appropriate, material based on the following considerations:

- a. the appearance of the material;
- b. the durability of the material;
- c. the method of installing the material;
- d. the location of the material; and
- e. relevant information provided by the International Building Code.

**6. EXCEPTIONS TO MATERIAL LIMITATIONS FOR STOREFRONTS.**

Wood and metal may encompass more than 30% of a first-floor façade when used in a clearly articulated first-floor storefront system.

Table 3: Allowed Architectural Materials

| Material | Front and Streetside | Side and Rear |
|----------|----------------------|---------------|
|----------|----------------------|---------------|

|   |    |    |
|---|----|----|
| Brick   | PM | PM |
| Stone   | PM | PM |
| Cast stone                                    | PM | PM |
| Façade Glass [2]                              | SM | PM |
| Terra cotta                                   | PM | PM |
| Tile  | PM | PM |
| Concrete                                      |    |    |
| >> Cast-in-place concrete - smooth/no texture | -  | SM |
| >> Cast-in-place concrete textured or altered | -  | SM |
| >> Pre-cast concrete                          | -  | SM |
| Stucco  | SM | SM |
| Metal   | SM | SM |
| Wood  | SM | SM |
| Fiber cement                                  |    |    |
| >> Fiber cement panels                        | -  | SM |
| >> Fiber cement clapboard siding              | -  | SM |
| Fiberglass replication                        | SM | SM |
| Concrete masonry unit                         | -  | SM |
| Split faced block                             | -  | SM |
| Glass block                                   | -  | SM |
| EIFS  | -  | SM |
| Electronic/Digital Façade Elements [1]        | -  | -  |

- [1] For the purposes of this ordinance, Electronic/Digital Façades are defined as an electronic/digitally illuminated façade surface exceeding 50% of any wall plane on a building, or 150 square feet, whichever is less.
- [2] For the purposes of this ordinance, first-floor and upper-floor windows complying with the transparency requirements of Table 4 are exempt from the maximum façade coverage area for secondary materials.

**88-285-04-B. MASSING AND FAÇADE COMPOSITION**

**1. GENERAL STANDARDS.**

Table 4 establishes design standards applying to the massing and façade composition of buildings fronting on Westport Road and/or Pennsylvania Avenue in this overlay.

| Minimum First Story [1] | Upper Story Transparency | Upper Story Transparency | Wall Plane Limits                    | Blank Wall Limits                    |
|-------------------------|--------------------------|--------------------------|--------------------------------------|--------------------------------------|
| 1 per 50'               | 60—90%                   | 15—40%                   | 80 linear feet; and 500 s.f. maximum | 50 linear feet; and 500 s.f. maximum |

[1] For corner buildings, any entrance feature located on the corner may count for the first-entry requirement for both sides. The second required entry feature may be located 75 feet from a corner entrance.

2. **COMPOSITION.**

Façade composition refers to the use of materials, fenestration and architectural details and ornamentation to add interest and uniqueness to buildings and activate or emphasize certain spaces around a building. In addition to the standards outlined in Table 4, the following must be met:

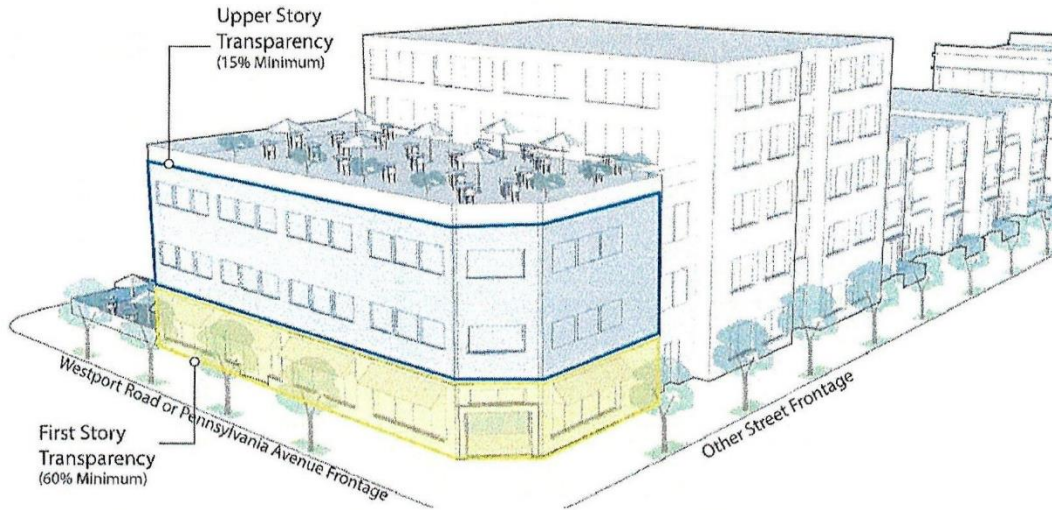
- a. Blank walls and wall planes shall be broken up clearly with elements that add architectural interest and variety, such as projections, recesses, offsets, windows, painted features, or blank window openings trimmed with frames, sills or lintels.
- b. Façade composition shall establish a base, body and top of building and shall distinguish different structural components with varying material and color.

3. **ENTRANCES.**

Entrances shall be clearly defined on all front façades with at least one of the following elements and be located at intervals specified in Table 4:

- a. A single-story architectural emphasis such as raised parapets or gables, canopies, porticos, overhangs, pediments, or arches;
- b. Transoms and/or display windows that frame and emphasize the entry;
- c. Architectural details such as tile work and moldings, columns, pilasters, or other similar material changes; OR
- d. Integral planters or wing walls associated with a recessed or projecting entry court or plaza that integrates more formal landscape and hardscape designs.

**Figure 3 – Transparency**



**4. TRANSPARENCY.**

Buildings shall have the percentage of openings specified in Table 4, based on the following:

- a. The transparent facade determined by Table 4 must be comprised of windows between 2 feet and 10 feet above the sidewalk or transparent doors that allow clear views of indoor space or product display areas.
- b. On corner lots, 60% first-floor transparency is required where building façades abut Westport Road.
- c. Façades fronting parkways and boulevards shall comply with the standards set forth in 88-323 "Boulevard and Parkway Standards."
- d. First-floor uses that are solely for residential purposes may reduce their transparency to 40%.
- e. Display windows that do not provide views into the interior of the building may be counted towards satisfying up to 50 percent of the minimum ground-level transparency requirements, provided that they are internally illuminated and are at least 3 feet in depth.
- f. No existing building shall be altered in such a way that reduces transparency below the required or existing amount.
- g. Illumination of windows, display windows, and primary entrances shall not have any effects of movement, flashing, scintillation, rolling, dissolving, fading or similar effects and shall be in compliance with Section 88-430 of the Zoning and Development Code.

