



## **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, September 30, 2025**

**1:30 PM**

**26th Floor, Council Chamber**

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

#### **PUBLIC OBSERVANCE OF MEETINGS**

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

Any closed session may be held via teleconference.

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

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

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

\*\*\*BEGINNING OF CONSENTS\*\*\*

#### **Director of City Planning & Development**

**[250794](#)**

Sponsor: Director of City Planning and Development Department

Approving the plat of KCI Logistics Parks Third Plat, an addition in Platte County, Missouri, on approximately 430 acres generally located at the southwest corner of North Winan Road and Highway 92, creating two lots for the purpose of industrial development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development and Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents.  
(CLD-FnPlat-2025-00025)

**Director of City Planning & Development**

**250796** Sponsor: Director of City Planning and Development Department

Approving the plat of Chatham Avenue Self Storage, an addition in Platte County, Missouri, on approximately 3 acres generally located 600 feet north of the intersection of N.W. 64th Street and N. Chatham Avenue, creating 2 lots and 2 tracts for the purpose of a self-storage building; accepting various easements; authorizing the Director of City Planning and Development and Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00023)

**Director of City Planning & Development**

**250822** Sponsor: Director of City Planning and Development Department

Approving the plat of Fountain Hills - 13th Plat, an addition in Clay County, Missouri, on approximately 19 acres generally located at the terminus of North Bellevue Avenue northeast of Northwest 95th Terrace, creating 52 lots and 3 tracts for the purpose of residential development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development and Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2024-00039)

**Director of City Planning & Development**

**250823** Sponsor: Director of City Planning and Development

Approving the plat of Tiffany Square Apartments, an addition in Platte County, Missouri, on approximately 8 acres generally located at the southwest corner of North Ambassador Drive and Northwest Old Tiffany Springs Road, creating one lot and two tracts for the purpose of a residential development; accepting various easements; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00019)

\*\*\*END OF CONSENTS\*\*\*

HEALTH DEPARTMENT

**Director of Health**

**250824** Sponsor: Director of Health Department

Accepting and approving a grant amendment from the Missouri Department of Health and Senior Services for COVID-19 and adult vaccination capacity; estimating and appropriating \$29,392.35 in the Health Grants Fund; and appropriating \$1,000.00 from the Unappropriated Fund Balance of the Health Grants Fund; and recognizing this ordinance as having an accelerated effective date.

**Director of Health**

**250826** Sponsor: Director of Health Department

Accepting and approving a \$1,500,000.00 grant award with the Missouri Department of Health and Senior Services that provides funding for the Epidemiology & Laboratory Capacity Enhancing Detection Expansion Reinstatement; estimating and appropriating \$1,500,000.00 in the Health Grants Fund; and recognizing this ordinance as having an accelerated effective date.

**CITY PLANNING AND DEVELOPMENT**

**Director of City Planning & Development**

**250834** Sponsor: Director of City Planning and Development Department

Rezoning an area of about 14 acres generally located at the northwest corner of N.E. Barry Road and N. Prospect Avenue from Districts R-80 and R-0.5 to District R-1.5 and approving a development plan, also serving as a preliminary plat, to allow for single- and two-unit residential buildings. (CD-CPC-2025-00080 and CD-CPC-2025-00082) \*\*\*Held until 10/14/2025\*\*\*

**O'Neill**

**250836** Sponsor: Councilmember Kevin O'Neill

Rezoning an area of about 2.83 acres located at 9790 North Oak Trafficway from District MPD to District MPD, and approving an amendment to a previously approved development plan to allow for the development of the site for retail and general auto repair service uses. (CD-CPC-2025-00099)

**NEIGHBORHOOD SERVICES DEPARTMENT**

**Director of Neighborhoods**

[250837](#) Sponsor: Director of Neighborhood Services Department

Accepting and approving a \$49,000.00 grant award from the Missouri Department of Conservation, through a cooperative agreement, to educate about native plants by providing training for both Community Engagement Officers and the general public and increase the number of Missouri native plants within the Kansas City landscape by providing residents with native plants and landscape consultations; estimating and appropriating \$49,000.00 in Fund 26-2580-5781066-B/C-G57MODOC25; and recognizing this ordinance as having an accelerated effective date.

HELD IN COMMITTEE

**Director of Housing and Community Development**

[250492](#) Sponsor: Director of Housing and Community Development Department

Accepting the recommendation of the Housing Trust Fund Advisory Board to rescind the \$225,260.00 award previously allocated to Allenwood Properties, LLC for 2809, 2811, 2815 E. Linwood Avenue; and reducing a \$225,260.00 appropriation in the Housing Trust Fund and appropriating such sums to the Unappropriated Fund Balance of the Housing Trust Fund.

**Director of City Planning & Development**

[250560](#) Sponsor: Director of City Planning and Development Department

Rezoning an area of about 2 acres generally located at the southeast corner of Northwest Barry Road and Interstate 29 from District AG-R/B3-3 to District B3-3 and approving a development plan to allow for the creation of a car wash. (CD-CPC-2025-00066 & CD-CPC-2025-00070).

**French**

[250714](#) Sponsor: Director of City Planning and Development Department

Approving a development plan on about two acres in District B3-3 located at the southeast corner of Northwest Barry Road and Interstate 29 to allow for the creation of a car wash. (CD-CPC-2025-00066).

**Director of City Planning & Development**

[250804](#) Sponsor: Director of City Planning and Development Department

Rezoning an area of about 3 acres generally located at 3200 and 3201 Troost Avenue from Districts B4-5 and B3-2 to District MPD and approving a development plan to allow for a multi-unit building to be constructed on each site. (CD-CPC-2025-00075).

## ADDITIONAL BUSINESS

1. Tiffany Frolics Community Improvement District - Public Hearing
2. Maple Park Community Improvement District - Public Hearing
3. There may be general discussion for current Neighborhood Planning and Development Committee issues.
4. 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.
5. 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



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**File #: 250794**

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### ORDINANCE NO. 250794

Sponsor: Director of City Planning and Development Department

Approving the plat of KCI Logistics Parks Third Plat, an addition in Platte County, Missouri, on approximately 430 acres generally located at the southwest corner of North Winan Road and Highway 92, creating two lots for the purpose of industrial development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development and Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00025)

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

Section 1. That the plat of KCI Logistics Parks Third Plat, a subdivision in Platte County, Missouri, a true and correct copy of which is attached hereto and incorporated herein by reference, is hereby approved.

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

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

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

Section 4. That the Director of Water Services is hereby authorized to execute a Covenant to Maintain Stormwater and BMP Agreement, to be in a form substantially as that attached hereto as Exhibit A and incorporated herein by reference.

Section 5. That the Director of City Planning and Development is hereby authorized to execute and/or accept any and all agreements necessary to clear the title of any right of way, utility easements or other public property dedicated on the plat.

Section 6. That the City Clerk is hereby directed to facilitate the recordation of this ordinance, together with the documents described herein and all other relevant documents, when the Developer has met all of the requirements for the plat to be released for recording, in the Office of the Recorder of Deeds of Platte County, Missouri.

Section 7. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on August 20, 2025.

..end

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Approved as to form:

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Eluard Alegre  
Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250794

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

### Executive Summary

Approving the plat of KCI Logistics Parks Third Plat, an addition in Platte County, Missouri, on approximately 430 acres generally located at the southwest corner of North Winan Road and Highway 92, creating two lots for the purpose of industrial development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development and Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00025)

### Discussion

The request is to consider approval of a Final Plat in District MPD (Master Planned Development) on about 430 acres generally located at the southwest corner of North Winan Road and Highway 92, allowing for the creation of 2 lots for the purposes of an industrial development. This use was approved in Case No. CD-CPC-2022-00097 and further amended under CD-AA-2025-00067 which served as the Preliminary Plat. The Preliminary Plat proposed to develop a 20 million square foot commercial office and warehouse development. The plan dedicates right-of-way for the future extension of Mexico City Avenue.

Final Plats are the legal instruments used to formally subdivide land in accordance with the layout approved in the Preliminary Plat, which is often presented in multiple phases, as this proposed plat is. The review of a Final Plat includes verification that all required public utilities have been properly extended and accepted by the City, and that stormwater detention covenants have been finalized and reviewed for compliance. This Final Plat is consistent with the previously approved Preliminary Plat and complies with all applicable lot and building standards outlined in Section 88-280 of the Zoning and Development Code.

Staff Recommendation: Approval with Conditions

CPC Recommendation: Approval with Conditions

### Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?  
Not applicable as this is an ordinance authorizing the subdivision of private land. .
3. How does the legislation affect the current fiscal year?  
Not applicable as this is an ordinance authorizing the subdivision of private land.
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 subdivision of private land.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
Not applicable as this is an ordinance authorizing the subdivision of private land.

#### **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.

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

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?  
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):

- ☐ Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
- ☒ Ensure quality, lasting development of new growth.
- ☐ Increase and support local workforce development and minority, women, and locally owned businesses.
- ☐ Create a solutions-oriented culture to foster a more welcoming business environment.
- ☐ Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
- ☐

## Prior Legislation

CD-AA-2025-00067 – Approved a minor amendment to an approved development plan which also serves as a preliminary plat, in District MPD (Master Planned Development) for the purpose of expanding the district, and allowing for 20 million square foot of commercial office and warehouse development on 32 lots, on about 2,143 acres, generally located on the north side of I-29/ I-435 & NW 128th Street, specifically at the southeast corner of MO Route 92 and N. Bethel Avenue at the terminus of Mexico City Avenue, approved July 24, 2025.

Case No. CD-AA-2024-00029 - Minor Amendment to allow for a change in phasing of the KCI 29 Logistics Park Second Plat. This change in phasing created smaller acreages of phases to allow flexibility to the extension of Mexico City Avenue, approved on August 23, 2024.

Case No. CD-CPC-2022-00097 - Resolution No. 220882 adopted by City Council on October 6, 2022, amended the Kansas City International Area Plan by changing the recommended land use from Residential Very Low Density to Industrial land use designation on about 290 acres in an area generally located on the north side of NW 128th Street, south of the extension of NW 136th Street, east N. Winan Road and west of NW Interurban Road.

Case No. CD-CPC-2022-00096 - Ordinance No. 220884 passed by City Council on October 6, 2022, approved an amendment to the major street plan for the realignment of NW 128th Street, NW 136th Street, N. Ambassador Drive and N. Winan Avenue and addition of NW 132nd Street, in the area bordered by MO Route 92 on the north, I-29/I-435 & NW 128th Street on the south, NW Interurban Road on the east and N. Bethel Avenue on the west.

## Service Level Impacts

Not applicable as this is an ordinance authorizing the subdivision of private land.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
Not applicable as this is an ordinance authorizing the subdivision of private land.

2. How have those groups been engaged and involved in the development of this ordinance?  
Not applicable as this is an ordinance authorizing the subdivision of private land.

3. How does this legislation contribute to a sustainable Kansas City?  
Not applicable as this is an ordinance authorizing the subdivision of private land.

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

Not applicable as this is an ordinance authorizing the subdivision of private land.

[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 subdivision of private land.

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 subdivision of private land.

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 #: 250796**

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### ORDINANCE NO. 250796

Sponsor: Director of City Planning and Development Department

Approving the plat of Chatham Avenue Self Storage, an addition in Platte County, Missouri, on approximately 3 acres generally located 600 feet north of the intersection of N.W. 64th Street and N. Chatham Avenue, creating 2 lots and 2 tracts for the purpose of a self-storage building; accepting various easements; authorizing the Director of City Planning and Development and Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00023)

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

Section 1. That the plat of Chatham Avenue Self Storage, a subdivision in Platte County, Missouri, a true and correct copy of which is attached hereto and incorporated herein by reference, is hereby approved.

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

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

Section 3. That the Director of Water Services is hereby authorized to execute a Covenant to Maintain Private Storm Sewer Main Agreement, to be in a form substantially as that attached hereto as Exhibit A and incorporated herein by reference.

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

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

Section 6. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on August 20, 2025.

..end

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Approved as to form:

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Eluard Alegre  
Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250796

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

### Executive Summary

Approving the plat of Chatham Avenue Self Storage, an addition in Platte County, Missouri, on approximately 3 acres generally located 600 feet north of the intersection of NW 64th Street and N Chatham Avenue, creating 2 lots and 2 tracts for the purpose of a self storage building; accepting various easements; authorizing the Director of City Planning and Development and Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00023)

### Discussion

The request is to consider approval of a Final Plat in B4-3 (Commercial) on about 3 acres generally located 600 feet north of the intersection of Northwest 64<sup>th</sup> Street and North Chatham Avenue to allow for the creation of 2 lots and 2 tracts for the purposes of a self-storage building.

Final Plats are the legal instruments used to formally subdivide land in accordance with the layout approved in the Preliminary Plat, which is often presented in multiple phases, as this proposed plat is. The review of a Final Plat includes verification that all required public utilities have been properly extended and accepted by the City, and that stormwater detention covenants have been finalized and reviewed for compliance. This Final Plat is consistent with the previously approved Preliminary Plat and complies with all applicable lot and building standards outlined in Section 88-120 of the Zoning and Development Code.

This use was approved in Case No. CD-CPC-2025-00196 which served as the Preliminary Plat. The Preliminary Plat proposed to develop a single self-storage building on one large lot. A second lot, which has an area of 0.52 acres, is proposed on the northern side of the development, with no current development planned. Two tracts are included with this plat, which will serve as vehicular access tracts for adjacent parcels.

Staff Recommendation: Approval with Conditions

CPC Recommendation: Approval with Conditions

## Fiscal Impact

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

### Office of Management and Budget Review

(OMB Staff will complete this section.)

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

### Additional Discussion (if needed)

No account string to verify.

## Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?  
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):

- ☐ Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
- ☒ Ensure quality, lasting development of new growth.
- ☐ Increase and support local workforce development and minority, women, and locally owned businesses.
- ☐ Create a solutions-oriented culture to foster a more welcoming business environment.
- ☐ Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
- ☐

## Prior Legislation

CD-CPC-2024-00196 & 00197 – Ordinance 250203, rezoned an area of about 3 acres generally located 600 feet north of the intersection of Northwest 64<sup>th</sup> Street and North Chatham Avenue from District B3-2 to District B4-3 and approved a development plan, also serving as a preliminary plat, to allow for a self-storage warehouse, approved March 6, 2025

CD-CPC-2024-00199- Resolution 250200, approved an amendment to the Line Creek Valley Area Plan on about 3 acres generally located 600 feet north of the intersection of Northwest 64<sup>th</sup> Street and North Chatham Avenue by changing the recommended land use from mixed use community to commercial, approved March 6, 2025.

## Service Level Impacts

Not applicable as this is an ordinance authorizing the subdivision of private property. .

## Other Impacts

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

Click or tap here to enter text.

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

Not applicable as this is an ordinance authorizing the subdivision of private property.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

Not applicable as this is an ordinance authorizing the subdivision of private property.

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

No(Press tab after selecting)

Not applicable as this is an ordinance authorizing the subdivision of private property.

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



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**File #: 250822**

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### ORDINANCE NO. 250822

Sponsor: Director of City Planning and Development Department

Approving the plat of Fountain Hills - 13th Plat, an addition in Clay County, Missouri, on approximately 19 acres generally located at the terminus of North Bellevue Avenue northeast of Northwest 95th Terrace, creating 52 lots and 3 tracts for the purpose of residential development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development and Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2024-00039)

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

Section 1. That the plat of Fountain Hills – 13th Plat, a subdivision in Clay County, Missouri, a true and correct copy of which is attached hereto and incorporated herein by reference, is hereby approved.

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

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

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

Section 4. That the Director of Water Services is hereby authorized to execute a Covenant to Maintain Stormwater and BMP Agreement, to be in a form substantially as that attached hereto as Exhibit A and incorporated herein by reference.

Section 5. That the Director of City Planning and Development is hereby authorized to execute and/or accept any and all agreements necessary to clear the title of any right of way, utility easements or other public property dedicated on the plat.

Section 6. That the City Clerk is hereby directed to facilitate the recordation of this ordinance, together with the documents described herein and all other relevant documents, when the Developer has met all of the requirements for the plat to be released for recording, in the Office of the Recorder of Deeds of Clay County, Missouri.

Section 7. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on August 20, 2025.

..end

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Approved as to form:

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Eluard Alegre  
Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250822

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

### Executive Summary

Approving the plat of Fountain Hills- 13<sup>th</sup> Plat, an addition in Clay County, Missouri, on approximately 19 acres generally located at the terminus of North Bellevue Avenue northeast of Northwest 95th Terrace, creating 52 lots and 3 tracts for the purpose of residential development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development and Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2024-00039)

### Discussion

The request is to consider approval of a Final Plat in District R-7.5 (Residential) on about 19 acres generally located at the terminus of North Bellevue Avenue northeast of Northwest 95th Terrace to allow for the creation of 52 lots and 1 tract for the purposes of a single unit residential development.

Final Plats are the legal instruments used to formally subdivide land in accordance with the layout approved in the Preliminary Plat, which is often presented in multiple phases, as this proposed plat is. The review of a Final Plat includes verification that all required public utilities have been properly extended and accepted by the City, and that stormwater detention covenants have been finalized and reviewed for compliance. This Final Plat is consistent with the previously approved Preliminary Plat and complies with all applicable lot and building standards outlined in Section 88-110 of the Zoning and Development Code.

This use was approved in Case No. 12883-CUP-5 which served as the Preliminary Plat. The Preliminary Plat proposed to develop a single unit residential development. The plan also proposes to construct street connections to the north, providing a new access point for emergency services.

Staff Recommendation: Approval with Conditions  
CPC Recommendation: Approval with Conditions

### Fiscal Impact

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

2. What is the funding source?  
Not applicable as this is a ordinance authorizing a subdivision of private land. .
3. How does the legislation affect the current fiscal year?  
Not applicable as this is a ordinance authorizing a subdivision of private land.
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 ordinance authorizing a subdivision of private land.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
Not applicable as this is a ordinance authorizing a subdivision of private land.

### **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.

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

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?  
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
  - ☐ Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
  - ☒ Ensure quality, lasting development of new growth.
  - ☐ Increase and support local workforce development and minority, women, and locally owned businesses.

- ☐ Create a solutions-oriented culture to foster a more welcoming business environment.
- ☐ Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
- ☐

## Prior Legislation

Case No. 12883-CUP-3 – To approve a community unit project plan on approximately 101.95 acres generally located at the northeast corner of Missouri Highway 152 and N. Platte Purchase Drive to permit development of approximately 261 single-family lots in District R1b (One-family dwelling district). City Plan Commission on May 6, 2003, recommended approval and City Council Ordinance CS030863 approved on August 21, 2003.

Case No. SD1054E, Final Plat of Fountain Hills, 6th Plat -- To allow creation of 39 single-family lots and one private open space tract generally located at N. Bell Street and N.W. 93rd Street, was recommended for approval by the City Plan Commission on September 6, 2005.