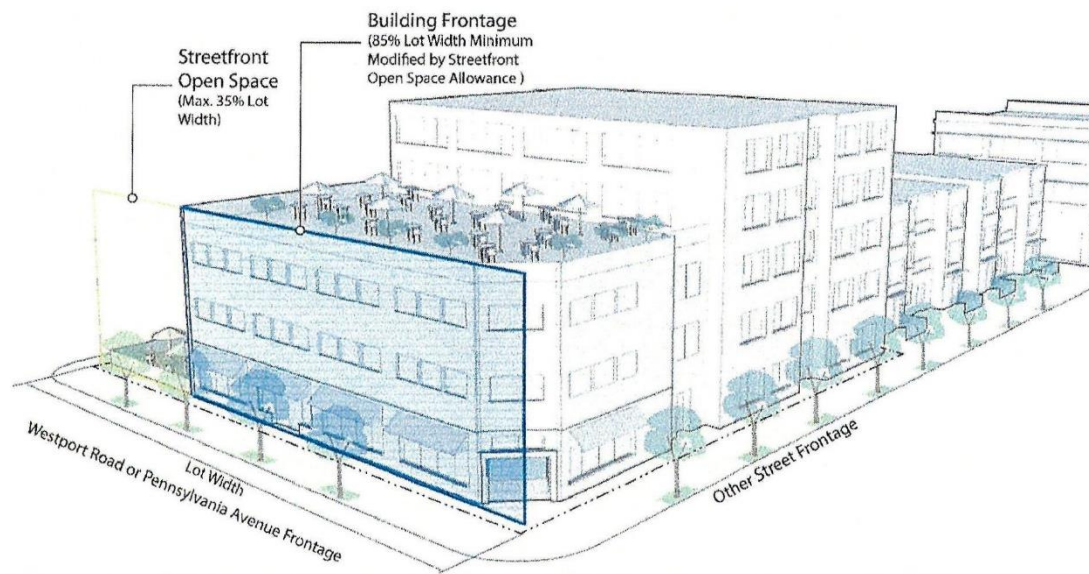
**88-285-05 SITE DESIGN STANDARDS**

### 88-285-05-A. BUILDING ACCESS

Primary entrances shall comply with the following standards:

1. **DIRECT ACCESS REQUIRED.**  
Primary entrances shall provide direct public access from the adjacent rights-of-way in compliance with the Pedestrian Standards as stated in 88-450 of the Zoning and Development Code.
2. **CORNER LOTS.**  
On corner lots, corner entrances are encouraged.

**Figure 4 - Minimum Building Frontage and Usable Open Space**



Buildings fronting Westport Road or Pennsylvania Avenue are required to occupy at least 85% of the lot's width, unless usable open space complying with Section 88-285-05-B is included. Usable open space may occupy up to 35% of the lot's width.

### 88-285-05-B. USABLE OPEN SPACES

Building frontage and setbacks in Table 2 may be modified to accommodate usable open space, including patios, courtyards, outdoor recreational areas, and Outdoor entertainment venues. Usable open spaces shall conform to the following standards:

1. **LOCATION.**  
Open space must directly abut the streetscape.
2. **FRONTAGE EXTENT ALLOWANCE.**  
Open space shall not exceed 35% of the total lot frontage along Westport Road and/or Pennsylvania Avenue.
3. **SIZE.**  
Open space shall be at least 15 feet in all directions. Open space shall not exceed

20,000 square feet.

4. **ALLOWED USES.**

Open space may be used for dining, gathering, recreation, or similar uses. Open space shall not be used for outdoor storage. Outdoor uses shall be accessory to the principal use.

5. **ENCLOSURE.**

Open space may be enclosed with a permanent rail or wall constructed of metal, masonry, or wood, not exceeding 36 inches in height. Enclosed usable open spaces may include an entry along the perimeter to accommodate public access of at least 36 inches wide.

6. **ACTIVATION.**

Usable open space shall be designed as active social space. For the purposes of this ordinance, "Usable Open Space" shall not be interpreted as vehicular use areas such as parking or loading facilities, landscape areas, or stairways. At a minimum, open space shall be designed to include two of the following elements:

- a. Movable furniture;
- b. Interactive art installation;
- c. Planters with seasonal or ornamental plantings;
- d. Water element such as a fountain;
- e. Shade elements.

**88-285-05-C. VEHICLE PARKING FACILITIES**

Uses in the Westport Overlay are exempt from the parking standards of Section 88-420-06 of the Zoning and Development Code of Kansas City, Missouri. Where the expansion or addition of parking is allowed through special use permit, the following standards apply:

1. **UNDERSTATED PARKING REQUIRED.**

Parking facilities shall not directly abut Westport Road or Pennsylvania Avenue. Any off-street parking provided must be located behind, within, or under the building, unless determined otherwise by the Planning Director.

2. **PARKING GARAGES.**

Where permitted, tenant spaces shall be included on the ground level of parking garage façades fronting on Westport Road or Pennsylvania Avenue.

3. **ACCESS AND CIRCULATION.**

Access shall be taken from alternative streets or alleys where available. Permitted parking facilities shall not be accessed from Westport Road or Pennsylvania Avenue, except where determined otherwise by the Planning Director.

4. **PARKING MAXIMUMS.**

Where approved through special use permit, no use shall provide more than 20% of minimum required parking in Section 88-420-04 of the Zoning and Development Code. In addition, any parking permitted over 20% shall require mitigating potential impacts of more parking through one or more of the following strategies:

- a. Provide shared parking for other uses on the block or adjacent blocks.
- b. Design all parking areas over the minimum as dual-purpose space, such as plazas, playgrounds, event areas for regular use of the space during nonpeak times.
- c. Use alternative surface areas designed to infiltrate stormwater.
- d. Provide additional buffers and site open spaces to screen parking and provide more active usable outdoor spaces for people in relation to the streetscape, of at least a 10% increase in the open space or buffers and at least a 25% increase in the amount of landscape material required for the parking.

**88-285-05-D. BICYCLE PARKING FACILITIES**

Short-term and long-term bicycle parking is required according to Section 88-420-09 of the Zoning and Development Code of Kansas City, Missouri.

**88-285-05-E. SCREENING, FENCING AND WALLS**

1. **MECHANICAL/UTILITY EQUIPMENT.**

In addition to Section 88-425-08 of the Zoning and Development Code of Kansas City, Missouri) the following standards must be met:

- a. Dumpsters and ground level mechanical/utility equipment must be located in the rear yard or can be located in the side yard if setback 10 feet from Westport Road or Pennsylvania Avenue.
- b. Dumpsters shall not be visible from the public right-of-way.
- c. Access for dumpsters and mechanical/utility equipment may be shared with any access for required parking.

2. **FENCING AND WALLS.**

Fencing and walls within the overlay district shall comply with the following standards:

- a. No fence over 72 inches shall be erected on any lot.
- b. Per the Boulevard and Parkway Standards in Section 88-323, fencing on a boulevard must be of steel, iron, concrete, stone, or brick.

- c. Barbed-wire, razor wire, metal sheeting, wood picket, stockade, chain link fencing, or similar materials are prohibited fencing materials in the Overlay District.
- d. Within 20 feet of the Westport Road or Pennsylvania Avenue right-of-way lines:
  - i. Fencing shall meet or exceed 80 percent transparency.
  - ii. The finished side of the fence or wall shall face the adjacent property or the street.
  - iii. Fences used to enclose a vehicular use area shall be at minimum 36 inches in height, made of decorative wrought iron or other metal picket, and located within the required perimeter landscape buffer.
  - iv. Freestanding walls shall not exceed 36 inches in height. Fencing or a combination of fencing and a freestanding wall shall not exceed 72 inches in height.
  - v. Retaining walls adjacent to Westport Road or Pennsylvania Avenue shall not exceed 48 inches in height.
  - vi. Freestanding and retaining walls shall be constructed of brick, pre-cast concrete, cast-in-place concrete-textured, stone or cast stone.

**88-285-05-F. DRIVE-THROUGH FACILITIES**

Drive-through facilities are permitted subject to an approved Special Use Permit. Drive-through facilities shall meet the applicable standards of 88-340 and the following standards:

- 1. Drive-through facilities shall be utilized solely for customer pick-up of goods and shall not provide for on-site ordering.
- 2. Drive-through facilities shall be permitted only where vehicular traffic enters from Westport Road and exits onto a public street other than Westport Road. No drive-through facility shall be permitted to both enter from and exit onto the same street.
- 3. There shall be no more than one (1) drive-through lane and no more than one (1) drive-through service window on any lot.
- 4. Service windows shall not face a public right-of-way. Service windows shall be a minimum of 25 feet behind the front façade (nearest the public right-of-way) of the principal building.
- 5. There shall be no audio speakers or ordering devices and no menu board signs.
- 6. The principal pedestrian access to any building on the lot shall not cross the

drive- through lane.

7. Drive-through facilities shall not create new curb cuts off Westport Road.
8. All Special Use Permits for drive-through facilities shall specify the approved hours of operation during which such drive-through facility may be in operation.
9. All Special Use Permits for drive-through facilities shall be valid for a period not to exceed five (5) years from issuance.

**88-285-06 SIGNS**

**88-285-06-A. SIGN TYPES & ALLOWANCES**

All signage must receive approval of a sign permit, and shall comply with the following standards:

| Table 5: Sign Types and Allowances |  |                       |
|------------------------------------|--|-----------------------|
| Sign Type [1]                      | Number   | Size                  |
| Wall Signs area                    | 1 sign per tenant with exterior entrance (multi-tenant building) otherwise 3 signs per façade maximum  | 35% of façade maximum |
| Awning or Canopy Signs             | As allowed by Code   | 30 s.f. maximum       |
| Marquee Signs                      | 1 per tenant   | 24 s.f. per face      |
| Projecting Signs                   | 1 per tenant [2]   | 30 s.f. maximum       |
| Monument Signs                     | Prohibited, unless compliant with Section 88-285-06-B  |                       |
| [1]                                | All signs located on ground level shall be indirectly or halo lit. Signs on the second story and above may be internally lit, indirectly or halo lit. Sign lighting shall not exceed 1-foot candle onto the public rights-of-way as measured from the property line. |                       |
| [2]                                | Multi-tenant buildings may combine projecting sign allowances into a single, multitenant sign. Multi-tenant projecting signs may not exceed the size maximum of 30 s.f.  |                       |

**88-285-06-B MONUMENT SIGNS**

1. Monument signs are prohibited, unless on a lot with a minimum of 100 feet of frontage and applies with at least one of the following criteria:
  - a. The lot is developed with an existing principal structure and is setback at least 30 feet from the property line adjacent to Westport Road;
  - b. The lot has an existing pole sign. The pole sign may be replaced with a monument sign;

- c. The sign is attached to or incorporated into a freestanding wall or retaining wall.
  - d. The site is an official local or national historic landmark or a contributing building within an official local or national historic district.
  - e. When attached to a wall or fence, Monument signs shall not project more than 3 inches from the face of the wall or fence.
2. When allowed, one monument sign is permitted per street frontage. When allowed Monument signs must meet the following standards:
- a. Shall not exceed 20 square feet in area and 4 feet in height.
  - b. Monument signs shall be set upon a solid base of material and constructed of primary materials matching the principal building.
  - c. Sign material shall consist of pin-mounted channel letters, die cut graphics, and/or engraved text.
  - d. The area surrounding the monument sign shall be landscaped.
  - e. Monument signs shall be setback in accordance with one of the following standards:
    - i. On interior lots, monument signs shall be set back a minimum of 5 feet from the property line.
    - ii. On corner lots, monument signs shall be set back a minimum of 10 feet from property line.
    - iii. When attached to a wall or fence, signs shall not extend above the top of the wall or fence.

**88-285-06-C. PROJECTING SIGNS**

Projecting signs shall comply with the standards as listed in Section 88-445-08-E of the Zoning and Development Code,

**88-285-06-D. WALL SIGNS**

Wall signs shall be permanently attached to the building and parallel to its surface, and shall comply with the following:

- 1. Wall signs shall be die cut and/or channel letter signs.
- 2. Signs located on the ground level of the building shall be pin-mounted.

3. Raceway-mounted channel letter signs are allowed on the second story and above. Raceways shall be painted or designed to match the material on which the sign is affixed.
4. Hand-painted wall signs are subject to administrative approval by the director of City Planning and Development. On the front or street-side façade of a building, hand-painted signs may not exceed 10 percent of the wall area and count as one wall sign per 88-285-06-A. Hand-painted signage located on a non-street side façade shall not exceed 50 percent of the façade area and shall be the only sign on that façade.

**88-285-06-E. INCIDENTAL SIGNS**

Incidental signs are permitted in the district, according to the standards of Chapter 88-445-08-G.

**88-285-06-F. ROOF SIGNS**

Supporting structure for a roof sign must comply with all applicable engineering and code requirements. Roof signs shall be die cut and/or channel letter signs. Supporting structures must consist of the fewest number of supporting members without embellishments. Roof signs are permitted on buildings if the top of the highest portion of the roof is at least 30 feet above grade. The maximum horizontal dimension of a roof sign may not exceed 50 percent of the width of the wall it most closely parallels or 20 feet, whichever is less. The maximum height of a roof sign and its supporting structure may not exceed 6 feet, measured from the elevation of top of the highest parapet to the top of the sign. Roof signs shall not be constructed of wood.

**88-285-06-G. HISTORICAL SIGNS**

Historical wall signs, hand-painted signs, neon signs, and projecting signs that advertise closed or off-site businesses may remain and shall not count toward any signage requirements if established more than 25 years from the date of application. Historical signs may be removed and reinstalled for restoration. Historical signs may be replicated if the new sign is the same size and material. Retention of historical signs must receive approval by the director of City Planning and Development. In no case shall a pylon sign be considered a historical sign.

**88-285-06-H. NEON AND ELECTRONIC SIGNAGE**

Animated neon signs may be permitted with administrative approval of the director of City Planning and Development. Electronics digital, and/or motorized signs, and outdoor advertising signs are prohibited within the district.

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 #: 260376

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

A request to approve an amendment to the Westport Overlay District to allow Drive-Through Facilities with a Special Use Permit and adding standards for Drive-Through Facilities within the overlay on about 62 acres located along Westport Road starting at Southwest Trafficway to the boundary of the MCO district and along Pennsylvania Avenue from 39th Street to 43rd Street. (CD-CPC-2026-00025)

### Discussion

The applicant, a property owner within the overlay district, is requesting to amend the Westport Overlay District to allow Drive-Through Facilities with a Special Use Permit and adding standards for Drive-Through Facilities within the overlay. The Westport overlay was approved in 2023 and was intended to maintain the unique character of Westport. Three of the eight intents (found in the attached staff report) listed in the Overlay encourage maintaining the pedestrian oriented development. To achieve those intents, drive-through facilities were listed as a prohibited use within the district.

The proposed amendment required review for rezonings (amendments to overlays require processing in the same way as rezonings) and text amendments (as the standards for the overlay were codified). Staff does not believe the amendment meets the required criteria for the text amendment - it does not correct an error or inconsistency in the code, is not consistent with adopted plans or stated purpose of the Westport Overlay, and is not in the best interest in the City as a whole. It also does not meet the criteria for the rezoning - the property is suitably used and in current operation under the current zoning and overlay standards (without a drive-through), the property is not vacant due to zoning, and amending the overlay to include drive-through facilities will detrimentally affect nearby properties. A full review of the criteria can be reviewed in the attached staff report and in the "other impacts" section of this docket memo.

City Plan Commission heard the case on April 1, 2026 and heard public testimony in opposition to the amendment. The City Plan Commission and Staff recommended denial of the application.