Case No. SD1054F, Final Plat of Fountain Hills, 7th Plat -- To allow creation of 41 single-family lots and one private open space tract on approximately 10.8 acres generally located at N. Bell Avenue and N.W. 93rd Terrace (generally within the northwest quadrant of Highways 169 and 152) in District R1b (One-family dwelling district). City Plan Commission recommended approval on April 18, 2006. City Council Ordinance 061090 passed on October 12, 2006.

Case No. SD1054G, Final Plat of Fountain Hills, 8th Plat -- To allow creation of 59 single-family lots and four private open space tracts in Districts R1a and R1b (one-family dwelling district) on approximately 25.56 acres generally located east of N. Fountain Hills Drive and NW 94th Street. The City Plan Commission recommended approval with conditions on May 15, 2007. City Council Ordinance 00265 passed on April 25, 2010.

Case No. SD 1054H, Final Plat, Fountain Hills 9th Plat - To approve a final plat creating 57 residential lots and 1 private open space tract in District R-7.5 (Residential 7.5). At its regularly scheduled meeting on July 16, 2013, the City Plan Commission recommended approval of Case No. SD 1054H, Final Plat, Fountain Hills 9th Plat, with conditions. Council Ordinance. 130593 passed on August 15, 2013.

Case No. SD 1054I, Final Plat, Fountain Hills 10th Plat -- To approve a final plat on 26.32 acres generally located at the intersection of N.W. Fountain Hills Drive and N.W. 93rd Terrace, creating 64 residential lots and 2 private open space tract in District R-7.5 (Residential 7.5). City Plan Commission on October 6, 2015, recommended approval subject to conditions. Ordinance 150878 passed October 29, 2015.

Case No. SD0641J, Final Plat, Fountains Hills 11<sup>th</sup> Plat -- To approve a final plat of Fountain Hills, Eleventh Plat, to allow creation of 73 single family residential lots and several private open space and stormwater detention tracts in District R-7.5 (Residential 7.5) City Plan Commission on April 17, 2018, recommended approval subject to conditions. Ordinance 150878 passed July 1, 2018.

Case No. CLD-FnPlat-2020-00040, Final Plat, Fountains Hills 12th Plat- To approve a final plat on approximately 20 acres in District R-7.5 (Residential dash 7.5) generally located at the SE corner of NW 96th Street and N. Platte Purchase Drive, creating 56 residential lots. Approved by ordinance 210475 on June 4, 2021. **THIS PLAT HAS NOT BEEN RECORDED.**

## Service Level Impacts

Not applicable as this is a ordinance authorizing a subdivision of private land.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
Not applicable as this is a ordinance authorizing a subdivision of private land.
2. How have those groups been engaged and involved in the development of this ordinance?  
Not applicable as this is a ordinance authorizing a subdivision of private land.
3. How does this legislation contribute to a sustainable Kansas City?  
Not applicable as this is a ordinance authorizing a subdivision of private land.
4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)  
  
Not applicable as this is a ordinance authorizing a subdivision of private land.  
[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 a ordinance authorizing a subdivision of private land.
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 a ordinance authorizing a subdivision of private land.

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 #: 250823**

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### ORDINANCE NO. 250823

Sponsor: Director of City Planning and Development

Approving the plat of Tiffany Square Apartments, an addition in Platte County, Missouri, on approximately 8 acres generally located at the southwest corner of North Ambassador Drive and Northwest Old Tiffany Springs Road, creating one lot and two tracts for the purpose of a residential development; accepting various easements; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00019)

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

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

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

Section 3. That the Director of City Planning and Development is hereby authorized to execute and/or accept any and all agreements necessary to clear the title of any right of way, utility easements or other public property dedicated on the plat.

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

Section 5. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on August 20, 2025.

..end

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Approved as to form:

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Eluard Alegre  
Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250823

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

### Executive Summary

Approving the plat of Tiffany Square Apartments, an addition in Platte County, Missouri, on approximately 8 acres generally located at the southwest corner of North Ambassador Drive and Northwest Old Tiffany Springs Road, creating one (1) lot and two (2) tracts for the purpose of a residential development; accepting various easements; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00019)

### Discussion

The request is to consider approval of a Final Plat in District B3-3 (Commercial) on about 8 acres generally located at the southwest corner of North Ambassador Drive and Northwest Old Tiffany Springs Road creating one (1) lot and two (2) tracts for a residential apartment development. This use was approved in Case No. CD-CPC-2023-00145 which served as the Preliminary Plat.

Final Plats are the legal instruments used to formally subdivide land in accordance with the layout approved in the Preliminary Plat, which is often presented in multiple phases, as this proposed plat is. The review of a Final Plat includes verification that all required public utilities have been properly extended and accepted by the City, and that stormwater detention covenants have been finalized and reviewed for compliance. This Final Plat is consistent with the previously approved Preliminary Plat and complies with all applicable lot and building standards outlined in Section 88-120 of the Zoning and Development Code.

The Preliminary Plat proposed to develop twelve lots for a mixture of uses including commercial and residential. The plan proposed to construct internal street connections as private streets. No public streets are proposed with this Final Plat.

Staff Recommendation: Approval with Conditions

CPC Recommendation: Approval with Conditions

### Fiscal Impact

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

#### **Office of Management and Budget Review**

(OMB Staff will complete this section.)

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

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

No account string to verify.

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

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?  
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):

- ☐ Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
- ☒ Ensure quality, lasting development of new growth.
- ☐ Increase and support local workforce development and minority, women, and locally owned businesses.
- ☐ Create a solutions-oriented culture to foster a more welcoming business environment.
- ☐ Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
- ☐

## Prior Legislation

CD-CPC-2023-00145 – Ordinance 240428, approved a development plan in District B3-3 for approximately 31 acres generally located at the southwest corner of N.W. Old Tiffany Springs Road and N. Ambassador Drive to permit development of commercial and residential uses which also served as the preliminary plat, approved May 4, 2024

6029-P-34 – Ordinance 160508 approved a development plan on about 32 acres located at the southwest corner of NW Tiffany Springs Road and N Ambassador Drive, in District B3-3 to allow for a Sam's Club building with a separate fuel station building and eight (8) commercial parcels, approved by Council on July 14, 2016.

## Service Level Impacts

Not applicable as this is an ordinance authorizing the subdivision of private property.

## Other Impacts

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

Not applicable as this is an ordinance authorizing the subdivision of private property.

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

Not applicable as this is an ordinance authorizing the subdivision of private property.

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

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

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

Please provide reasoning why not:

Not applicable as this is an ordinance authorizing the subdivision of private property.

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

No(Press tab after selecting)

Not applicable as this is an ordinance authorizing the subdivision of private property.

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



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**File #: 250824**

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ORDINANCE NO. 250824

Sponsor: Director of Health Department

Accepting and approving a grant amendment from the Missouri Department of Health and Senior Services for COVID-19 and adult vaccination capacity; estimating and appropriating \$29,392.35 in the Health Grants Fund; and appropriating \$1,000.00 from the Unappropriated Fund Balance of the Health Grants Fund; and recognizing this ordinance as having an accelerated effective date.

WHEREAS the City of Kansas City, Missouri was previously awarded a grant to support COVID-19 and adult vaccination capacity; and

WHEREAS, said grant was terminated by the grantor agency, resulting in an interruption of funding and program delivery; and

WHEREAS, litigation was initiated challenging the termination of the grant, and through legal proceedings, the grant award has now been reinstated; and

WHEREAS, the reinstatement of the grant will allow the City to restore and continue activities initially authorized under the grant agreement; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That a 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 funding for COVID-19 and adult vaccination capacity, for an amount not to exceed \$29,392.35 is hereby accepted and approved. A copy of the award, in substantial form, is on file with the Director.

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

26-2480-500001-472690-G50543924	COVID-19 and Adult Vaccination	\$29,392.35
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Section 3. That the sum of \$30,392.35 is hereby appropriated from the Unappropriated Fund Balance of the Health Grants Fund in the following accounts:

26-2480-505439-A-G50543924	COVID-19 and Adult Vaccination	\$ 4,127.72
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26-2480-505439-B-G50543924	COVID-19 and Adult Vaccination	<u>26,264.63</u>
	TOTAL	\$30,392.35

Section 4. That the Director is hereby designated as requisitioning authority for Account No. 26-2480-505439-G50543924 and is authorized to expend the sum of \$30,392.35 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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William Choi  
Interim Director of Finance

Approved as to form:

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Joseph A. Guarino  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250824

Submitted Department/Preparer: Health

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 and approving a grant amendment from the Missouri Department of Health and Senior Services for COVID-19 and adult vaccination capacity; estimating and appropriating \$29,392.35 in the Health Grants Fund; and appropriating \$1,000.00 from the unappropriated fund balance of the Health Grants Fund; designating requisitioning authority and recognizing this ordinance as having an accelerated effective date.

### Discussion

This project was previously interrupted due to the termination of the grant, which was subsequently challenged and has now been reinstated. With the funding restored, it is essential to resume work without delay to address ongoing disparities in vaccination coverage and public health outcomes.

The effort to end the COVID-19 pandemic continues to depend on achieving high vaccination rates to move communities closer to herd immunity. While the availability of COVID-19 vaccinations remains strong, demand among City residents has declined, creating an urgent need for strategies to increase uptake. Vaccine hesitancy, recognized as one of the top threats to global public health, persists across a spectrum, including those who delay vaccinations, selectively accept certain vaccines, or refuse them altogether.

The reinstated grant provides critical resources to quickly implement community-driven strategies to increase vaccine uptake among populations disproportionately impacted by COVID-19. Timely action is necessary not only to strengthen protection against COVID-19 but also to address related respiratory illnesses, such as influenza and pneumonia, while safeguarding vulnerable populations, the healthcare system, and other critical infrastructure.

### Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?  
2480 Health Grants Fund
3. How does the legislation affect the current fiscal year?  
Yes
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 housing, and improve resident wellbeing and cultural diversity.
  - ☐ Maintain and increase affordable housing supply to meet the demands of a diverse population.

- ☒ Address the various needs of the City's most vulnerable population by working to reduce disparities.
- ☐ Foster an inclusive environment and regional approach to spur innovative solutions to housing challenges.
- ☐ Ensure all residents have safe, accessible, quality housing by reducing barriers.
- ☐ Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

## Prior Legislation

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

## Service Level Impacts

Reinstatement of the grant restores community outreach and vaccination services that were previously interrupted, allowing the City to quickly expand access to COVID-19 boosters, and influenza vaccines, particularly among underserved populations. These efforts strengthen health equity, reduce preventable hospitalizations, and protect healthcare system capacity.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
Reinstatement of the grant restores community outreach and vaccination services that were previously interrupted, allowing the City to quickly expand access to COVID-19 boosters, and influenza vaccines, particularly among underserved populations. These efforts strengthen health equity, reduce preventable hospitalizations, and protect healthcare system capacity.
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?  
Click or tap here to enter text.
4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

No subcontracting

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

No(Press tab after selecting)

Click or tap here to enter text.

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

No(Press tab after selecting)



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**File #: 250826**

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### ORDINANCE NO. 250826

Sponsor: Director of Health Department

Accepting and approving a \$1,500,000.00 grant award with the Missouri Department of Health and Senior Services that provides funding for the Epidemiology & Laboratory Capacity Enhancing Detection Expansion Reinstatement; estimating and appropriating \$1,500,000.00 in the Health Grants Fund; and recognizing this ordinance as having an accelerated effective date.

WHEREAS the City of Kansas City, Missouri was previously awarded a grant for epidemiology & laboratory capacity enhancing detection expansion; and

WHEREAS, said grant was terminated by the grantor agency, resulting in an interruption of funding and program delivery; and

WHEREAS, litigation was initiated challenging the termination of the grant, and through legal proceedings the grant award has now been reinstated; and

WHEREAS, the reinstatement of the grant will allow the City to restore and continue activities initially authorized under the grant agreement; NOW, THEREFORE,

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

Section 1. That a grant award 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 funding for epidemiology & laboratory capacity enhancing detection expansion, for an amount not to exceed \$1,500,000.00 is hereby accepted and approved. A copy of the award, in substantial form, is on file with the Director.

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

26-2480-500001-472610-G50506924	Epidemiology & Laboratory Capacity	\$1,500,000.00
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Section 3. That the sum of \$1,500,00.00 is hereby appropriated from the Unappropriated Fund Balance of the Health Grants Fund in the following accounts:

26-2480-505069-C-G50506924	Epidemiology & Laboratory
----------------------------	---------------------------

26-2480-505069-E-G50506924	Capacity	\$ 750,000.00
	Epidemiology & Laboratory	
	Capacity	<u>750,000.00</u>
	TOTAL	\$1,500,000.00

Section 4. That the Director is hereby designated as requisitioning authority for Account No. 26-2480-505069-G50506924 and is authorized to expend the sum of \$1,500,000.00.

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

\_\_\_\_\_

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.

\_\_\_\_\_  
William Choi  
Interim Director of Finance

Approved as to form:

\_\_\_\_\_  
Joseph A. Guarino  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250826

Submitted Department/Preparer: Health

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 and approving a \$1,500,000.00 grant award with the Missouri Department of Health and Senior Services that provides funding for the Epidemiology & Laboratory Capacity Enhancing Detection Expansion; estimating and appropriating \$1,500,000.00 in the Health Grants Fund; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date.

### Discussion

This ordinance accepts funds from the Missouri Department of Health and Senior Services (DHSS) to support local COVID-19 response efforts in Kansas City, Missouri. The grant, which was previously terminated and has now been reinstated, allows the Health Department to restore critical response activities while also making much-needed investments in public health infrastructure.

A primary focus of this funding is the ability to increase and modernize laboratory capacity. Upgraded laboratory systems will expand testing capabilities, improve turnaround times, and strengthen the City's ability to detect and monitor COVID-19 and other emerging threats. This investment not only supports current case investigation, surveillance, testing, and education efforts, but also ensures Kansas City is better equipped to respond rapidly and effectively to future outbreaks.

### Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?  
2480 Health Grants Fund
3. How does the legislation affect the current fiscal year?  
Estimates and appropriates funds

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)

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

n/a

## Service Level Impacts

Reinstatement of the grant and investment in laboratory upgrades will allow the Health Department to expand testing capacity, deliver faster results, and improve monitoring of COVID-19 and other emerging threats. These enhancements support timely public health interventions, protect vulnerable populations, and strengthen the City's overall healthcare system capacity.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
Reinstatement of the grant and investment in laboratory upgrades will allow the Health Department to expand testing capacity, deliver faster results, and improve monitoring of COVID-19 and other emerging threats. These enhancements support timely public health interventions, protect vulnerable populations, and strengthen the City's overall healthcare system capacity.
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?  
Click or tap here to enter text.
4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)  
  
Click or tap here to enter text.  
Click or tap here to enter text.
5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

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

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

No(Press tab after selecting)

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

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



# KANSAS CITY MISSOURI

# Health Department Ordinance Presentations:

**2500824: COVID-19 and Adult Vaccination Capacity**

**2500826: Epidemiology & Laboratory Capacity Enhancing Detection  
Expansion**



## 2500824: COVID-19 and Adult Vaccination Capacity

**Purpose:** Accepting a reinstatement of a grant from the Missouri Department of Health and Senior Services (MO DHSS) to support COVID-19 and adult vaccination capacity.

- This grant was originally awarded to the Department during the COVID-19 pandemic. This is a reinstatement of the remaining contract that had been terminated early and then returned to the Department.
- Original purpose was to support local efforts in planning, developing, and maintaining a public health vaccination workforce.
  - Increase vaccination capacity in underserved areas
  - Boost vaccine confidence thru education
  - Develop and expand vaccination partnerships
- Reinstated funds = \$30,392.35
- These funds will be used to help with a small part of salaries with the other portions used for vaccine handling supplies, medical supplies, and general office supplies.

## 2500826: Epidemiology & Laboratory Capacity Enhancing Detection Expansion

**Purpose:** Accepting the reinstatement of a grant from the Missouri Department of Health and Senior Services (MO DHSS) enhancing epidemiological and laboratory detection capacity.

- This grant was originally awarded to the Department during the COVID-19 pandemic. This is a reinstatement of the remaining contract that had been terminated early and then returned to the Department.
- These funds were to be used to assist in building/expanding infection prevention, outbreak response expertise and enhance health information activities.
- Reinstated funds = 1.5M.
- To date only approximately 10% has been preauthorized.



## Legislation Text

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**File #: 250834**

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### ORDINANCE NO. 250834

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 14 acres generally located at the northwest corner of N.E. Barry Road and N. Prospect Avenue from Districts R-80 and R-0.5 to District R-1.5 and approving a development plan, also serving as a preliminary plat, to allow for single- and two-unit residential buildings. (CD-CPC-2025-00080 and CD-CPC-2025-00082) \*\*\*Held until 10/14/2025\*\*\*

#### 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-1504, rezoning an area of about 14 acres generally located at the northwest corner of N.E. Barry Road and N. Prospect Avenue from Districts R-80 (Residential 80) and R-0.5 (Residential 0.5) to District R-1.5 (Residential 1.5) and approving a development plan, also serving as a preliminary plat to allow for single and two-unit residential buildings, said section to read as follows:

Section 88-20A-1504. That an area legally described as:

All that part of the Northeast Quarter of Section 12, Township 51 North, Range 33 West of the Fifth Principal Meridian and the Northwest Quarter of Section 7, Township 51 North, Range 32 West of the Fifth Principal Meridian, situate in the City of Kansas City, Clay County, Missouri, being described as follows: Commencing at the Northeast corner of the Northeast Quarter of said Section 12; thence North 87°53'54" West (Basis of bearing: Missouri Coordinate System of 1983, West Zone, NAD83), along the North line of the Northeast Quarter of said Section 12, a distance of 88.64 feet to the intersection with the West right-of-wayline of N. Prospect Avenue, as now established, said point also being the Point of Beginning; thence along the West right-of-way line of said N. Prospect Avenue the following seven (7) courses: 1) South 22°23'38" West a distance of 4.16 feet; 2) South 0°37'20" West a distance of 156.93 feet (N. Prospect Ave. sta. 12+56.88, 90.0 feet right); 3) South 22°20'32" East a distance of 180.15 feet (N. Prospect Ave. sta. 14+13, 42.6 feet right); 4) South 0°29'00" West a distance of 77.65 feet (N. Prospect Ave. sta. 14+80, 68.0 feet right); 5) South 23°56'55" East a distance of 46.50 feet to the intersection with the line common between said Sections 12 and 7; 6) continuing South 23°56'55" East a distance of 49.51 feet (N. Prospect Ave. sta. 15+71.3, 69.7 feet right); 7) South 23°49'06" East a distance of

844.36 feet to the intersection with the North right-of-way line of Relocated Barry Road, as now established (N. Prospect Ave. sta. 24+15.1, 100 feet right and Relocated Barry Road construction sta. 19+00.3, 84.8 feet left); thence South 66°35'38" West, along the North right-of-way line of Relocated Barry Road, a distance of 109.29 feet to the intersection with the Northeasterly right-of-way line of Missouri State Route 152, as now established (Missouri State Route 152 sta. 171+30, 180.0 feet left); thence along the Northeasterly right-of-way line of said Missouri State Route 152, the following four (4) courses: 1) Northwesterly, along a curve to the right that has a radius of 2,694.83 feet (record: 2,684.46 feet), a chord bearing of North 52°23'31" West, a chord distance of 338.18 feet, and an arc distance of 338.40 feet to the intersection with the line common between said Sections 7 and 12; 2) Northwesterly, around a curve to the right that has a radius of 2,694.83 feet (record: 2,684.46 feet), a chord bearing of North 39°32'50" West, a chord distance of 866.09 feet, and an arc distance of 869.86 feet (Missouri State Route 152 sta. 158+40.56, 180.0 feet left); 3) North 28°02'32" West a distance of 521.27 feet; 4) North 30°20'01" West a distance of 1.00 foot to the intersection with the North line of the Northeast Quarter of said Section 12; thence South 87°53'34" East, along the North line of the Northeast Quarter of said Section 12, a distance of 721.21 feet to the Point of Beginning. Containing 623,244 square feet or 14.31 acres, more or less.