Additional testimony submitted after the CPC meeting is attached a separate document to this ordinance request.

City Planning and Development Staff does not believe this ordinance meets any goals of the Citywide Business Plan, therefore that section will remain blank.

## 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 amending the allowed uses within the Westport Overlay District.
3. How does the legislation affect the current fiscal year?  
Not applicable, as this is a zoning ordinance amending the allowed uses within the Westport Overlay District.
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 amending the allowed uses within the Westport Overlay District.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
Not applicable, as this is a zoning ordinance amending the allowed uses within the Westport Overlay District.

## Office of Management and Budget Review

(OMB Staff will complete this section.)

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

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

There is no fiscal impact in this ordinance. City Planning and Development Staff does not believe this proposed amendment meets any goals of the Citywide Business Plan and is therefore not selecting objectives in the next section.

## **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-2023-00062 – Approving the Westport Overlay District, the district created development and site design standards that promote the recommendations outlined in the Westport District Master Plan, with a focus on the pedestrian-oriented corridors in the Westport area (Ordinance No. 230498, approved June 15, 2023).

## **Service Level Impacts**

Not applicable, as this is a zoning ordinance amending the allowed uses within the Westport Overlay District.

## 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 Planning and Development staff and the City Plan Commission recommend denial of this amendment to the Westport Overlay District.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
This is a zoning ordinance amending the allowed uses within the Westport Overlay District. The Westport Overlay was created as a way to preserve the unique features of the area, one of which is the pedestrian oriented corridors along Westport Road and Pennsylvania Avenue. During the creation of the overlay Drive-throughs were listed as a prohibited use to preserve this specific feature of the Westport area.  
By changing the allowed uses to include drive-through facilities, there is an increased potential for:
  - More curb cuts on streets adjacent to Westport Road
  - Increased traffic on and off Westport road which may cause traffic disruption on an already busy road and may cause traffic to use drivethroughs to cut through the area
  - An increase in vehicle queuing which will increase noise, spillover light from headlights, and increased pollution, and
  - Create a precedent that drive-through facilities should be allowed in heavily populated areas that have been recommended for pedestrian-oriented development.
2. How have those groups been engaged and involved in the development of this ordinance?  
This is a zoning ordinance amending the allowed uses with the Westport Overlay District, this application type requires public engagement. The

applicant completed public engagement in compliance with the Zoning and Development Code.

3. How does this legislation contribute to a sustainable Kansas City?  
This application does not contribute to a sustainable Kansas City. This application was reviewed against the KC Spirit Playbook and has a low alignment. The KC Spirit Playbook encourages walkability and alternative transportation modes.

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)



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**File #: 260399**

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ORDINANCE NO. 260399

Sponsor: Mayor Quinton Lucas

Amending Chapter 56 of the Code of Ordinances by enacting a new Section 56-548 to create minimum standards for the securing and mothballing of vacant buildings to prevent deterioration, protect public safety, and reduce negative neighborhood impacts.

WHEREAS, vacant and unsecured buildings pose significant risks to public safety, invite unauthorized entry, and contribute to the deterioration of surrounding neighborhoods; and

WHEREAS, early intervention through proper mothballing and securing of vacant structures can prevent minor deterioration from escalating into dangerous-building conditions requiring costly remediation or demolition; and

WHEREAS, the Kansas City Historic Preservation Commission (HKC) and Resolution No. 250912 support mandatory, city-wide vacant building preservation-based mothballing standards as an upstream intervention to prevent dangerous-building scenarios; and

WHEREAS, mothballing measures should function as temporary stabilization tools, not as substitutes for maintenance, rehabilitation, or good-faith sale, with clear standards to protect the structural integrity and character-defining features of affected buildings; and

WHEREAS, standardizing the board-up process, including adherence to National Fire Protection Association (NFPA) standards for marking vacant structures, enhances the safety of emergency responders; and

WHEREAS, a mechanism for cost recovery through property liens, paired with a lien waiver process that preserves pathways for rehabilitation and redevelopment, is necessary to ensure these requirements are both enforceable and equitable; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF KANSAS CITY:

Section 1. That Chapter 56, Article V of the Code of Ordinances is hereby amended by adding a new Section 56-548 to read as follows:

**Sec. 56-548. Mothballing and Securing of Vacant Buildings.**

- (a) *Applicability.* This section shall apply to any building or structure that has been vacant for a period of ninety (90) consecutive days or more. For purposes of this section, vacant is defined as lacking habitual presence of human beings who have a legal right to be on the property, or at which substantially all lawful business operations or residential occupancy has ceased. In determining whether a property is vacant, it is relevant to consider, among other factors, the percentage of the overall square footage of any building on the property or floor to the occupied space, the condition and value of any items in the property and the presence of rental or for sale signs on the property; provided that multi-family residential property containing five or more dwelling units shall be considered vacant when the majority of all of the dwelling units become unoccupied and a majority remain unoccupied. A property shall not be considered vacant which is being currently marketed by a licensed real estate professional hired by the former or current occupant of the property and to which water service has not been shut-off.
- (b) *Requirement to Mothball.* The owner of any building subject to this section shall implement and maintain mothballing measures sufficient to:
- i. Prevent deterioration of the structure;
  - ii. Maintain the integrity of the building envelope;
  - iii. Protect character-defining architectural features, where applicable; and
  - iv. Reduce adverse impacts on surrounding properties.
- (c) *Minimum Mothballing Standards.* Mothballing shall include, but not be limited to, ensuring such vacant building is in compliance with all applicable requirements in this Code, and specifically the following:
- i. **Securing All Openings.** All windows, doors, and other openings shall be secured to prevent unauthorized entry. Securing shall include all openings; partial securing is prohibited. Materials shall be properly fitted, maintained, and installed in a professional manner. Where the building is a historic structure, listed on either the U.S. Department of Interior's National Register of Historic Places or the Kansas City Register of Historic Places, securing methods shall, to the extent practicable, be reversible and shall not damage or obscure character-defining features.
  - ii. **Building Envelope Protection.** The building shall be maintained in a weather-tight condition, including:
    - i. A sound roof that is free of leaks or structural failure;
    - ii. Intact exterior walls and foundation without significant cracks, breaches, or deterioration; and
  - iii. **Prompt repair or sealing of any openings or breaches that develop after the initial mothballing.**
  - iii. **Water and Utility Management.** All water lines shall be drained or otherwise secured to prevent leakage, pipe failure, or freezing. All

- utilities shall be properly disconnected or maintained in a safe condition.
- iv. National Fire Protection Association (NFPA) Marking for Emergency Responders. Vacant structures shall comply with the provisions of the adopted International Fire Code, Chapter 26 Code of Ordinances, regarding Hazard Identification Signs in conformance with NFPA 704 and applicable NFPA standards and regarding placards marking vacant buildings to protect the safety of emergency responders.
  - v. Fencing and Site Security. Where necessary to protect public safety or prevent repeated unauthorized access, the director or the director's authorized representative may require installation of fencing or other appropriate barriers.
  - vi. Exterior Maintenance. The building and surrounding property shall be maintained free of:
    - i. Accumulated debris or trash
    - ii. Excessive vegetation or overgrowth
    - iii. Graffiti or visible blighting conditions
  - vii. Enhanced Measures for Problematic Buildings. The Director may require enhanced securing measures, including but not limited to reinforced boarding, additional barriers, or increased inspection frequency, for any property with a documented history of unauthorized entry, repeated code violations, or significant risk of harm to the public.
- (d) *City Authority to Abate.* If the owner fails to comply with the requirements of this section, the director or the director's authorized representative may cause the necessary work to be performed to bring the property into compliance. The City shall provide at least ten (10) days' written notice prior to performing such work, except where an imminent hazard to public safety requires immediate action.
- (e) *Costs and Lien.* All costs incurred by the City in performing work under this section shall constitute a lien against the property and shall be recoverable in the same manner as other nuisance abatement costs pursuant to chapter 48 or dangerous building costs under this chapter. The City shall provide the property owner with an itemized accounting of all costs incurred.
- (f) *Lien Waiver or Reduction.* All or any portion of a lien issued pursuant to this section may be waived according to the provisions of section 56-547 of this code.
- (g) *Historic Structures.* For buildings listed on or eligible for listing on either the U.S. Department of Interior's National register of Historic Places or Kansas City's Register of Historic Places, all mothballing measures shall be implemented in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties and shall, to the extent practicable, preserve and protect character-defining features.

..end

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Approved as to form:

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Bret Kassen  
Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 260399

Submitted Department/Preparer: Neighborhoods

Revised 01/30/25

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

### Executive Summary

Amending Chapter 56 of the Code of Ordinances by enacting a new Section 56-548 to create minimum standards for the securing and mothballing of vacant buildings to prevent deterioration, protect public safety, and reduce negative neighborhood impacts.

### Discussion

Click or tap here to provide [detailed information, analysis, and any applicable CREO goals](#) on this topic.

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
General Fund from NSD Preservation or Dangerous Buildings budgets.
3. How does the legislation affect the current fiscal year?  
Instances where City is authorized to abate would require expenditure from funds appropriated to either NSD Preservation or Dangerous Buildings for similar work, already performed under Chapter 48 and 56.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
Yes, this would be a recurring impact to the budget for NSD.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?

No, costs expended would require a lien to be placed on the property for some future reimbursement.

**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)**

Confirmed NSD Preservation and Dangerous Buildings are funded from the General Fund. Unknown cost at this time.

**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**

N/A

## Service Level Impacts

There should not be an impact to services levels, as this work is currently enforced through Chapter 48 and 56.

## 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

Supports continued implementation of Chapter 48 and 56 in regard to vacant structures in addition to the intention of Resolution No. 250912.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
Prevents access to vacant structures and potential safety issues. No health impact to owners of mothballed structures.
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?  
Preventing the deterioration of vacant buildings keep the structure available for future use. Demolition of dangerous or deteriorated building creates waste and reduces housing stock.
4. Does this legislation create or preserve new housing units?  
Yes (Press tab after selecting)

Total Number of Units Potentially preserved for new housing units.  
Number of Affordable Units unknown

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.

Please Select (Press tab after selecting)

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 #: 260400**

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ORDINANCE NO. 260400

Sponsor: Mayor Quinton Lucas

Amending Chapter 56 of the Code of Ordinances, Article V, Dangerous buildings or structures, by repealing and replacing Section 56-539, Permits, to require Historic Preservation Commission review for demolition of historic structures declared dangerous buildings, except in cases of emergency.

WHEREAS, vacant and deteriorating buildings pose significant risks to public safety, neighborhood stability, and the long-term vitality of Kansas City communities; and  
WHEREAS, the City of Kansas City has a compelling interest in preserving its historic structures, which represent irreplaceable cultural, architectural, and economic assets for the city and its residents; and

WHEREAS, current provisions of Chapter 56 exempt buildings declared dangerous from Historic Preservation Commission review prior to demolition, potentially incentivizing property owners to allow historic structures to deteriorate until they qualify for demolition without preservation review; and

WHEREAS, this exemption undermines the City's historic preservation goals and enables a cycle of neglect that contributes to blight, disinvestment, and the permanent loss of historic resources; and

WHEREAS, the Kansas City Historic Preservation Commission and Resolution No. 250912 support upstream interventions to prevent historic structures from deteriorating to the point of dangerous-building designation, including mandatory minimum maintenance standards and mothballing requirements; and

WHEREAS, limiting the dangerous-building demolition exemption to genuine emergencies, where immediate danger to public health, safety, or welfare exists and no reasonable alternative to demolition is available, appropriately balances preservation goals with public safety imperatives; and

WHEREAS, requiring Historic Preservation Commission review prior to demolition of historic landmarks and contributing structures within local historic districts, even where a dangerous-building declaration has been issued, ensures that all reasonable rehabilitation and

stabilization alternatives are considered before irreversible demolition occurs; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF KANSAS CITY:

Section 1. That Chapter 56, Code of Ordinances, is hereby amended by repealing Sec. 56-539, Permits, and enacting a new Section 56-539 to read as follows:

**Sec. 56-539. – Permits.**

- (a) Building permits must be obtained in accordance with the city's building code.
- (b) No demolition permit shall be issued for any building or structure that is (1) designated as historic on either the U.S. Department of Interior's National Register of Historic Places or the Kansas City Register of Historic Places; or (2) located within a local historic district without prior review and approval by the historic preservation commission, including in cases where such building has been declared a dangerous building pursuant to this article.
- (c) The only exemption from the historic preservation review requirement for demolition permits in subsection (b) of this section shall be in cases of emergency, as defined in section 56-540 of this code, where:
  - (1) The director or the director's authorized representative determines that immediate action is necessary to protect public health, safety, or welfare; and
  - (2) No reasonable alternative to demolition exists.
- (d) In any case where demolition is authorized pursuant to subsection (c), the director or the director's authorized representative shall:
  - (1) Prepare written findings documenting the emergency condition and the basis for concluding no reasonable alternative to demolition existed; and
  - (2) Provide such findings to the historic preservation commission within thirty (30) days following the demolition.
- (e) It shall be unlawful for any person, other than the owner, to salvage or cause or allow any other person to salvage a building which has been ordered demolished without first obtaining written authorization of the director or the director's authorized representative.
- (f) It shall be unlawful for the owner to salvage or cause or allow any other person to salvage a building which has been ordered demolished once the notice to proceed has been issued to the contractor by the department.

..end

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Approved as to form:

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Bret Kassen  
Associate City Attorney

**No Docket  
Memo Provided  
for Ordinance  
No. 260400**



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**File #: 260401**

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ORDINANCE NO. 260401

Sponsor: Mayor Quinton Lucas

Amending Chapter 56, Code of Ordinances, by repealing Article VI, Registration of vacant properties and foreclosing properties, and enacting a new article of like number and subject matter, including a new Section 56-586, Semiannual fee for chronically vacant nuisance property to expand vacant property registration to unimproved vacant land, add required disclosure of plans or intent for vacant property, establish procedures for investigating and identifying properties with a residential structure or multiple dwelling units that have been vacant for at least six months and have had multiple housing code violations and assess a \$200.00 fee for each semiannual period in which the City has investigated and made this determination; establishing policy for disclosure of access permission by Kansas City Police Department and the Office of Unhoused Solutions Triage team; and directing the City Manager to implement a city-wide registration outreach campaign.