AND

4930-8073-9930, v. 1 645 on February 23, 1978 and now being hereby established; thence along the West right-of-way line of said N. Prospect Avenue the following seven (7) courses: 1) South 22°23'38" West a distance of 4.16 feet; 2) South 0°37'20" West a distance of 156.93 feet (N. Prospect Ave. sta. 12+56.88, 90.0 feet right); 3) South 22°20'32" East a distance of 180.15 feet (N. Prospect Ave. sta. 14+13, 42.6 feet right); 4) South 0°29'00" West a distance of 77.65 feet (N. Prospect Ave. sta. 14+80, 68.0 feet right); 5) South 23°56'55" East a distance of 46.50 feet to the intersection with the line common between said Sections 12 and 7; 6) continuing South 23°56'55" East a distance of 49.51 feet (N. Prospect Ave. sta. 15+71.3, 69.7 feet right); 7) South 23°49'06" East a distance of 844.36 feet to the intersection with the North right-of-way line of Relocated Barry Road, as now established (N. Prospect Ave. sta. 24+15.1, 100 feet right and Relocated Barry Road construction sta. 19+00.3, 84.8 feet left); thence North 66°35'38" East, along the Northeasterly prolongation of the North right-of-way line of said Relocated Barry Road, a distance of 17.74 feet; thence Northeasterly and Northerly, departing the Northeasterly prolongation of the North right-of-way line of said Relocated Barry Road, around a curve to the left that has a radius of 50.00 feet, a chord bearing of North 20°21'51" East, a chord distance of 72.21 feet, and an arc distance of 80.69 feet to the intersection with the line that is 30.00 feet West of and parallel with/concentric to the centerline of said N. Prospect Avenue as defined in said General Warranty Deed; thence along the line that is 30.00 feet West of and parallel with/concentric to the centerline of said N. Prospect Avenue the following three (3) courses: 1) North 25°51'57" West a distance of 843.26

feet; 2) Northerly around a curve to the right that has a radius of 602.96 feet, a chord bearing of North 12°53'17" West, a chord distance of 277.04 feet, and an arc distance of 279.54 feet; 3) North 0°23'37" East a distance of 159.53 feet to the Point of Beginning. Containing 65,948 square feet or 1.51 acres, more or less.

is hereby rezoned from Districts R-80 (Residential 80) and R-0.5 (Residential 0.5) to District R-1.5 (Residential 1.5), all as shown outlined on a map marked Section 88-20A-1504, 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. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
2. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that 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. 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.
4. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with Section 88-425-08 of the Zoning and Development Code.
5. The developer shall 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.
6. The developer shall vacate the portion of right-of-way indicated on the plan and agreed to with the Public Works Department prior to a building permit.
7. The developer shall receive approval of a special exception from the Board of Zoning Adjustment to allow a gate and/or fence/wall to exceed 4 feet within a street-abutting yard, or comply with the maximum height allowed in Chapter 27 prior to a building permit.

8. Prior to the issuance of the certificate of occupancy, the applicant must record a final plat in accordance with the Zoning and Development Code.
9. Required Fire Department access roads shall be an all-weather surface. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed)
10. 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)
11. The developer shall provide fire lane signage on fire access drives.
12. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. (IFC-2018 503.1.1)
13. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4) Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018§ 501.4 and 3312.1; NFPA 241-2013 § 8.7.2). Fire hydrant distribution shall follow IFC-2018 Table C102.1.
15. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
16. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. (IFC-2018: § 503.2.5)
17. Fire Department access roads shall be provided before construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
18. If fences are constructed between apartments there shall be entry gates for Fire Department ground access.
19. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2025 acquisition rate of \$20,065.67 per acre. This requirement shall be satisfied prior to a certificate of occupancy.

20. The developer shall submit a final plan detailing recreational amenities proposed within each private open space tract serving to satisfy the parkland dedication requirements. Please note, each area shall provide recreational amenities. Final plan shall be submitted prior to release of the final plat.
21. 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.
22. The developer shall submit a traffic impact study for the proposed development.
23. 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.
24. 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.
25. 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.
26. The west-half of N. Prospect Avenue shall be improved to residential collector street standard as required by Chapter 88, to current standards, including pavement widening, curbs, gutters, sidewalks, street =lights, relocating any utilities as may be necessary and adjusting vertical grades for the road, and obtaining required permits from the Land Development Division for said improvement prior to recording the plat or prior to issuance of a building permit, whichever occurs first.
27. 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.
28. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
29. 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.

30. A full flow fire meter shall be required when the fire protection service line serves more than one building, or combination service lines 6 inches and larger, or that have private fire hydrants connected to them.
31. The developer shall submit public water main extension (WME) plans for review and approval meeting the Kansas City Water rules and regulations for water main extensions for new public fire hydrants along the projects frontage with N. Prospect Avenue at 300' maximum spacings. The WME plans shall be approved and under contract (permit) prior to final plat recording and prior to building permit issuance.
32. The developer shall submit a macro storm drainage study with the first plat or phase, from a Missouri-licensed civil engineer to the Kansas City Water Services Department showing compliance with current adopted standards in effect at the time of submission, including water quality BMP's, to the Kansas City Water Services Department for review and acceptance for the disturbed area, and submit a micro storm drainage study with each subsequent plat or phase showing compliance with the approved macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a building permit, whichever occurs first, as required by the Kansas City Water Services Department.
33. 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.
34. The developer shall submit plans for grading, siltation, and erosion control to the Kansas City Water Services Department for review and acceptance, and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
35. 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.
36. 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.

37. 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.
38. The developer shall submit covenants, conditions and restrictions to the Kansas City Water Services Department for approval by the Law Department for the maintenance of private open space and enter into a covenant agreement for the maintenance of any stormwater detention area tracts, prior to recording the plat.
39. 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.
40. The developer shall be required to obtain a floodplain development permit prior to any work in the floodplain.

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 #: 250834

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

### Executive Summary

Rezoning an area of about 14 acres generally located at the northwest corner of NE Barry Road and N Prospect Avenue from District R-80 and R-0.5 to District R-1.5 and approving a development plan, also serving as a preliminary plat to allow for single and two-unit residential buildings. (CD-CPC-2025-00080 & CD-CPC-2025-00082).

### Discussion

The proposed development includes 153 residential for-rent units. Proposed buildings will be cottage-style, single story buildings with one or two bedrooms, in addition to some two-unit, attached buildings. An amenity area with pool and clubhouse/office will be located near the main entrance in the northern portion of the site. During the Development Review Committee review process, Public Works staff agreed to give the applicant a portion of the excess right-of-way along N Prospect Avenue. The applicant will vacate the portion of right-of-way as shown on the development plan prior to obtaining any building permits, which is why some of the proposed buildings appear to be over the current property line. No vacation of right-of-way has been applied for as of the publication of this staff report.

There are two proposed access points off N Prospect Avenue. All internal drives will be private with 314 parking spaces provided throughout the site. Approximately 102 of the parking spaces will be garage spaces scattered around the site. Sidewalk along N Prospect Avenue will be provided as well as internal pedestrian connections between buildings.

Landscaping will be provided around the site as well as street trees along N Prospect Avenue. Low grow grass and wildflower seed mix will be planted in the stormwater detention areas. Proposed species include Maple, Catalpa, Crabapple, Oak, Dogwood, and others.

Architectural style is consistent across the different residential buildings and amenity building. Proposed materials include brick veneer, board and batten, and horizontal siding.

The City Plan Commission voted to recommend approval with conditions of this project. See Service Level Impact section below for additional discussion about infrastructure.

## 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 approving physical development on a private property.
3. How does the legislation affect the current fiscal year?  
Not applicable as this is an ordinance approving physical development on a private property.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
Not applicable as this is an ordinance approving physical development on a private property.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
The ordinance will approve physical development of residential units, which could 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)

No account string to verify.

## Citywide Business Plan (CWBP) Impact

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

## Prior Legislation

None

## Service Level Impacts

The proposed development will allow for the construction of 153 for-rent units, which will increase traffic to the site. The developer will construct half-street improvements (curb, gutter, sidewalk) along the west side of N Prospect Ave. The Public Works Dept placed a condition on this project that a traffic impact study be submitted to confirm whether or not the anticipated trip generation will warrant the need for additional intersection and/or roadway improvements.

The applicant is asking to remove this condition and associated condition to construct any improvements identified by a traffic study.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
The ordinance was not evaluated for potential health impacts.

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

This project complies with the public engagement requirements in section 88-505-12.

3. How does this legislation contribute to a sustainable Kansas City?  
The proposed development will create new residential units.

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

Total Number of Units 153

Number of Affordable Units 0

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

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

Please provide reasoning why not:

Private development

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 #: 250836**

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### ORDINANCE NO. 250836

Sponsor: Councilmember Kevin O'Neill

Rezoning an area of about 2.83 acres located at 9790 North Oak Trafficway from District MPD to District MPD, and approving an amendment to a previously approved development plan to allow for the development of the site for retail and general auto repair service uses. (CD-CPC-2025-00099)

#### 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-1509 rezoning an area of about 2.83 acres located at 9790 North Oak Trafficway from Districts MPD (Master Planned Development) to District MPD (Master Planned Development), and approving an amendment to a previously approved development plan to allow for the development of the site for retail and general auto repair service uses, said section to read as follows:

Section 88-20A-1509. That an area legally described as:

Lot 4, BB North Oak, a subdivision in Kansas City, Clay County, Missouri (this description is subject to change based on receiving 10-ft for the Replat of Lot 3, to the south)

and

Lot 3, BB North Oak, a subdivision in Kansas City, Clay County, Missouri (this description is subject to change based on providing 10-ft for the Replat of Lot 4, to the north).

is hereby rezoned from Districts MPD (Master Planned Development) to District MPD (Master Planned Development), as shown outlined on a map marked Section 88-20A-1509, 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 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.
2. 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.
3. All signage shall conform to the approved design guidelines and/or 88-445, whichever is applicable and shall require a sign permit prior to installation.
4. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.
5. The developer shall submit an affidavit, 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.
6. The developer shall secure approval of an MPD final plan from the City Plan Commission prior to issuance of each building permit.
7. Required Fire Department access roads shall be designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
8. Required Fire Department access roads shall be an all-weather surface. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed)
9. Fire Department access roads shall be provided before construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
10. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1). All Fire Department Connections (FDC) shall be threaded connections, Storz connections are not allowed in the City of Kansas City, Missouri. (IFC-2018 § 903.3.6; NFPA 13-2010 § 6.8.1).
11. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2). Fire hydrant distribution shall follow IFC-2018 Table C102.1.

12. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
13. The developer shall provide fire lane signage on fire access drives.
14. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
15. 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.
16. 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.
17. 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 at all required locations where existing drives are being removed (N. Oak Trafficway), new private drives are being added, where existing sidewalks are modified or repaired and where new sidewalk is added due to an existing drive being removed (N. Oak Trafficway).
18. 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.
19. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
20. The developer shall 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.

21. 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.
22. The developer shall submit plans for grading, siltation, and erosion control to the Kansas City Water Services Department for review and acceptance, and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
23. 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.
24. 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.
25. The developer shall grant a BMP easement to the City as required by the Kansas City Water Services Department, prior to recording the plat or issuance of any building permits.

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 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.

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 #: 250836

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

### Executive Summary

Rezoning an area of about 2.83 acres located at 9790 North Oak Trafficway from District MPD to District MPD, and approving an amendment to a previously approved development plan to allow for the development of the site for retail and general auto repair service uses. (CD-CPC-2025-00099)

### Discussion

The proposed amendment for the BB North Oak MPD focuses on Lots 3 and 4 to change the permitted uses. The previously approved plan identified a mixed-use retail and restaurant building on Lot 3 and motor vehicle retail, limited (oil change) on Lot 4. The proposed plan will allow motor vehicle repair, general on Lot 3 and all uses permitted in the B1 district on Lot 4, as there is no identified tenant yet.

On Lot 3, the plan proposes a 10,202 square foot building for general auto repair with a customer-facing showroom. The building is oriented to the north, with the narrow side of the building fronting on N Oak Trafficway. There will be seven service bays and 30 parking spaces for employees, customers, and repaired vehicles or vehicles waiting for service. To the north of the parking area there is a large stormwater detention basin for onsite stormwater management.

There are approved design standards with this MPD area that allow a variety of materials including laminated wood and steel, architectural metal panel, architectural grade concrete, precast, or cast stone, glazing, stone, fired clay brick veneer, stucco, tile, standard concrete or split block. The applicant chose to use cast concrete and a small amount of stone veneer around portions of the bottom of the building.

Proposed landscaping includes street trees along N Oak Trafficway and shrubs to screen the parking area from the public right-of-way. At staff's request, additional landscaping will be provided on the east and south sides of the building to cover large blank walls, as they are not permitted by the MPD design standards. Some proposed species include Redcedar, Elm, Maple, Sumac, and Spirea.

### 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 physical development on a private property.
3. How does the legislation affect the current fiscal year?  
Not applicable as this is an ordinance authorizing physical development on a private property.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
Not applicable as this is an ordinance authorizing physical development on a private property.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
The ordinance will allow construction of a commercial building, 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):

- ☐ Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
- ☒ Ensure quality, lasting development of new growth.
- ☐ Increase and support local workforce development and minority, women, and locally owned businesses.
- ☐ Create a solutions-oriented culture to foster a more welcoming business environment.
- ☐ Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
- ☐

## Prior Legislation

CD-CPC-2021-00208 – Ord. 220235 – Rezoning an area of about 7.2 acres generally located at the northwest corner of N Oak Trfy and NE 97th St from District MPD to District MPD to amend a previously approved development plan, which also serves as preliminary plat to create five lots and one tract.  
*Approved March 20, 2024*

## Service Level Impacts

None expected.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
 This ordinance was not evaluated for potential health impacts.
2. How have those groups been engaged and involved in the development of this ordinance?  
 This ordinance complies with the public engagement requirements in section 88-505-12.
3. How does this legislation contribute to a sustainable Kansas City?  
 This ordinance doesn't directly contribute to a sustainable Kansas City.
4. Does this legislation create or preserve new housing units?  
 No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

Private development on private property.

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 #: 250837**

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ORDINANCE NO. 250837

Sponsor: Director of Neighborhood Services Department

Accepting and approving a \$49,000.00 grant award from the Missouri Department of Conservation, through a cooperative agreement, to educate about native plants by providing training for both Community Engagement Officers and the general public and increase the number of Missouri native plants within the Kansas City landscape by providing residents with native plants and landscape consultations; estimating and appropriating \$49,000.00 in Fund 26-2580-5781066-B/C-G57MODOC25; and recognizing this ordinance as having an accelerated effective date.

WHEREAS, increasing native plants in Kansas City's landscape will contribute towards the City of Kansas City, Missouri's efforts to achieve carbon neutrality, expand natural areas, and meet additional goals outlined in the City's Climate Protection & Resiliency Plan; and

WHEREAS, the Natural Systems section of the Climate Protection & Resiliency Plan specifically contains Short-Term Action N-1.3: Promote and incentivize the use of native plants, grasses, shrubs, groundcover, and trees; and

WHEREAS, the Missouri Department of Conservation is providing a Cooperative Agreement to the City of Kansas City, Office of Environmental Quality for financial support in the form of a fixed grant award to fund an educational program that both trains City staff and the public and offers landscape consultation services and starter native plants for citizens wanting to convert their standard lawns to natural native landscapes; and

WHEREAS, the Cooperative Agreement between the City of Kansas City, Missouri Office of Environmental Quality and the Missouri Department of Conservation awards a fixed sum of \$49,000.00 to supply citizens with resources to install and maintain native plants; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY

Section 1. That the revenue in the amount of \$49,000.00 is hereby estimated in the following account:

26-2580-570001-478440-G57MODOC25	Residential Native Plant Consul	\$49,000.00
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Section 2. That the sum of \$49,000.00 is hereby appropriated in the following accounts:

26-2580-578106-610120-G57MODOC25	Residential Native Plant Consul	\$22,500.00
26-2580-578106-619080-G57MODOC25	Residential Native Plant Consul	8,250.00
26-2580-578106-610365-G57MODOC25	Residential Native Plant Consul	16,200.00
26-2580-578106-627250-G57MODOC25	Residential Native Plant Consul	<u>2,050.00</u>
	TOTAL	\$49,000.00

Section 3. That one-year grant funding in the amount of \$49,000.00 between the City of Kansas City, Missouri, acting through its Office of Environmental Quality, and the Missouri Department of Conservation (MDC), whereby MDC will provide funding beginning July 1, 2025, through June 30, 2026, for a total grant award amount not to exceed \$49,000.00, is hereby accepted and approved. A copy of the award, in substantial form is attached hereto and made a part hereof by reference.

Section 4. That the Office of Environmental Quality Chief Environmental Officer is hereby authorized to expend the sum of \$49,000.00 from funds appropriated to Fund No. 2580 for the aforesaid contract.

..end

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

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William Choi  
Interim Director of Finance

Approved as to form:

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Andrew Bonkowski  
Assistant City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250837

Submitted Department/Preparer: Neighborhoods

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 and approving a \$49,000.00 grant award from the Missouri Department of Conservation, through a cooperative agreement, to educate about native plants by providing training for both Community Engagement Officers and the general public and increase the number of Missouri native plants within the Kansas City landscape by providing residents with native plants and landscape consultations; estimating and appropriating \$49,000.00 in Fund 2580; and recognizing this ordinance as having an accelerated effective date.

### Discussion

Along with this ordinance, the Neighborhood Services Department has submitted an ordinance to update the City's Nuisance Code (Chapter 48) and redundant/similar chapters of the municipal code to increase the City's allowances for native plants. The shared benefits of native plants in Kansas City's environment include promoting biodiversity, managing stormwater runoff, carbon sequestration, mitigating the heat island effect, and overall maintaining healthy ecosystems. All residents of Kansas City stand to benefit from more native plants throughout the metro area. This award from the Missouri Department of Conservation will be used to educate both the general public and the Neighborhood Services' Community Engagement Officers on the updates to the code.