WHEREAS, vacant and foreclosing properties often create health and safety hazards, attract vandalism and other criminal activity, lower property values, and impose extra costs on local governments for additional police, fire and other resources; and

WHEREAS, unimproved vacant land can pose many of the same risks as vacant improved properties, including attraction of illegal dumping, criminal activity, and blighting conditions that reduce property values and degrade the quality of life in surrounding neighborhoods; and

WHEREAS, the City has required owners of vacant or foreclosing properties to register those properties with the City pursuant to Chapter 56, Code of Ordinances, Article VI, but the existing registration framework applies only to improved properties with structures, leaving unimproved vacant land outside its scope; and

WHEREAS, the City Council finds that expanding registration requirements to include unimproved vacant land, without imposition of a registration fee for such land, is consistent with the purpose of Article VI and will improve the City's ability to identify, monitor, and engage with owners of all vacant properties; and

WHEREAS, RSMo. § 67.399 authorizes municipalities to establish a process by which an owner of property with a residential structure, or commercial property with multiple dwelling units, that is vacant for at least six months and characterized by housing code violations may be

required to pay a registration fee upon a municipality’s investigation and determination that such property meets these criteria; and

WHEREAS, the City desires to maintain its registration requirement for vacant properties, while enacting a new section, 56-586, Semiannual fee for chronically vacant nuisance property, assessing a fee against the owner of any property that is, in any semiannual period, investigated and found to have met the criteria set forth in RSMo. § 67.399; and

WHEREAS, City’s new proposed section, 56-586, authorizes City inspection and identification of any properties known or believed to meet the criteria set forth in RSMo. § 67.399, and the assessment of a fee for any such properties investigated and found to have met such criteria within a semiannual period, while requiring both notice to owners of this determination and affording them the opportunity to appeal this determination or avoid the fee by curing the conditions supporting this determination; and

WHEREAS, City’s new proposed section, 56-586, requires that a list of such properties meeting the criteria set forth in RSMo. § 67.399 be made available to the City’s Fire Department and the Kansas City Police Department, and that the City additionally attempt to determine whether any such property is open to entry or being occupied by trespassers and, if so, that the owner be notified of this determination; and

WHEREAS, the City intends for its new proposed section, 56-586, to assist owners of any such properties in mitigating the conditions that often lead to health and safety hazards, vandalism and other criminal activity, and lower property values, both on their own properties and surrounding neighborhoods;

WHEREAS, modern property intelligence software, such as platforms that integrate parcel data, code violation histories, ownership records, and market information, can substantially improve the City’s capacity to identify unregistered vacant properties, prioritize enforcement, and track compliance across a large and diverse property inventory; and

WHEREAS, a robust and coordinated outreach campaign is necessary to inform property owners city-wide of their registration obligations, ensure that the expanded registration requirements are understood and followed, and reduce the number of unregistered vacant properties; and NOW, THEREFORE,

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

Section 1. That Chapter 56, Code of Ordinances, is hereby amended by repealing Article VI, Registration of vacant properties and foreclosing properties, and by enacting a new Article VI entitled “Registration of vacant properties and foreclosing properties” to include amended Sections 56-571 through 56-583 and new Section 56-586, to read as follows:

**ARTICLE VI.  
REGISTRATION OF VACANT PROPERTIES AND FORECLOSING PROPERTIES**

**Sec. 56-571. Purpose.**

The purpose of this article is:

- (1) To identify those properties citywide that are vacant or foreclosing and to gain contact information for code enforcement and emergency situations; and
- (2) To protect neighborhoods from becoming blighted through the lack of adequate maintenance and security of vacant properties and foreclosing properties.

**Sec. 56-572. Definitions.**

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning, and any words not defined here but defined elsewhere in this chapter shall have the meaning ascribed to them previously:

*Beneficiary* means a lender under a note secured by a deed of trust.

*Chronically vacant nuisance property* means a residential property improved by a residential structure, or a commercial property improved by a structure containing multiple dwelling units, that has been vacant for at least for the immediately previous six months and has had multiple violations of Chapter 34, 48, 56 or 62.

*City* means the City of Kansas City, Missouri.

*Days* means consecutive calendar days.

*Deed of trust* means an instrument by which title to real estate is transferred to a third-party trustee as security for a real estate loan. This definition includes any subsequent deeds of trust.

*Default* means the failure to fulfill a contractual obligation, monetary or conditional.

*Department* means the neighborhood services department of the city.

*Director* means the director of the neighborhood services department of the city.

*Foreclosing* and *foreclosure* have the same meaning, that being the process by which a property, placed as security for a real estate loan, is prepared for sale to satisfy the debt if the borrower (trustor) under a deed of trust defaults.

*Improved property* means any parcel of real property located within the City that is improved by any building, structure, or dwelling unit;

*Initiation of the foreclosure process* means taking any of the following actions:

- (1) Publication of a notice of sale; or
- (2) Commencing a foreclosure action on a property in a court of law.

*Local* means within 50 road/driving miles distance of the city

*Mortgagee* means the creditor, including but not limited to, service companies, lenders in a mortgage agreement and any agent, servant, or employee of the mortgagee, or any successor in interest and/or assignee of the mortgagee's rights, interests or obligations under the mortgage agreement.

*Notice of default* means a notice, issued pursuant to the applicable real estate security document or RSMo § 408.554, that a default has occurred under a deed of trust.

*Owner* means any person, mortgagee, or property trust trustee who alone or jointly or severally with others, with or without the right of possession, is entitled under any agreement to the control or direction of the management or disposition of the building or property or of any part of the building or property. Unless otherwise specifically provided, the owner, their agent for the purpose of managing, controlling or collecting rents and any other person managing or controlling a building or property in any part of which there is a violation of the provisions of this ordinance, shall be liable for any violation therein, existing or occurring, or which may have existed or occurred, at or during any time when such person is or was the person owning or managing, controlling, or acting as agent in regard to said buildings or property and is subject to injunctions, abatement orders or other remedial orders. The liabilities and obligations imposed on an owner shall attach to:

- (1) Any mortgage company or any other person with or without an interest in the building or property who knowingly takes any action in any judicial or administrative proceeding that is intended to delay issuance or enforcement of any remedy for any violation of the property maintenance code then in existence; provided that with respect to fines such person shall be liable only for fines which accrue on or after the date of such action; and further provided that no liability shall be imposed under this ordinance for any action taken in any proceeding, including a proceeding to foreclose on a lien, that does not delay or prevent the prosecution of any action brought by the city to enforce the city's property maintenance code.
- (2) A property trust trustee under a property trust, unless said trustee in a proceeding under said provisions of this ordinance discloses in a verified pleading or in an affidavit filed with the court, the name and last known address of each person who was a beneficiary of the trust at the time of the alleged violation and of each person, if any, who was then acting as agent for the purpose of managing, controlling or collecting rents, as the same may appear on the records of the trust.

*Out of area* means in excess of 50 road/driving miles distance of the city.

*Property* means any real property, or portion thereof, located in the city, including improved and unimproved property.

*Property trust trustee* means one who holds title to a building, structure or property under a property trust with or without the right of possession, management or control.

*Registration period* means June 1 of each year through May 31 of the subsequent year.

*Securing* means measures that assist in making the property inaccessible to unauthorized persons, including but not limited to the repairing of fences and walls, chaining/pad locking of gates, the repair or boarding of door, window or other openings.

*Trustee* means the person, firm or corporation holding a deed of trust on a property as security for the payment of a debt.

*Trustor* means a borrower under a deed of trust, who deeds property to a trustee as security for the payment of a debt.

*Unimproved property* means any parcel of real property located within the City that is not improved by any building, structure, or dwelling unit. Unimproved vacant land shall be subject to the registration requirements of this article on the same terms as vacant improved property, except that no registration fee shall be assessed solely on account of the property's status as unimproved vacant land.

*Vacant* means a property which is lacking habitual presence of human beings who have a legal right to be on the property, or at which substantially all lawful business operations or residential occupancy has ceased. In determining whether a property is vacant, it is relevant to consider, among other factors, the percentage of the overall square footage of any building on the property or floor to the occupied space, the condition and value of any items in the property and the presence of rental or for sale signs on the property; provided that multi-family residential property containing five or more dwelling units shall be considered vacant when the majority of all of the dwelling units become unoccupied and a majority remain unoccupied. A property shall not be considered vacant which is being currently marketed by a licensed real estate professional hired by the former or current occupant of the property and to which water service has not been shut-off.

**Sec. 56-573. Annual registration of vacant and/or foreclosing properties required.**

(a) This article shall apply to all vacant and/or foreclosing properties, as defined in this chapter, including properties owned, operated, or subsidized by public or nonprofit agencies. .

(b) Adherence to this article does not relieve the owner or any other party of any applicable obligations set forth in any other ordinance which may apply to the property.

(c) Registering vacant or foreclosing properties pursuant to this article does not relieve any party of any obligation to otherwise record property information.

(d) All owners must annually register vacant and/or foreclosing properties as defined in this chapter, whether improved or unimproved, with the neighborhood services department of the city by submitting a vacant/foreclosing property registration form provided by the department.

- (1) All vacant property, within 90 days of becoming and remaining vacant, shall be registered by the owner.
- (2) All foreclosing properties, within 14 days of initiation of the foreclosure process as defined in this chapter, must be registered by the party initiating the foreclosure process.
  - a. This registration must certify that the property was inspected for occupancy and identify whether the property is vacant at the time of registration. If the property is not vacant at the time of registration, a monthly inspection shall be conducted by the owner to determine if the property has become vacant. If, upon subsequent inspection, a property is determined to be vacant, an updated registration form shall be filed with the city.
  - b. At the time of registration with the city, the party initiating the foreclosure process must send written notice addressed to the occupant of the property that the foreclosure process has been initiated. Notice shall be sent by regular United States mail, postage pre-paid.

(e) Prior to August 1, 2026, the owner of each vacant or foreclosing property shall register the property. There shall be no fee charged for this registration, except as provided in section 56-586 of this code.

(f) All registrations submitted under this article shall expire on July 31 of each registration period for which they were submitted and shall be subject to renewal annually. Application for renewal of registration in any period will be accepted beginning July 1 and may be made without penalty through July 31.

(g) All owners of vacant property that is either improved or unimproved shall apply for registration and renewal on a form provided by the department which shall include provision for the following owner, agent and other information:

- (1) The common name of the property, if any, the exact street address of the property and the number of units in each building on the property.
- (2) An identification of the owner(s) by full name, telephone number, mailing address, e-mail address and date of birth. The mailing address may not be a P.O. Box. If the property is owned by a corporation, limited liability company,

partnership, limited partnership, trust or real estate investment trust, the name and address of any of the following shall be provided:

- a. For a corporation, a corporate officer and the chief operating officer;
  - b. For a partnership, the managing partner;
  - c. For a limited liability company, the managing or administrative member;
  - d. For a limited partnership, a general partner;
  - e. For a trust, a trustee; or
  - f. For a real estate investment trust, a general partner or an officer.
- (3) Name and address of all lien holders and any other party with an ownership interest in the property.
  - (4) A notarized affidavit executed by the natural person stating that they have management control and responsibility for the property, and will personally inspect the property at least once per month, and listing such person's full name, telephone number, mailing address and email address.
  - (5) The full name, telephone number, mailing address and email address of an agent, if one is so designated by the owner, to receive service of any notice, order or summons issued because of a violation of this code.
  - (6) The names, addresses, and phone numbers of designated employees or authorized representatives who may be contacted in the event of an emergency.
  - (7) A written statement describing the owner's current plans or intent for the property. At minimum, the statement shall indicate which of the following best describes the owner's plans:
    - a. Active rehabilitation or renovation of any structure on the property;
    - b. Planned sale or transfer to a third party;
    - c. Holding for future use with no immediate development plans; or
    - d. Other, with a written explanation.
  - (8) The signature of the owner, an officer if the owner is a corporation, a partner if the owner is a partnership, a member if the owner is a limited liability company and the registered agent if so designated. A registered agent's signature shall indicate consent to the designation.

(h) The Director may, by rule, establish a simplified registration form for unimproved vacant property that collects the information most relevant to monitoring and engaging with owners of such parcels.

(i) At the time of registration or renewal, the owner of any vacant property may execute a voluntary written consent, on a form provided by the Department, authorizing the Kansas City Police Department and authorized City staff to enter upon the exterior areas and grounds of the property, but not into any enclosed structure, for the limited purposes of:

- a. Conducting welfare checks on individuals who may be present on or occupying the property;
- b. Connecting individuals present on the property with available shelter, services, or other supportive resources; and
- c. Assessing whether the property is open to unauthorized entry or presents conditions requiring further code enforcement referral.

Such consent shall be voluntary and shall not be a condition of registration or a factor in any enforcement determination. The consent shall remain in effect for the duration of the registration period in which it is executed and shall be renewed, if the owner wishes to continue the authorization, at the time of each subsequent annual registration. The owner may withdraw consent at any time by providing written notice to the Department, and such withdrawal shall take effect upon receipt. Any access conducted pursuant to a consent executed under this subsection shall be documented by the entering agency and a summary report made available to the property owner upon request.

**Sec. 56-574. Posting.**

Within seven days of registering the property, every owner of a vacant property shall post an exterior-facing notice in a front window furnishing the 24-hour contact name and phone number for a person responsible for maintaining the property. The address of the contact shall also be provided on the posting. The posting shall be hung from the interior of the window, and should be on paper no smaller than 8½ by 5½ inches and printed in a font size no less than 12 point. If there is no front window, or if the front window is not accessible, such notice shall be placed on an exterior wall or fence in a location designed to be visible to any emergency responders.

**Sec. 56-575. Change in registration information.**

The owner of a vacant or foreclosing property already registered with the city shall register any changes of the previously submitted registration information within 30 days of said change. There shall be no fee for this registration update if done within the 30 days.

**Sec. 56-576. Notice on sale of property.**

(a) Every owner selling a vacant or foreclosing property registered as provided in this article shall give notice in writing to the department within 30 days of closing. This notice shall include the name and address of the buyer.

(b) The new owner shall have 30 days from the date the change of ownership occurred to file a new registration with the department. There shall be no fee for this new registration.

**Sec. 56-577. Notice on occupancy of property.**

Every owner of a vacant or foreclosing property registered as provided in this article that ceases to be vacant, as that term is defined in this article, shall give notice in writing to the department within 30 days of the date on which the property ceased to be vacant.

**Sec. 56-578. Inaccurate or incomplete registration information.**

It shall be a violation of this code for an owner or a responsible person to provide inaccurate information for the registration of vacant or foreclosing properties or to fail to provide information required by the city for the registration.

**Sec. 56-579. Appeal.**

Except as specifically set forth in section 56-586, any determination that a property is vacant or foreclosing made by the city, and any administrative citation fine pursuant to section 56-581 for failing to register such property, may be administratively appealed as provided for in this chapter or chapter 48.

**Sec. 56-580. Affirmative defenses.**

It shall be an affirmative defense to any citation or administrative penalty issued under this Article that:

- (1) The property is the subject of probate proceedings or its title is otherwise the subject of current litigation, not including foreclosure proceedings. This defense shall not be applicable for more than 24 months without permission of the director; or
- (2) The property has been used as a residence by a person entitled to possession for a period of at least three months within the previous nine months and the same person intends to resume residing at the property.