Through a cooperative agreement, the City of Kansas City, Missouri Office of Environmental Quality has been awarded \$49,000.00 from the Missouri Department of Conservation to offer education and training sessions to both City Community Engagement Officers and the general public on the updated code. Additionally, for the general public that attend these trainings, they will be offered both landscape consultation services and starter native plants to begin their native plant journey. These efforts are in alignment with the City's Climate Protection & Resiliency Plan.

### Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?  
The funds are coming from the Missouri Department of Conservation.
3. How does the legislation affect the current fiscal year?  
This legislation appropriates a grant awarded within the current fiscal year. This is additional funding.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
The amount of \$49,000.00 will be distributed once. The Agreement shall be in effect from 7/01/2025 to 6/30/2026, and therefore will roll into next fiscal year.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
Yes, since these funds are being received through a grant from the Missouri Department of Conservation, it is leveraging outside funding. Additionally, planting natives will increase the scenic value of Kansas City's environment, support local pollinators and wildlife, require less irrigation and maintenance, remain adaptive to extreme weather, and provide carbon sequestration, offering a significant return on investment by conserving water, offsetting carbon emissions, and reducing annual expenses, as suggested in the City's Climate Protection & Resiliency Plan.

### **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?  
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.
  - ☐ Enhance the City's connectivity, resiliency, and equity through a better-connected multi-modal transportation system for all users.
  - ☐ Build on existing strengths while developing a comprehensive transportation plan for the future.
  - ☒ Develop environmentally sustainable infrastructure 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**

N/A

### **Service Level Impacts**

The partnership will allow the OEQ to contract with a local organization with expertise in native plants to provide 2 updated code trainings to Neighborhood Services Department Community Engagement Officers, 4 updated code trainings to the public, provide landscape consultations to approximately 300 residents, and partner with a local nurseries to purchase approximately 1,500 plants to give away to those seeking landscape consultations. In addition to participating residents who will be offered native plants and landscape consultations free of charge, local native plant landscaping and nursery contractors also serve to benefit from increased visibility of their business, mission, and services to the citizens of Kansas City, Missouri. The City's Neighborhood Services Department Preservation Employees will be served through this partnership via attendance of 2 staff plant ID trainings, and an increased awareness of Missouri's native plants in compliance with the City's Nuisance Code.

Finally, this partnership will provide numerous services and benefits to our environment, including beautification, carbon sequestration, climate adaptability, erosion control, and water conservation. These environmental benefits also provide a service to all citizens, offering a connection with nature, healthier air and water, and opportunities to learn about the environment.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
Native plants provide health benefits to the general public by promoting stable and resilient ecosystems. Native plant species contribute to combatting air pollution by removing pollutants from the air and requiring minimal fertilizer and pesticides, reducing the release of harmful airborne chemicals. Improved air quality can reduce respiratory issues, asthma, and cardiovascular stress. Traditional lawn fertilizers and pesticides are linked with cancer, birth defects, reproductive effects, liver and kidney damage, neurotoxicity, and endocrine disruption. Native installations eliminate the risk of negative health impacts from fertilizers and pesticides. Second, the deep root systems of native plant species improve water quality by reducing runoff, improving infiltration, and filtering pollutants, reducing the need for chemical treatments that can contaminate water sources and ensuring safer drinking water for all citizens. Finally, research has shown the benefits of access to green space to physical and mental health. Spending time in natural landscapes improves cardiovascular health, boosts immune system function, and improves sleep quality, mood, concentration, and stress.
2. How have those groups been engaged and involved in the development of this ordinance?  
Residents were not directly engaged during the grant solicitation. However, the proposal was built off the strategies listed in the City's CPRP, which was heavily influenced by public outreach and feedback during its development in 2022.
3. How does this legislation contribute to a sustainable Kansas City?  
This legislation takes direct action to help Kansas City increase native plants across its landscape and addresses goals from the Climate Action and Resiliency Plan, specifically Short-Term Action N-1.3: Promote and incentivize the use of native plants, grasses, shrubs, groundcover, and trees. Native plants contribute to a sustainable Kansas City because of their numerous ecological benefits, which help build resiliency through adaptiveness to extreme weather and flooding, soil erosion control, water conservation, carbon sequestration, and support to local wildlife. Because of these benefits, this legislation also contributes to additional goals the Climate Action and Resiliency Plan:  
    Goal N-1.1: Enhance residential greens space by increasing the number of planted native species and converting standard turf grass lawns into native terrain.  
    Goal N-1.2: Make landscapes resilient to flooding, by planting native species with deep roots that reduce risk of flooding through the capture and storage of stormwater, simultaneously reducing soil erosion and increasing rainwater infiltration.

Goal N-1.4: Mitigate the heat island effect by offering shade, sequestering carbon, and releasing moisture into the atmosphere.

Goal N-2: Sustain biodiversity by providing essential wildlife habitat, promoting healthy soils through native species who create deep root systems and diverse microbial communities, requiring no use of fertilizer and minimal pesticide use, and offering landscape-scale sequestration projects.

Goal N-3.1: Require less irrigation, promoting water conservation. Sustainability in Kansas City also requires community engagement, which is directly addressed in this Ordinance by providing one on one landscaping consultations and plant giveaways, increasing community awareness of native plants and their benefits.

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:

Accepting and appropriating grant funds.

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)



## Legislation Text

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**File #: 250492**

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### ORDINANCE NO. 250492

Sponsor: Director of Housing and Community Development Department

Accepting the recommendation of the Housing Trust Fund Advisory Board to rescind the \$225,260.00 award previously allocated to Allenwood Properties, LLC for 2809, 2811, 2815 E. Linwood Avenue; and reducing a \$225,260.00 appropriation in the Housing Trust Fund and appropriating such sums to the Unappropriated Fund Balance of the Housing Trust Fund.

WHEREAS, on December 20, 2018, by Committee Substitute for Ordinance No. 180719, the City Council established the Housing Trust Fund to implement neighborhood revitalization, housing development, and preservation projects proposed by the City and in coordination with private developers that are undertaking projects in alignment with the City's Housing policy; and

WHEREAS, on November 4, 2021, the City Council passed Ordinance No. 210873 establishing the Housing Trust Fund Advisory Board to review applications, with reporting requirements, and funding allocation direction and prioritization of fund use; and

WHEREAS, on February 2, 2023, by Ordinance No. 230084, the City Council accepted the recommendation of the Housing Trust Fund Advisory Board to allocate \$225,260.00 in funding to Allenwood Properties, LLC, for the rehabilitation and preservation of nine affordable housing units at 2809, 2811, and 2815 E. Linwood Avenue; and

WHEREAS, the Housing and Community Development Department maintains a 12-month contracting policy for awarded projects, which Allenwood Properties, LLC, has exceeded after not securing all financing needed to enter into a funding agreement; and

WHEREAS, the Housing Trust Fund Advisory Board provided an extension in September 2024 allowing the developer additional time through January 2025 to pursue additional funding sources; and in January 2025, upon learning that the funding gap remained, the Board granted a final 60-day extension, which has since expired without the project entering into contract; and

WHEREAS, due to the Allenwood Properties, LLC's inability to proceed with contracting, the Housing Trust Fund Advisory Board voted unanimously on April 28, 2025, to rescind the award and recommended that the funds be returned to the unappropriated fund balance of the Housing Trust Fund for reallocation through the Round 5 Request for Proposals,

which is currently open through June 20, 2025, with awards anticipated approximately 60 days thereafter;

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the recommendation of the Housing Trust Fund Advisory Board to rescind the funding award in the amount of \$225,260.00 previously allocated to Allenwood Properties, LLC, for the Allenwood Properties project is hereby accepted.

Section 2. That the appropriations in the following account of the Housing Trust Fund, Fund No. 2490, is hereby reduced by the following amount:

26-2490-555996-619850-55ALLENHTF	Allenwood Properties	\$225,260.00
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Section 3. That the sum of \$225,260.00 is hereby appropriated from the Unappropriated Fund Balance of the Housing Trust Fund, Fund No. 2490, to the following account:

26-2490-552045-619080	Housing Trust Fund - Bonds	\$225,260.00
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Section 4. That the returned funds shall remain in the unappropriated fund balance of the Housing Trust Fund and shall be made available for future allocation to eligible affordable housing projects in accordance with the priorities and procedures established by the Housing Trust Fund Advisory Board and the City Council.

..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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Tammy L. Queen  
Director of Finance

Approved as to form:

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Joseph A. Guarino  
Senior Assistant City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250492

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 Housing Trust Fund Advisory Board to rescind the funding award in the amount of \$225,260.00 previously allocated to the Allenwood Properties project, to be developed by Allenwood Properties, LLC, and located at 2809, 2811, 2815 E. Linwood Avenue, due to the project's inability to proceed with contracting; and authorizing the Director of Housing and Community Development to return the funds to the unappropriated fund balance of the Housing Trust Fund.

### Discussion

Allenwood Properties, LLC was awarded Housing Trust Fund dollars but was unable to secure the full financing needed to move forward with contracting. The Housing and Community Development Department allows 12 months to finalize contracts, which the developer exceeded. The Housing Trust Fund Advisory Board granted extensions in September 2024 and again in January 2025 to allow additional time to close the funding gap, but the project ultimately did not proceed. As a result, the Board voted unanimously on April 28, 2025, to rescind the award and recommended returning the funds to the unappropriated Housing Trust Fund balance for reallocation through the current Round 5 Request for Proposals.

### Fiscal Impact

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

2. What is the funding source?

\$225,260.00 to be transferred from  
26-2490-555996-619850-55ALLENHTF, Allenwood Properties, to 26-2490-552045-619080,  
Housing Trust Fund – Bonds. (Housing Trust Fund)

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

This legislation would re-appropriate \$225,260 in Housing Trust Fund funds from the Allenwood Project Housing Trust Fund Bonds to unappropriated Housing Trust Fund balance.

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?  
N/A

### Office of Management and Budget Review

(OMB Staff will complete this section.)

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

### Additional Discussion (if needed)

\$225,260 is not yet rolled forward into 26-2490-555996-619850-55ALLENHTF. The amount is confirmed to be rolled forward per ordinance 250277.

## 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

Ordinance 230084

## Service Level Impacts

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

## Other Impacts

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

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

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

No(Press tab after selecting)

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 #: 250560**

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### ORDINANCE NO. 250560

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 2 acres generally located at the southeast corner of Northwest Barry Road and Interstate 29 from District AG-R/B3-3 to District B3-3 and approving a development plan to allow for the creation of a car wash. (CD-CPC-2025-00066 & CD-CPC-2025-00070).

#### 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-1498, rezoning an area of about 2 acres generally located at the southeast corner of Northwest Barry Road and Interstate 29 from District AG-R/B3-3 (Agricultural-Residential/Community Business) to District B3-3 (Community Business) and approving a development plan to allow for the creation of a car wash, said section to read as follows:

Section 88-20A-1498. That an area legally described as:

A tract of land being Lot 4 of Barrywoods Crossing, according to the plat thereof recorded in Plat Book 18 page 261 of the Platte County, Missouri records in the Southwest Quarter of Section 7, Township 51 North, Range 33 West, Kansas City, Platte County, Missouri, are being more particularly described as follows: Beginning at a cut cross at the northeast corner of said Lot 4' said point also being on the south line of N.W. Barry Road, a public road of variable width; thence along the east line of said lot South 00 degrees 59 minutes 30 seconds West 290.00 feet; thence South 17 degrees 26 minutes 52 seconds East 32.84 feet to a point on the north line of N.W. Roanridge Road, a 60 foot wide public road; thence along said north line South 72 degrees 33 minutes 08 seconds West 47.68 feet to a point on a curve to the left with a radius of 330.00 feet and a chords that bears South 57 degrees 12 minutes 13 seconds West 174.70 feet; thence along said curve 176.80 feet to a point on the east line of Interstate Highway I-29, a public road of variable width; thence North 78 degrees 42 minutes 47 seconds West 44.58 feet; thence North 11 degrees 43 minutes 45 seconds East 142.68 feet; thence North 00 degrees 59 minutes 30 seconds East 285.24 feet to a point on the aforementioned south line of N.W. Barry Road; thence along said south line South 89 degrees 00 minutes 30 seconds East 197.31 feet to the point of beginning and containing 75,576 square feet, or 1.735 acres.

is hereby rezoned from District AG-R/B3-3 (Agricultural-Residential/Community Business) to District B3-3 (Community Business), all as shown outlined on a map marked Section 88-20A-1498, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

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

1. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.
2. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to a certificate of occupancy.
3. Prior to issuance of the certificate of occupancy the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy.
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. The applicant shall post "No Idling" or "Idle-Free Zone" signs in all stacking areas prior to a certificate of occupancy.
7. The applicant shall address the ponding of water at the entrance to the site on Roanridge Road as required by the City Plan Commission.
8. 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)
9. Fire Department access roads shall be provided before construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)

10. 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)
11. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2) Fire hydrant distribution shall follow IFC-2018 Table C102.1.
12. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
13. Required Fire Department access roads shall be an all-weather surface. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed)
14. 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.
15. 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.
16. 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.
17. 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.

18. 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.
19. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
20. The developer shall submit water main extension plans through CompassKC for the relocation of the public fire hydrant shown on the development plans. This plan set is separate from the building plans and shall be reviewed and approved and under contract (permit) prior to building permit issuance. The plans shall follow all Kansas City Water rules and regulations for water main extensions.
21. The developer shall submit a detailed micro storm drainage analysis from a Missouri-licensed civil engineer to the Kansas City Water Services Department showing compliance with the current, approved macro study on file with the City and with current adopted standards in effect at the time of submission, including water quality BMP's, prior to approval and issuance of any building permits to construct improvements on the site or prior to recording the plat, whichever occurs first. The developer shall verify and/or improve downstream conveyance systems or address solutions for impacted properties due to flow contributions from the site; and the developer shall construct any other improvements as required by the Kansas City Water Services Department as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase.
22. 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.
23. The developer shall grant a BMP easement to the City as required by the Kansas City Water Services Department, prior to recording the plat or issuance of any building permits.
24. 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.
25. 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.

26. The developer shall submit plans for grading, siltation, and erosion control to the Kansas City Water Services Department for review and acceptance and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.

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

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

..end

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

---

Sara Copeland, FAICP  
Secretary, City Plan Commission

Approved as to form:

---

Sarah Baxter  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250560

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

### Executive Summary

Rezoning an area of about 2 acres generally located at the southeast corner of Northwest Barry Road and Interstate 29 from District AG-R/B3-3 to District B3-3 and approving a development plan to allow for the creation of a car wash. (CD-CPC-2025-00066 & CD-CPC-2025-00070).

### Discussion

#### REZONING DISCUSSION

The applicant is requesting a rezoning of approximately 1.735 acres from Districts AG-R (Agricultural-Residential) and B3-3 (Community Business) to B3-3. The proposed rezoning will facilitate the development of a tunnel car wash. The site was previously occupied by a restaurant, which was not permitted under the AG-R zoning designation. During the review of the associated Development Plan, staff determined that rezoning the entire parcel to B3-3 is necessary to ensure zoning consistency across the site.

#### DEVELOPMENT PLAN DISCUSSION

The applicant is seeking approval of a Development Plan in proposed District B3-3 generally located at the southeast corner of Northwest Barry Road and Interstate 29, allowing for the creation of a car wash.

The applicant is proposing a major amendment to an existing development plan to amend the allowed use on this parcel from a restaurant to drive through car wash. The proposed building footprint is approximately 5,164 square feet, located on the eastern side of the site. The location of the building serves as visual and noise screening from the restaurant to the east. Access to the site will come from two existing driveway entrances on Northwest Roanridge Road located on the south side of the site. Vehicular circulation is proposed to move from the west side of the site to east. Pedestrian connections will be provided to adjacent sidewalks, allowing for employees to walk to nearby businesses and restaurants.

Section 88-340 of the Zoning and Development Code regulates drive through facilities. The standards require at least 80 feet of queuing and screening from public right of way. The applicant has provided two queuing lanes before the first point of service, each totaling 220 feet. Adequate screening has been provided along Interstate 29 and Barry Road.

Landscaping for this project includes street trees, continuous shrub lines to screen vehicular use areas and interior landscaping.

Proposed architectural materials and articulation are consistent with adjacent buildings. Materials include masonry block in two colors, glass, spandrel glass, and metal awnings.

Development Plan- CD-CPC-2025-00066

Staff Recommendation: Approval with Conditions

CPC Recommendation: Approval with Conditions

Rezoning- CD-CPC-2025-00070

Staff Recommendation: Approval

CPC Recommendation: Approval

## Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?  
Not applicable as this is an ordinance authorizing the private development of land. .
3. How does the legislation affect the current fiscal year?  
Not applicable as this is an ordinance authorizing the private development of land.
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 private development of land.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
Not applicable as this is an ordinance authorizing the private development of land.

## 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)

Not applicable as this is an ordinance authorizing the private development of land.

## Citywide Business Plan (CWBP) Impact

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

## Prior Legislation

Case No. 6399-GP-13 – Ordinance 960027, approved on February 8, 1996, City Council approved an rezoning with a development plan on about 34 acres, generally located at the southeast corner of Northwest Barry Road and Interstate 29 from Districts GP-3 (Regional Business and GP-4 (High Density Residential Uses) to District GP-3 (Regional Business).

## Service Level Impacts

Not applicable as this is an ordinance authorizing the private development of land.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
Not applicable as this is an ordinance authorizing the private development of land.
2. How have those groups been engaged and involved in the development of this ordinance?  
Not applicable as this is an ordinance authorizing the private development of land.
3. How does this legislation contribute to a sustainable Kansas City?  
Not applicable as this is an ordinance authorizing the private development of land.
4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)  
  
Not applicable as this is an ordinance authorizing the private development of land.  
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 private development of land.
6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?  
  
No(Press tab after selecting)

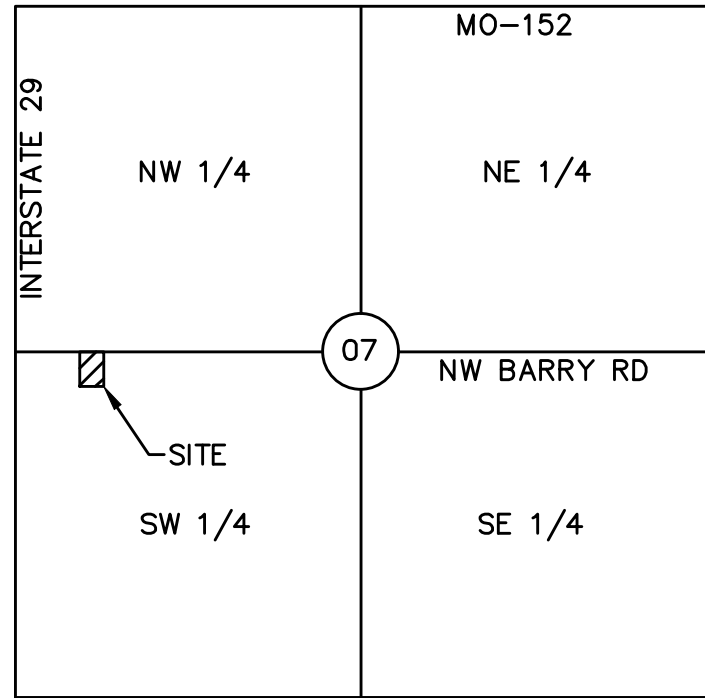
Not applicable as this is an ordinance authorizing the private development of land.

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



CONTACT INFORMATION	
OWNER / DEVELOPER	
OWNER: <u>CLUB CARWASH OPERATING, LLC</u>	
REPRESENTATIVE: <u>JUSTIN BARNES</u>	
ADDRESS: <u>1591 E PRATHERSVILLE RD. COLUMBIA, MO 65202</u>	
PHONE: <u>(573) 999-5178</u>	
SEWER	
OWNER: <u>KC WATER</u>	
REPRESENTATIVE: <u>LUCAS KASPER</u>	
ADDRESS: <u>4800 EAST 63RD STREET; KANSAS CITY, MO 64130</u>	
PHONE: <u>(816) 513-1313</u>	
WATER	
OWNER: <u>KC WATER</u>	
REPRESENTATIVE: <u>KIRK ROME</u>	
ADDRESS: <u>4800 EAST 63RD STREET; KANSAS CITY, MO 64130</u>	
PHONE: <u>(816) 513-1313</u>	
ELECTRIC	
OWNER: <u>EVERGY</u>	
REPRESENTATIVE: <u>ERIC BOWEN</u>	
ADDRESS: <u>4400 E. FRONT ST, KANSAS CITY, MO 64120</u>	
PHONE: <u>(816) 652-1608</u>	
GAS	
OWNER: <u>SPIRE</u>	
REPRESENTATIVE: <u></u>	
ADDRESS: <u>7500 E 35TH TERRACE, KANSAS CITY, MO 64129</u>	
PHONE: <u>(816) 756-5261</u>	
TELEPHONE	
OWNER: <u>AT&amp;T DISTRIBUTION</u>	
REPRESENTATIVE: <u>CUSTOMER SERVICE</u>	
ADDRESS: <u></u>	
PHONE: <u>(800) 288-2020</u>	
SPECIAL NOTES :	
PROJECT BENCHMARK: THE SURVEYED BEARINGS SHOWN ON THIS PLAT WERE ESTABLISHED FROM GRID NORTH OF THE 'MISSOURI COORDINATE SYSTEM OF 1983' AND ELEVATIONS REFERENCED TO NAVD 1988 BY UTILIZING GNSS RECEIVER INSTRUMENTATION, THE MODOT GNSS RTK NETWORK, AND MONUMENTS FOR STATION (PL-08).	
SITE BENCHMARK: ELEVATION = 1050.70 (NAVD88) CUT SQUARE AND CROSS ON THE SOUTHWEST CORNER OF A CURB INLET ON THE EAST SIDE OF THE NORTHEAST ENTRANCE TO THE SUBJECT PARCEL. THE SQUARE AND CROSS IS APPROXIMATELY 7 FEET FROM THE BACK OF CURB OF THE NORTHEAST ENTRANCE AND APPROXIMATELY 25.1 FEET FROM THE SOUTHEAST CORNER OF THE SUBJECT PARCEL.	
VICINITY MAP NO SCALE	

PROPERTY DESCRIPTION:  
A TRACT OF LAND BEING LOT 4 OF BARRYWOODS CROSSING, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 18 PAGE 261 OF THE PLATTE COUNTY, MISSOURI RECORDS IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 51 NORTH, RANGE 33 WEST, KANSAS CITY, PLATTE COUNTY, MISSOURI, ARE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A CUT CROSS AT THE NORTHEAST CORNER OF SAID LOT 4' SAID POINT ALSO BEING ON THE SOUTH LINE OF NW BARRY ROAD, A PUBLIC ROAD OF VARIABLE WIDTH; THENCE ALONG THE EAST LINE OF SAID LOT SOUTH 00 DEGREES 59 MINUTES 30 SECONDS WEST 290.00 FEET; THENCE SOUTH 17 DEGREES 26 MINUTES 52 SECONDS EAST 32.84 FEET TO A POINT ON THE NORTH LINE OF NW ROANRIDGE ROAD, A 60 FOOT WIDE PUBLIC ROAD; THENCE ALONG SAID NORTH LINE SOUTH 72 DEGREES 33 MINUTES 08 SECONDS WEST 47.68 FEET TO A POINT ON A CURVE TO THE LEFT WITH A RADIUS OF 330.00 FEET AND A CHORDS THAT BEARS SOUTH 57 DEGREES 12 MINUTES 13 SECONDS WEST 174.70 FEET; THENCE ALONG SAID CURVE 176.80 FEET TO A POINT ON THE EAST LINE OF INTERSTATE HIGHWAY 129, A PUBLIC ROAD OF VARIABLE WIDTH; THENCE NORTH 78 DEGREES 42 MINUTES 47 SECONDS WEST 44.58 FEET; THENCE NORTH 11 DEGREES 43 MINUTES 45 SECONDS EAST 142.68 FEET; THENCE NORTH 00 DEGREES 59 MINUTES 30 SECONDS EAST 285.24 FEET TO A POINT ON THE AFOREMENTIONED SOUTH LINE OF NW BARRY ROAD; THENCE ALONG SAID SOUTH LINE SOUTH 89 DEGREES 00 MINUTES 30 SECONDS EAST 197.31 FEET TO THE POINT OF BEGINNING AND CONTAINING 75,576 SQUARE FEET, OR 1.735 ACRES ACCORDING TO CALCULATIONS MADE BY COCHRAN ENGINEERING DURING APRIL, 2025.



LOCATION MAP  
SECTION 07-T51N-R33W  
NO SCALE

# DEVELOPMENT AND PROJECT PLAN

## CLUB CARWASH

### KANSAS CITY, MISSOURI



PROJECT ADDRESS  
8340 NW ROANRIDGE  
KANSAS CITY, MISSOURI 64136

PROJECT NO. M24-8896A



- CIVIL ENGINEERING
- LAND SURVEYING
- ARCHITECTURE
- SITE DEVELOPMENT
- MASTER PLANNING
- GENERAL CONSULTING

8 EAST MAIN STREET, WENTZVILLE, MISSOURI 63385  
TELEPHONE (636) 332-4574  
FAX (636) 327-0760  
E-MAIL [wentmail@cochraneng.com](mailto:wentmail@cochraneng.com)

**MAY, 2025**  
REVISED JUNE 11, 2025  
REVISED JUNE 17, 2025  
REVISED SEPTEMBER 3, 2025

SHEET INDEX	SHEET
EXISTING CONDITIONS	1 OF 6
SITE PLAN	2 OF 6
UTILITY PLAN	3 OF 6
GRADING PLAN	4 OF 6
PHOTOMETRICS PLAN	5 OF 6
LANDSCAPE PLAN	6 OF 6

All OSHA rules & regulations established for the type of construction required by these plans shall be strictly followed (i.e. Trenching, Blasting, etc.)

CALL OR CLICK 3 DAYS BEFORE YOU DIG!  
**1-800-DIG-RITE or 811**  
**www.mo1call.com**

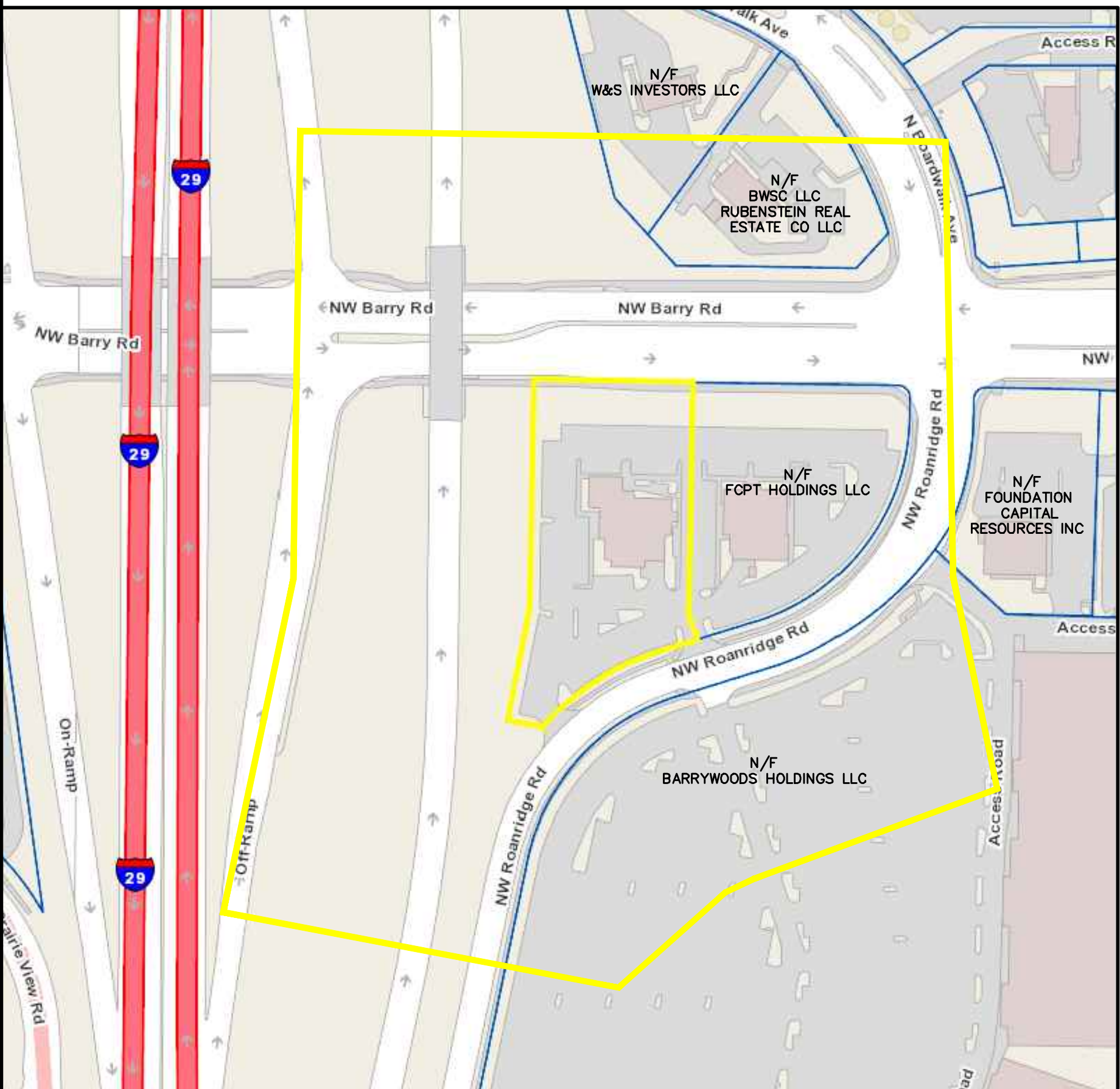
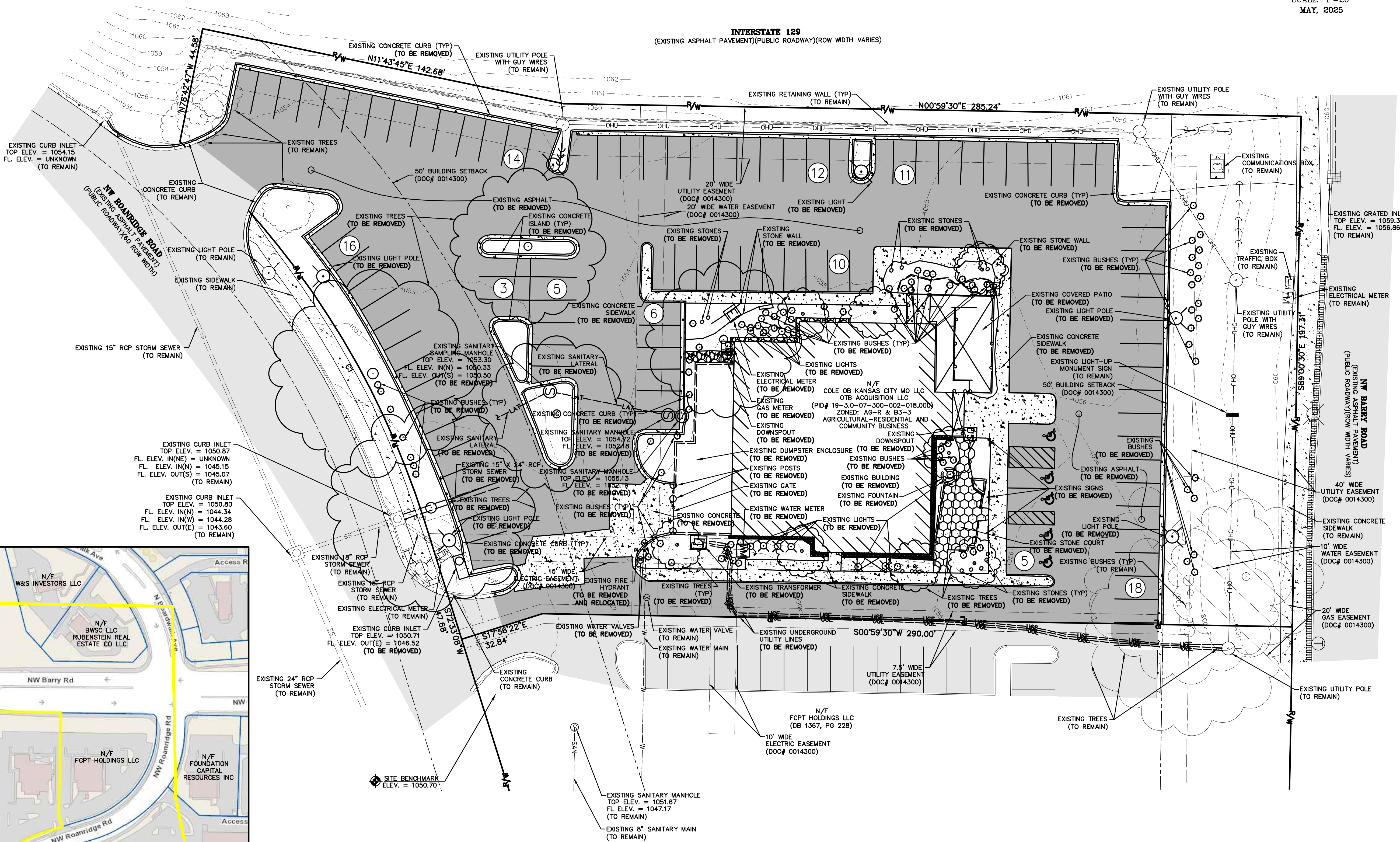
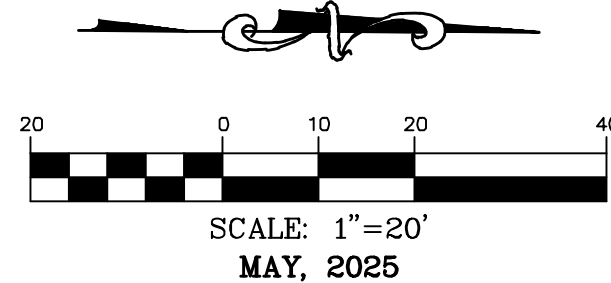


DATE  
Eric S. Kirchner No. E-2001004618  
Registered Professional Engineer  
State of Missouri  
for Cochran Engineering & Surveying

DWG NAME: J:\2024\W24-8896 - COW 8340 NW Roanridge, Kansas City, MO\W24-8896A\ENGINEERING\AUTOCAD DRAWINGS\02\_Preliminary\W24-8896A\_1\_EXISTING CONDITIONS PRELIM.dwg LAYOUT TAB: 1 OF 6 EXISTING CONDITIONS PLOTTED ON: Sep 03, 2025 - 10:35am PLOTTED BY: abuller

C1  
RADIUS=330.00'  
ARC LENGTH=176.80'  
CHORD BEARING= S57°12'13"W  
CHORD LENGTH=174.70'

# EXISTING CONDITIONS



<b>OWNER:</b> COLE OB KANSAS CITY MO LLC OTB ACQUISITION LLC 6820 LBJ FREEWAY DALLAS, TX 75240	<b>DEVELOPER:</b> CLUB CARWASH OPERATIONS 1591 PRATHERSVILLE RD. COLUMBIA, MO 65202	<b>300 FT RADIUS PROPERTY MAP</b> 1" = 150'
--	--	--

636-332-4574 (tel.)  
636-327-0760 (fax)  
westmo@ochran.com

**ochran**

North Office  
8 East Main Street  
Wentzville, Missouri 63385

Missouri State Certificate of Authority Numbers:  
2010000046

Two working days prior to the start of any excavation call 1-800-DIG-RITE for utility location information.

All OSHA rules & regulations must be followed by these construction required by these plans and be strictly followed (ie. trenching, blasting, etc.)