**Sec. 56-581. Penalty for violation of article VI.**

(a) It shall be a violation of this code to fail to register or re-register any vacant or foreclosing property regulated by article VI, and to fail or refuse, upon proper request, to provide full and correct information specified by this article. Registration requirements shall not preclude the city from taking appropriate actions to secure the property; or to issue notices of violation or

notices to abate; or from acting upon imminent hazard(s). Penalties for failing to register or re-register shall be imposed as administrative citation fines. The amount of the penalty for late filings is \$50.00 for the first 30 days and \$100.00 for each additional 30 days of delinquency.

(b) Failure to pay the administrative citation fine for more than nine months may result in the property being reviewed for consideration for a receivership action under article VII.

**Sec. 56-582. Violations.**

Any owner who fails to comply with the requirements of this ordinance shall be guilty of an ordinance violation and upon conviction thereof shall be punishable as set forth in section 56-583.

**Sec. 56-583. Penalties.**

(a) Any person convicted of a violation of this article shall be punished for that violation by a fine of not less than \$200.00, but not more than \$1,000.00, or by imprisonment of not more than 180 days or by both such fine and imprisonment. Whenever the penalty is to be a fine or a fine and imprisonment, the fine shall be no less than the minimum amount set out in the following schedule:

|     |                                |   |
|-----|--------------------------------|---|
| (1) | First offense                  | Not less than \$200.00 but not more than \$1,000.00 |
| (2) | Second offense                 | Not less than \$300.00 but not more than \$1,000.00 |
| (3) | Third offense                  | Not less than \$500.00 but not more than \$1,000.00 |
| (4) | Fourth and subsequent offenses | \$1,000.00  |

(b) Every day that a violation continues shall be considered a separate offense, for which the violator may be arrested, tried and convicted without necessity of further notice.

(c) The administrative citation fines as described in section 56-36 may also be imposed for violations of this article and such fines shall be subject to the administrative fine provisions and processes as described elsewhere in article VI.

**Sec. 56-584. Program reporting and evaluation.**

The city council shall review the program provisions and requirements at least every two years and determine whether to maintain, modify or terminate the program.

**Sec. 56-585. Waiver of portion of administrative citation fines.**

The director may waive a portion of the amount of administrative citation fines that have accumulated as a result of non-compliance with this code provided that the owner has properly registered the property and there are no other violations of chapter 56 or chapter 48 remaining on

the property in question. In determining the amount to be waived, the director shall follow these guidelines:

- (1) Waiving an amount equal to documented expenditures by the owner for repairs to the building, or for demolition.
- (2) Waiving all but the amount required for demolition if the building is determined to be not feasible to repair and the owner chooses to have the city demolish it.
- (3) Waiving all fines charged to an owner who vacated the property after receiving a notice of foreclosure.
- (4) Waiving all fines if the property is donated to a local community development corporation or non-profit corporation that is willing to accept the property and submits written plans to correct existing code violations with a schedule acceptable to the director.
- (5) Except for (c) above, no fines can be waived if there are unpaid special assessments pending against the property.
- (6) Waiving all but \$500 if the only infraction is failure to register the vacant property, and the property has now been registered.

**Sec. 56-586. Semiannual fee for chronically vacant nuisance property.**

(a) The director is authorized to make regular inspection of any improved property that is known or believed to be chronically vacant nuisance property. Upon any determination that a property is chronically vacant nuisance property, the director shall state in a report their findings and recommendations, including whether the property is subject to the chronically vacant nuisance property fee, and the grounds supporting the determination. Upon a determination that a property is chronically vacant nuisance property, the director shall also attempt to determine if the property is open to entry or being occupied by trespassers. If the director determines that the property is open to entry or being occupied by trespassers, they will notify the owner of this determination.

(b) The director shall maintain a list of known chronically vacant nuisance properties that shall be available to the city fire department and Kansas City police department.

(c) The owner of any chronically vacant nuisance property shall, in addition to any other obligations set forth in this article or elsewhere in the code, pay a \$200.00 fee for each semiannual period in which the director has investigated and determined, in a written report pursuant to subsection (a), that the property is chronically vacant nuisance property.

(d) Within 5 days of the director's completion of a written report with findings and a determination that a property is subject to the chronically vacant nuisance property fee, the city shall notify the property owner by mail at the last known address according to the records of the

city and applicable county. The notice shall state that the property has been determined to be chronically vacant nuisance property, that the property is subject to a \$200.00 chronically vacant nuisance property fee for a semiannual period, that the fee can be assessed as a lien on the property if not paid, how the fee can be paid, and the process for appealing the director's determination.

(e) Within 30 days of the director's decision that the chronically vacant nuisance housing fee applies, the property owner may complete any improvements to the property that may be necessary to revoke the levy of such fee, and then may request a reinspection of the property and a reconsideration of the levy of such fee. The director, upon a timely request for reinspection and reconsideration, shall investigate and issue a written report with findings and a determination whether property has ceased to be chronically vacant nuisance property, in which case such fee shall be revoked. If the chronically vacant nuisance property fee is revoked by the director, no such fee shall be assessed and the matter shall be deemed closed for such semiannual period. Within 5 days of the director's determination upon reinspection and reconsideration, the city shall notify the property owner of such determination by mail at the last known address according to the records of the city and applicable county. The notice shall state that the \$200.00 chronically vacant nuisance property fee has or has not been revoked, and, if it has not been revoked, that the fee can be assessed as a lien on the property if not paid, how the fee can be paid, and the process for appealing the reconsideration determination.

(f) The chronically vacant nuisance property fee and penalties for delinquent payments of such fees required by this section shall be paid to the director or their designee. Any such fees that are delinquent for a period of one year shall become a lien on the property and shall be subject to foreclosure proceedings in the same manner as delinquent real property taxes, in accordance with RSMo. § 67.399. Upon any such foreclosure proceeding, the owner of the property against which the assessment was originally made shall be able to redeem the property only by presenting evidence that the violations of this chapter have been cured and presenting payment of all registration fees and penalties. Upon bona fide sale of the property to an unrelated party, said lien shall be considered released and the delinquent registration fee forgiven.

(g) Upon either the director's initial determination that the property is chronically vacant nuisance property, or the director's determination pursuant to subsection (e) not to revoke such fee upon a timely request for reinspection and reconsideration, the owner may appeal such determination to the property maintenance appeals board as provided for in chapter 56, article II, division 6 of this Code. Appeal must occur within 30 days of the city's notice of the decision, sent pursuant to subsection (d) or (e), that is being appealed. If, on appeal, the determination of the director is reversed, no such fee shall be assessed and the matter shall be deemed closed for such semiannual period. If there is no timely appeal filed or if the director's determination is affirmed on appeal, the chronically vacant nuisance property fee for such semiannual period shall be levied on the beginning of the second calendar quarter after either the director's determination that such fee applies, the director's determination upon reconsideration that such fee shall not be revoked, or the affirmance of either determination on appeal, whichever is later.

**Secs. 56-587—56-599. Reserved.**

Section 2. Directing the City Manager to develop and implement a city-wide vacant property registration outreach campaign, 'Registration Sprint', within 120 days of the effective date of this ordinance. The purpose of the Registration Sprint is to notify all known and suspected property owners of their registration obligations, with particular emphasis on the expanded requirements enacted by this ordinance, and to increase the rate of registration compliance city-wide.

..end

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Approved as to form:

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Bret Kassen  
Associate City Attorney

**No Docket  
Memo Provided  
for Ordinance  
No. 260401**