ERIC SCOTT KIRCHNER  
E-2001004618

ERIC S. KIRCHNER  
E-2001004618

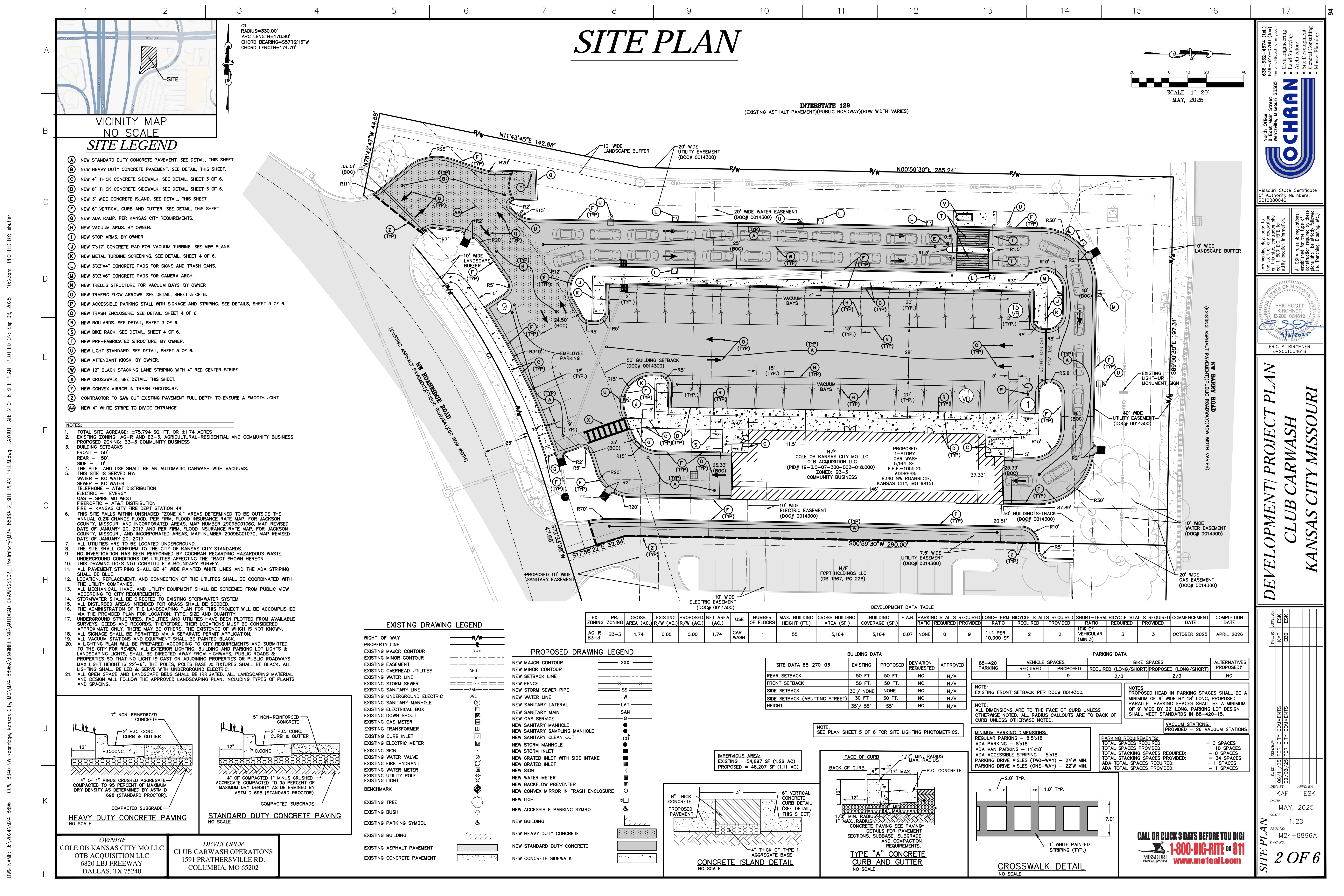
**DEVELOPMENT/ PROJECT PLAN**

**CLUB CARWASH**

**KANSAS CITY MISSOURI**

DATE:	DATE:	DATE:	DATE:	DATE:	DATE:
06/11/25	06/11/25	06/11/25	06/11/25	06/11/25	06/11/25
PER CITY COMMENTS	PER CITY COMMENTS	PER CITY COMMENTS	PER CITY COMMENTS	PER CITY COMMENTS	PER CITY COMMENTS
DATE:	DATE:	DATE:	DATE:	DATE:	DATE:
MAY, 2025	MAY, 2025	MAY, 2025	MAY, 2025	MAY, 2025	MAY, 2025
SCALE:	SCALE:	SCALE:	SCALE:	SCALE:	SCALE:
1:20	1:20	1:20	1:20	1:20	1:20
PROJ. NO.:	PROJ. NO.:	PROJ. NO.:	PROJ. NO.:	PROJ. NO.:	PROJ. NO.:
M24-8896A	M24-8896A	M24-8896A	M24-8896A	M24-8896A	M24-8896A
DWG. NO.:	DWG. NO.:	DWG. NO.:	DWG. NO.:	DWG. NO.:	DWG. NO.:
1 OF 6	1 OF 6	1 OF 6	1 OF 6	1 OF 6	1 OF 6

CALL OR CLICK 3 DAYS BEFORE YOU DIG!  
MISSOURI ONE CALL SYSTEM  
1-800-DIG-RITE OR 811  
www.motcall.com



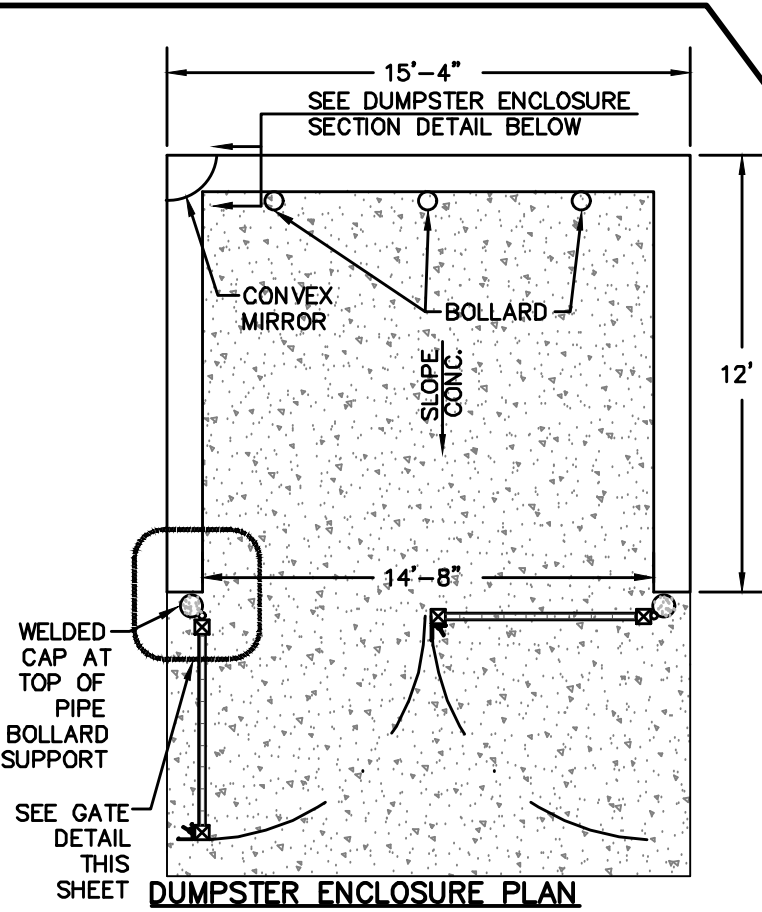


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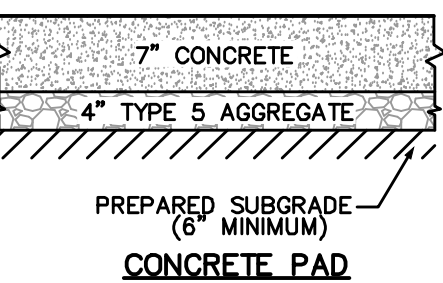
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RADIUS=330.00'  
ARC LENGTH=178.80'  
CHORD BEARING= S57°12'13"W  
CHORD LENGTH=174.70'

### SWPPP LEGEND

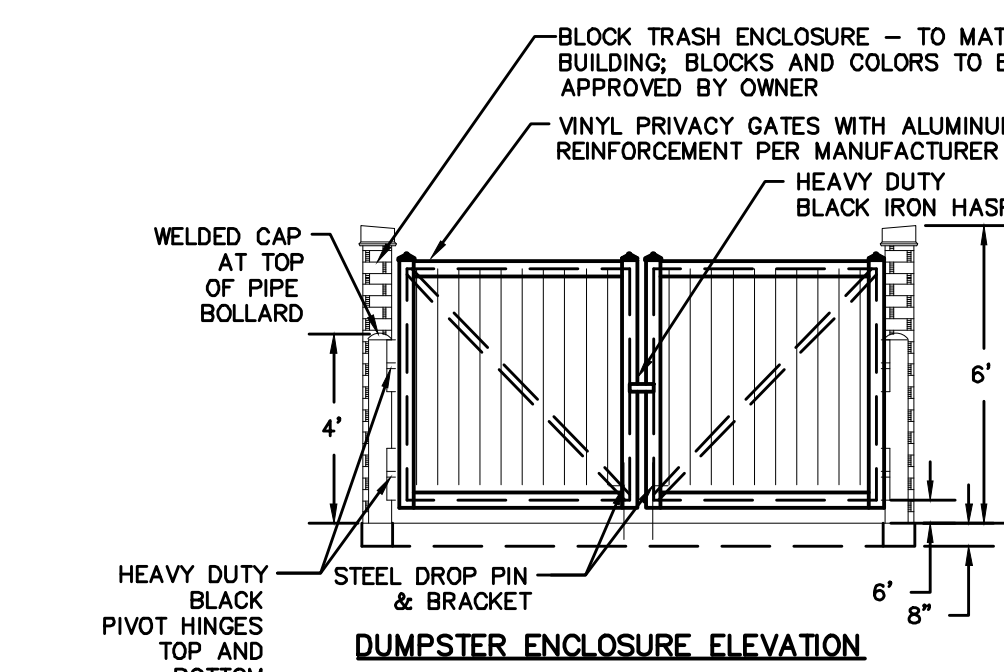
- IP1 NEW DANDY CURB SACK GRATED CURB INLET PROTECTION.
- IP2 NEW DANDY CURB INLET PROTECTION.
- IP3 NEW FILTREXX INLET PROTECTION.
- SF NEW SILT FENCE.
- CE TEMPORARY CONSTRUCTION ENTRANCE.
- LD LIMITS OF DISTURBANCE.



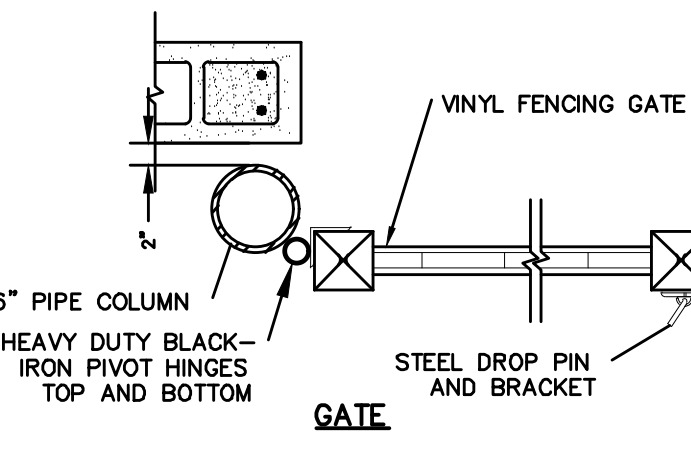
DUMPSTER ENCLOSURE PLAN



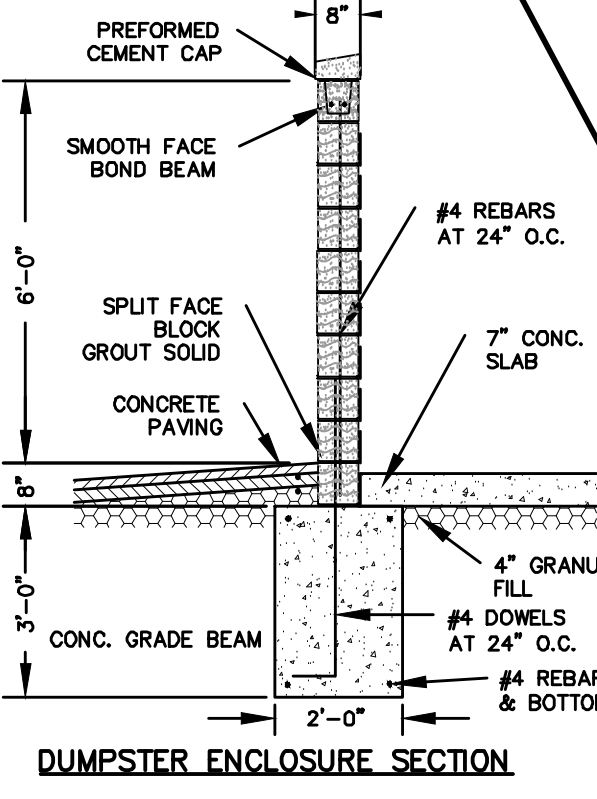
CONCRETE PAD



DUMPSTER ENCLOSURE ELEVATION

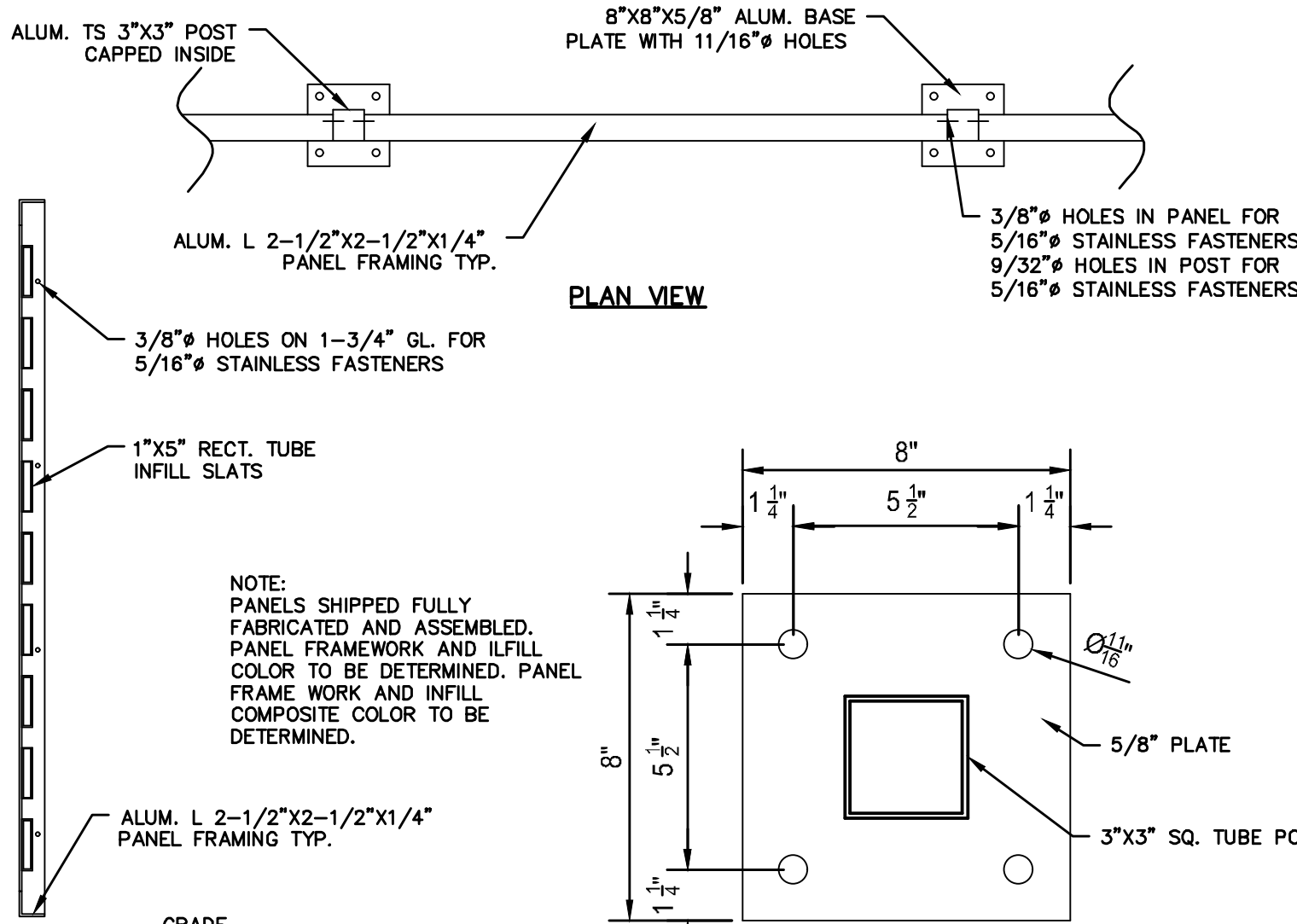


GATE



DUMPSTER ENCLOSURE DETAIL

NO SCALE



PLAN VIEW

TYPICAL BASE PLATE DETAIL

TYPICAL METAL TURBINE SCREENING DETAIL

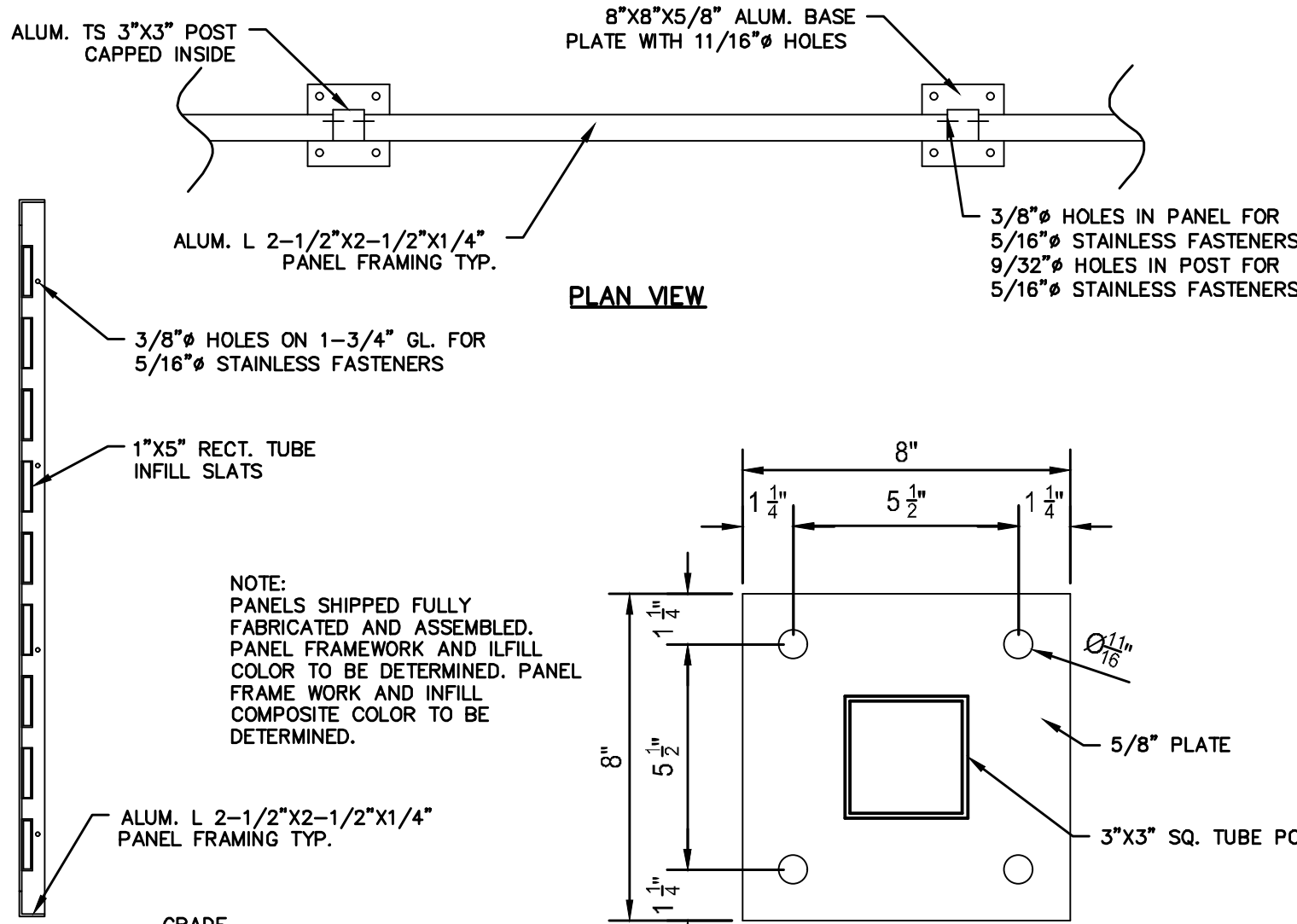
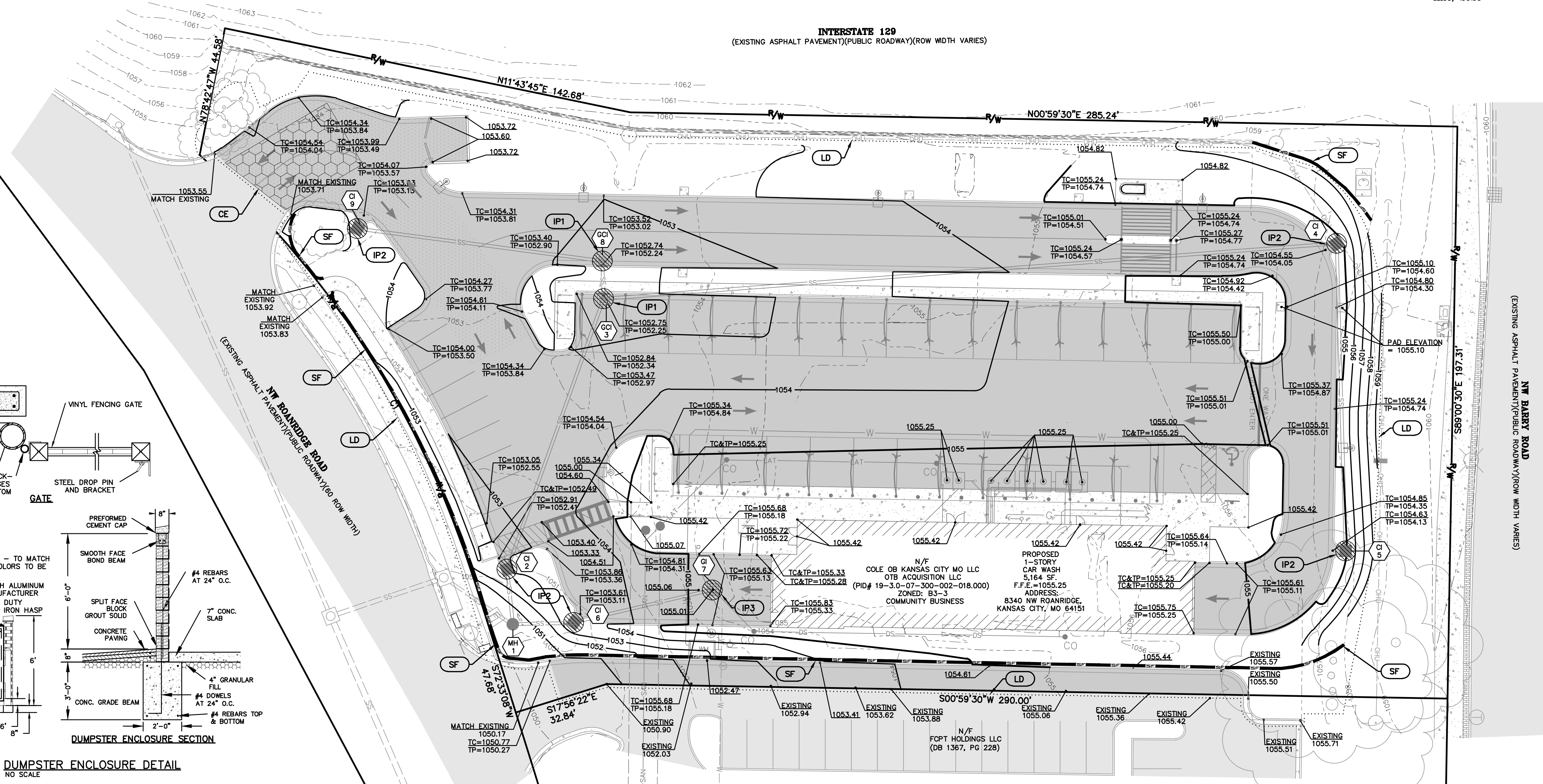
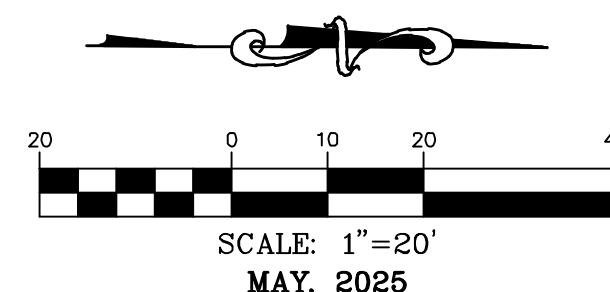
NO SCALE

OWNER:  
COLE OB KANSAS CITY MO LLC  
OTB ACQUISITION LLC  
6820 LBJ FREEWAY  
DALLAS, TX 75240

DEVELOPER:  
CLUB CARWASH OPERATIONS  
1591 PRATHERSVILLE RD.  
COLUMBIA, MO 65202

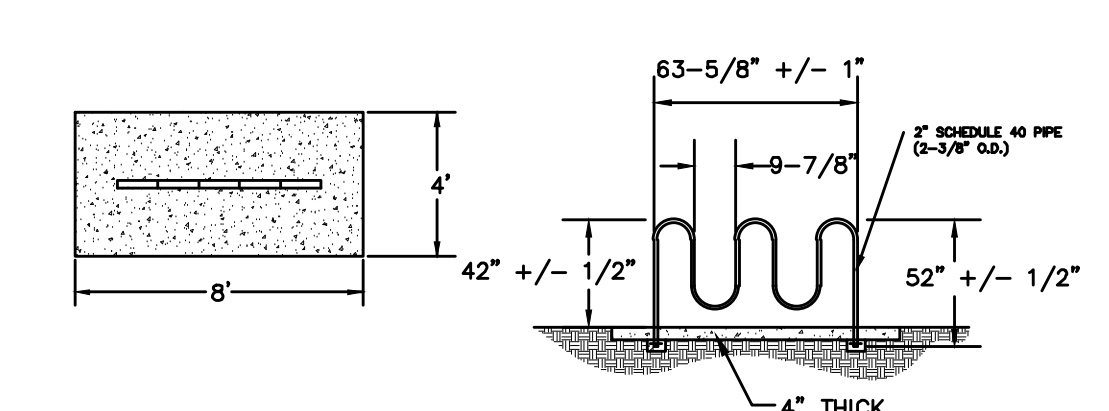
# GRADING PLAN

INTERSTATE 129  
(EXISTING ASPHALT PAVEMENT)(PUBLIC ROADWAY)(ROW WIDTH VARIES)



TYPICAL PANEL/POST

SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE										
NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE										
CONSTRUCTION SEQUENCE	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY	JUN.	JUL.
TEMPORARY CONTROL MEASURES										
ROUGH GRADE / SEDIMENT CONTROL										
PERMANENT CONTROL MEASURES										
SEED AND FINAL STABILIZATION										



BIKE RACK DETAIL

NO SCALE

NOTE: ALL TRUCKS SHOULD BE WASHED DOWN BEFORE LEAVING SITE.

NOTE: PROVIDE CITY WITH A COPY OF GRADING COMPACTION TEST RESULTS.

NOTE: ALL SPOT ELEVATIONS SHOWN ON THIS PLAN ARE TOP OF PAVEMENT UNLESS OTHERWISE NOTED.

SITE DISTURBANCE  
TOTAL SITE AREA = 1.74 AC.  
DISTURBED AREA = 1.53 AC.

GRADING QUANTITY:

CUT - 1,191 CY.  
FILL - 578 CY.

NOTE: THESE QUANTITIES ARE RAW NUMBERS. THE CONTRACTOR SHALL NOT USE THESE NUMBERS AS THEIR BID QUANTITIES. THE CONTRACTOR SHALL DETERMINE THEIR OWN QUANTITIES.

CALL OR CLICK 3 DAYS BEFORE YOU DIG!  
1-800-DIG-RITE OR 811  
www.motcall.com

636-332-4574 (tel.)  
636-327-0760 (fax)  
westmo@ochran.com

North Office  
8 East Main Street  
Wentzville, Missouri 63385

• Civil Engineering  
• Land Surveying  
• Architecture  
• Site Development  
• General Consulting  
• Master Planning

Missouri State Certificate  
of Authority Number:  
201000046

Two working days prior to  
the start of any excavation  
call 1-800-DIG-RITE for  
utility location information.

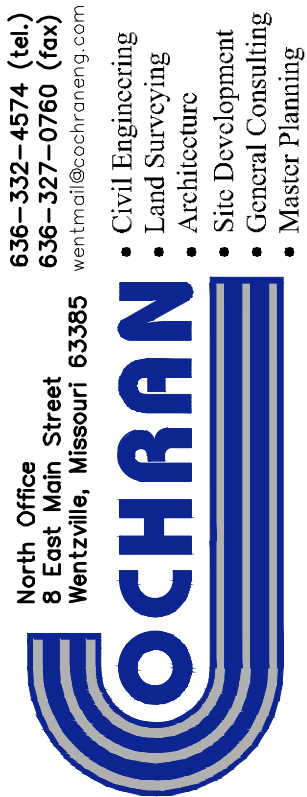
All OSHA rules & regulations  
must be followed by these  
plans and be strictly followed  
(ie. trenching, blasting, etc.)

ERIC SCOTT  
KIRCHNER  
E-2001004618  
9/3/2025

ERIC S. KIRCHNER  
E-2001004618

DEVELOPMENT/ PROJECT PLAN  
CLUB CARWASH  
KANSAS CITY MISSOURI

GRADING PLAN  
DATE: 06/11/25 PER CITY COMMENTS  
DATE: 09/03/25 PER CITY COMMENTS  
APPROVED BY: KAF ESK  
DATE: MAY, 2025  
SCALE: 1:20  
PROJECT NO: M24-8896A  
DWG. NO: 4 OF 6



Two working days prior to the start of any excavation on this site, contractor shall call 1-800-DIG-RITE for utility location information.



***DEVELOPMENT/ PROJECT PLAN***  
***CLUB CARWASH***  
***KANSAS CITY MISSOURI***

DATE:		MAY, 2025	
SCALE:		1:20	
PROJECT NO:		M24-8896A	
DWG NO:		5 OF 6	

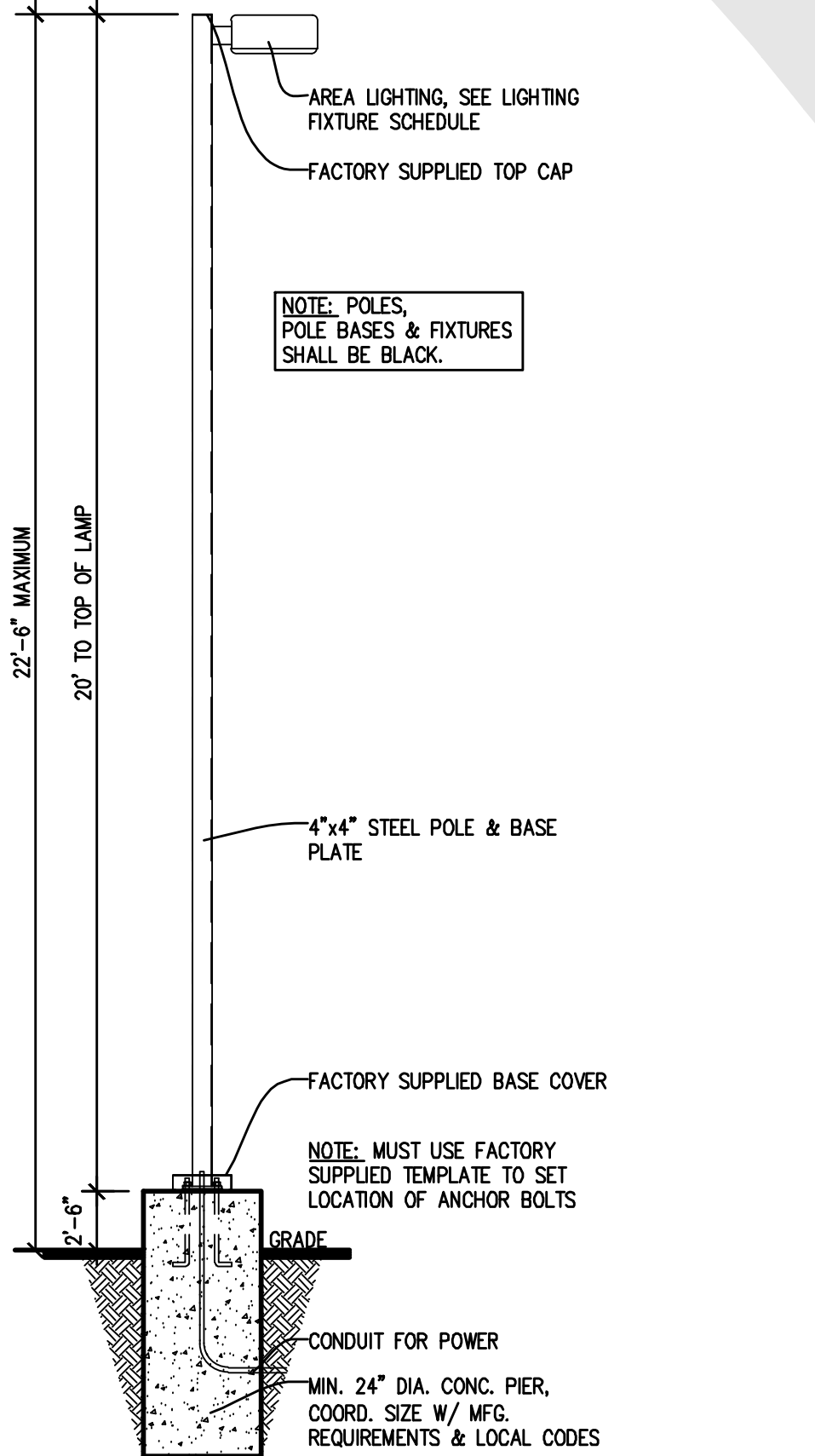
**CALL OR CLICK 3 DAYS BEFORE YOU DIG!**





 **1-800-DIG-RITE OR 811**

**MISSOURI**  
ONE CALL SYSTEM

**[www.mo1call.com](http://www.mo1call.com)**

*5 OF 6*



Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LLF	Lum. Watts	Total Watts	Description
	4	F1	Single	0.912	321	1284	GALN-SA6C-740-U-T4FT-HSS
	1	F3	Single	0.912	213	213	GALN-SA4C-740-U-SL3-HSS
	1	F5	Single	0.912	269	269	GALN-SA5C-740-U-5MQ
	7	WP1	Single	0.900	37.7	263.9	XTOR4B-W

- NOTES:
1. 3500 PSI MIN. 28 DAY COMPRESSIVE STRENGTH CONCRETE WITH GRADE 60 REINFORCING STEEL.
  2. CURING WATER IN HOLE REMOVED BEFORE POURING CONCRETE.
  3. FOUNDATION EXCAVATION SHALL BE BY 24" AUGER IN UNDISTURBED OR PROPERLY COMPACTED FILL PER SPECIFICATIONS.
  4. FOUNDATION SHALL HAVE A MINIMUM ALLOWABLE END BEARING OF 2000 PSF.
  5. FOUNDATION HAS BEEN DESIGNED FOR A COHESIVE SOIL BASED ON A MINIMUM COHESIVE VALUE OF 1000 PSF.
  6. FOUNDATION HAS BEEN DESIGNED FOR A GRADED SOIL BASED ON A MINIMUM LATERAL SOIL PRESSURE OF 1000 PSF.
  7. UTILIZING AASHTO FIGURE 1.8(2)(4) OF "EMBEDMENT" POSTS WITH "OVERTURNING LOADS."
  8. EXPOSED CONCRETE SHALL BE PAINTED TRAFFIC YELLOW.
  9. DETAIL FOR 20' POLE AND 22'-6" MOUNTING HEIGHT WITH MAX. FIXTURE EPA 4.6 SQ.FT.

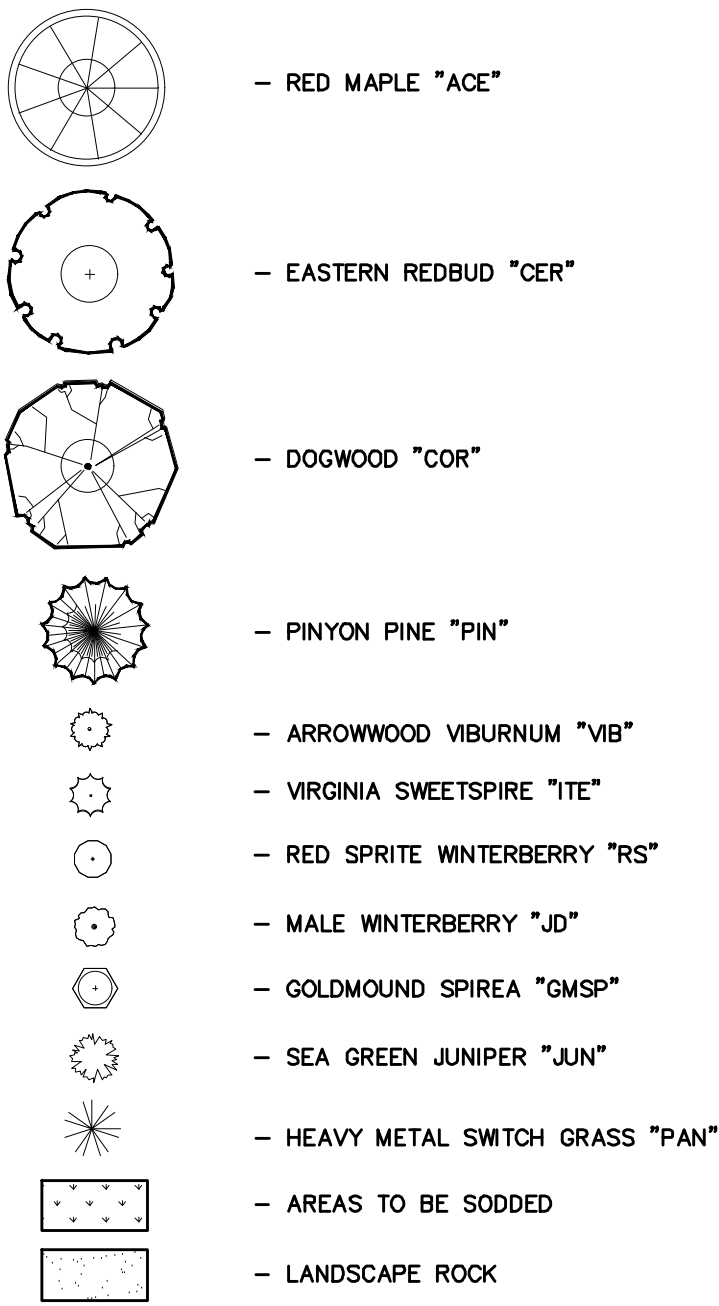
**STANDARD LIGHT DETAIL**  
NO SCALE

*DEVELOPER:*  
CLUB CARWASH OPERATIONS  
1591 PRATHERSVILLE RD.  
COLUMBIA, MO 65202

DWG NAME: J:\2024\W24-8896 - CCW, 8340 NW Roanridge, Kansas City, MO\W24-8896A-6 LANDSCAPE PLAN PRELIM.dwg LAYOUT TAB: 6 OF 6 LANDSCAPE PLAN PLOTTED ON: Sep 03, 2025 - 10:24am PLOTTED BY: ebuller

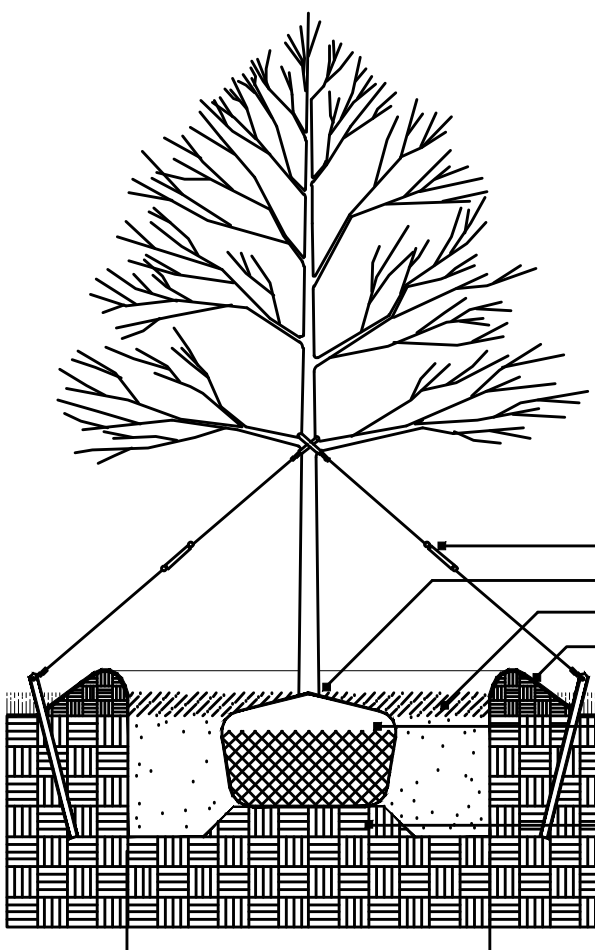
C1  
RADIUS=330.00'  
ARC LENGTH=178.80'  
CHORD BEARING= S57°12'13"W  
CHORD LENGTH=174.70'

LANDSCAPE LEGEND

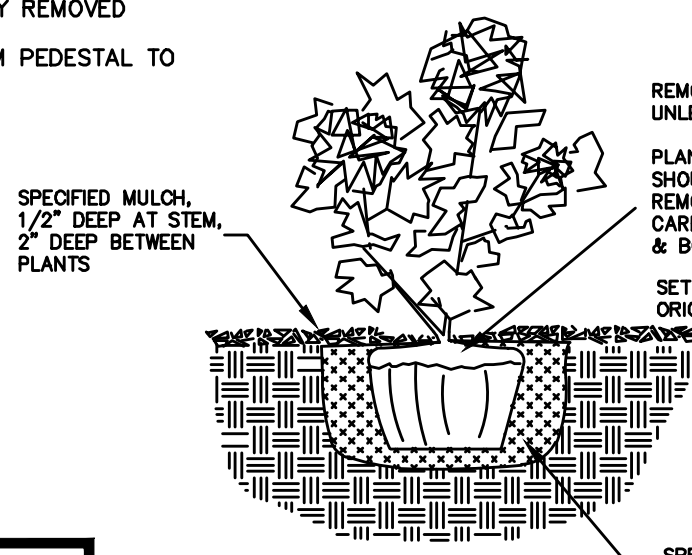


NOTES:

- CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES. PLANT QUANTITIES ON PLANS PREVAIL OVER THOSE LISTED IN PLANT LIST.
- CONTRACTOR SHALL VERIFY SITE CONDITIONS, INCLUDING UNDERGROUND UTILITIES PRIOR TO START OF WORK. REPORT TO OWNER'S REPRESENTATIVE ANY CONDITION THAT MAY AFFECT CONTRACT. CONTRACTOR SHALL REPAIR ANY DAMAGE TO SITE ELEMENTS DUE TO CONTRACTOR'S ACTIVITY AT NO EXTRA COST TO OWNER.
- CONTRACTOR SHALL COORDINATE SCHEDULE AND INSTALLATION OF LANDSCAPING WITH THE OWNER'S REPRESENTATIVE.
- MULCH ENTIRE SHRUB PLANTING AREAS WITH 3" DEPTH OF SHREDDED BARK MULCH. ALL SHRUBS BEDS IN LAWN AREAS TO HAVE SPADE CUT EDGE. PROVIDE 4" DIA. MULCH RING AROUND ALL NEW TREES WITH MIN. 3" DEPTH OF SHREDDED BARK MULCH. GROUND COVER BEDS TO RECEIVE MIN. 2" DEPTH OF SHREDDED BARK MULCH.
- FORMAL LINES AND GROUPINGS OF A SPECIES OF TREE SHALL BE MATCHED FOR SIZE AND FORM.
- CONTRACTOR SHALL COORDINATE SCHEDULE AND STAKING/LOCATION OF BED EDGES WITH IRRIGATION CONTRACTOR.
- ALL DISTURBED AREAS SHALL BE SODDED.
- ALL SEEDED AREAS ON SLOPES OF 3:1 OR GREATER SHALL HAVE EROSION CONTROL BLANKETS AS SPECIFIED.



DECIDUOUS TREE PLANTING



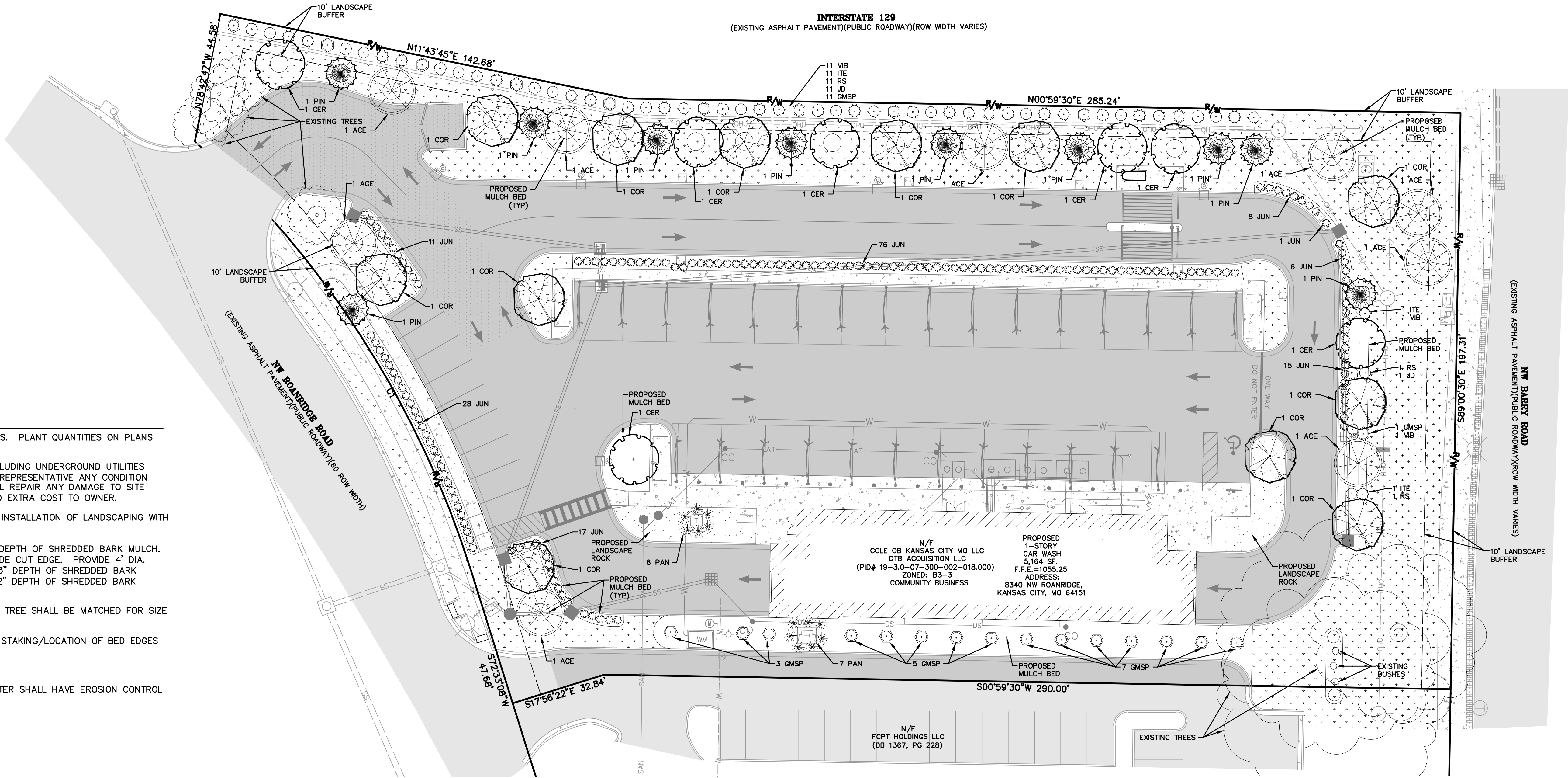
NOTES:

- WATER THOROUGHLY FOLLOWING PLANTING.
- SIZE OF HOLE REQUIRED VARIES WITH CONTAINER SIZE, BUT MUST BE LARGER THAN CONTAINER ON ALL SIDES AND BOTTOM.
- AVOID DAMAGE TO ROOT STRUCTURE IN HANDLING & PLANTING.

OWNER:  
COLE OB KANSAS CITY MO LLC  
OTB ACQUISITION LLC  
6820 LBJ FREEWAY  
DALLAS, TX 75240

DEVELOPER:  
CLUB CARWASH OPERATIONS  
1591 PRATHERSVILLE RD.  
COLUMBIA, MO 65202

LANDSCAPE PLAN



LANDSCAPE CALCULATIONS

REQUIREMENT	EX. ZONING	PR. ZONING	GROSS AREA (AC.)	BUILDING SF	TOTAL # OF PARKING SPACES	LONG-TERM BICYCLE STALLS REQUIRED			SHORT-TERM BICYCLE STALLS REQUIRED			VEHICULAR PARKING FRONTING PUBLIC STREET R/W (LF)	(1) STREET TREES FOR VEHICULAR USE PERIMETER LANDSCAPING	(2) VEHICULAR USE PERIMETER LANDSCAPING ADJACENT TO PUBLIC STREET	(2) PROVIDED VEHICULAR USE SCREENING SHRUBS	(3A) PARKING LOT INTERIOR LANDSCAPED AREA SF	(3B) PARKING LOT INTERIOR TREES	(3C) PARKING LOT INTERIOR SHRUBS	(4) GENERAL LANDSCAPING TREES	
						RATIO	REQUIRED	PROVIDED	RATIO	REQUIRED	PROVIDED									
	AG-R B3-3	B3-3	1.74	5,164	10	1+1 PER 10,000 SF	2	2	10% OF VEHICULAR (MIN.3)	3	3	893	REQUIRED PROVIDED	SEE TABLE BELOW SEE TABLE BELOW	10' WIDE BUFFER 10' WIDE MIN.	161	350 3,047	2 2	11 15	1 1

PUBLIC STREET R/W CALCULATIONS FOR STREET TREES

LF	REQUIRED	EXISTING	PROVIDED
893	30	7	35

PLANT SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	TYPE
TREES					
9	Acer Rubrum	Red Maple	2.0 IN	AS SHOWN	B&B
7	Cercis canadensis	Eastern Red Bud	2.0 IN	AS SHOWN	B&B
12	Cornus Sanguinea	Dogwood	2.0 IN	AS SHOWN	B&B
10	Pinus Edulis	Pinyon Pine	1.5 IN	AS SHOWN	B&B
SHRUBS					
161	Juniperus chinensis "Sea Green"	Sea Green Juniper	7 GAL	AS SHOWN	CONT
27	Spirea Japonica	Golddmound Spirea	5 GAL	AS SHOWN	CONT
12	Ilex Verticillata "Jim Dandy"	Male Winterberry	5 GAL	AS SHOWN	CONT
13	Ilex Verticillata "Red Sprite"	Red Sprite Winterberry	5 GAL	AS SHOWN	CONT
13	Itea Virginica	Virginia Sweetspire	5 GAL	AS SHOWN	CONT
12	Viburnum Dentatum	Arrowwood Viburnum	5 GAL	AS SHOWN	CONT
13	Panicum Virgatum "Heavy Metal"	Heavy Metal Switch Grass	1 GAL	AS SHOWN	CONT

NOTE:  
ALL DISTURBED AREAS TO BE SODDED.

NOTE:  
ALL LANDSCAPING AND SCREENING MATERIAL MUST MEET OR EXCEED QUALITY STANDARDS OF AMERICAN ASSOCIATION OF NURSERYMEN AND THE KANSAS CITY NURSERY AND LANDSCAPE ASSOCIATION.

NOTE:  
ROCK MULCH SHALL BE 2" TO 3" RIVER ROCK AND SHALL HAVE A WEED BARRIER FABRIC INSTALLED UNDER THE ROCK.

NOTE:  
ALL MULCH SHALL BE BLACK IN COLOR.

NOTE:  
ALL MULCH SHALL BE SINGLE SHRED (COURSE) MULCH. DOUBLE SHRED MULCH WILL NOT BE ACCEPTED.

NOTE:  
ALL SOD TO BE TALL FESCUE.

NOTE:  
THE SEA GREEN JUNIPER EVERGREENS SHALL BE PLANTED IN A MANNER TO CREATE A HEDGEROW. LANDSCAPE INSTALLER SHALL INSURE THESE SHRUBS CREATE A HEDGEROW AND SHALL BE 36" IN HEIGHT AT THE TIME OF INSTALLATION.

LANDSCAPE REQUIREMENTS DESCRIPTIONS  
1) VEHICULAR USES ADJACENT PUBLIC R/W SHALL BE PLANTED WITH 1 TREE PER 30 LF OF STREET FRONTAGE.  
2) VEHICULAR USES ADJACENT PUBLIC R/W, A MINIMUM WIDTH OF 10' PLANTED BUFFER WITH AN EVERGREEN CONTINUOUS VISUAL SCREEN 3' HT. MINIMUM AFTER FIRST GROWING SEASON.

3A) 35 SF OF LANDSCAPE AREA PER PARKING SPACE.

3B) 1 TREE PER 5 PARKING.

3C) 1 SHRUB PER PARKING SPACE.

4) 1 TREE PER 5,000 SF OF BUILDING.

5) ALL PUBLIC STREETS SHALL BE PLANTED WITH 1 TREE PER 30 LF OF STREET. FINAL PLACEMENT TO BE APPROVED BY DIRECTOR OF PARKS AND RECREATION.

CALL OR CLICK 3 DAYS BEFORE YOU DIG!  
1-800-DIG-RITE OR 811  
www.motcall.com

636-332-4574 (tel.)  
636-327-0760 (fax)  
westmo@cochrane.com  
North Office  
8 East Main Street  
Wentzville, Missouri 63385  
• Civil Engineering  
• Land Surveying  
• Architecture  
• Site Development  
• General Consulting  
• Master Planning

Missouri State Certificate  
of Authority Numbers:  
2010000046

Two working days prior to  
the start of any excavation  
work, the contractor shall  
call 1-800-DIG-RITE for  
utility location information.  
All OSHA rules & regulations  
pertaining to excavation  
construction required by these  
plans and be strictly followed  
(ie. trenching, blasting, etc.).

ERIC SCOTT  
KIRCHNER  
E-2001004618  
9/3/2025  
ERIC S. KIRCHNER  
E-2001004618

DEVELOPMENT/ PROJECT PLAN  
CLUB CARWASH  
KANSAS CITY MISSOURI

LANDSCAPE PLAN  
DATE: 06/11/25  
DWN BY: KAF  
SCALE: 1:20  
DATE: MAY, 2025  
PROJ. NO.: M24-8896A  
DWC. NO.:  
6 OF 6



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**File #: 250714**

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### ORDINANCE NO. 250714

Sponsor: Director of City Planning and Development Department

Approving a development plan on about two acres in District B3-3 located at the southeast corner of Northwest Barry Road and Interstate 29 to allow for the creation of a car wash. (CD-CPC-2025-00066).

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

Section A. That a development plan in District B3-3 generally located at the southeast corner of Northwest Barry Road and Interstate 29, and more specifically described as follows:

A tract of land being Lot 4 of Barrywoods Crossing, according to the plat thereof recorded in Plat Book 18 page 261 of the Platte County, Missouri records in the Southwest Quarter of Section 7, Township 51 North, Range 33 West, Kansas City, Platte County, Missouri, are being more particularly described as follows: Beginning at a cut cross at the northeast corner of said Lot 4' said point also being on the south line of N.W. Barry Road, a public road of variable width; thence along the east line of said lot South 00 degrees 59 minutes 30 seconds West 290.00 feet; thence South 17 degrees 26 minutes 52 seconds East 32.84 feet to a point on the north line of N.W. Roanridge Road, a 60 foot wide public road; thence along said north line South 72 degrees 33 minutes 08 seconds West 47.68 feet to a point on a curve to the left with a radius of 330.00 feet and a chords that bears South 57 degrees 12 minutes 13 seconds West 174.70 feet; thence along said curve 176.80 feet to a point on the east line of Interstate Highway I-29, a public road of variable width; thence North 78 degrees 42 minutes 47 seconds West 44.58 feet; thence North 11 degrees 43 minutes 45 seconds East 142.68 feet; thence North 00 degrees 59 minutes 30 seconds East 285.24 feet to a point on the aforementioned south line of N.W. Barry Road; thence along said south line South 89 degrees 00 minutes 30 seconds East 197.31 feet to the point of beginning and containing 75,576 square feet, or 1.735 acres.

is hereby approved, subject to the following conditions:

1. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.

2. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to a certificate of occupancy.
3. Prior to issuance of the certificate of occupancy the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy.
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. The applicant shall post "No Idling" or "Idle-Free Zone" signs in all stacking areas prior to a certificate of occupancy.
7. The applicant shall address the ponding of water at the entrance to the site on Roanridge Road as required by the City Plan Commission.
8. 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)
9. Fire Department access roads shall be provided before construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
10. 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)
11. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2) Fire hydrant distribution shall follow IFC-2018 Table C102.1.
12. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)

13. Required Fire Department access roads shall be an all-weather surface. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed)
14. 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.
15. 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.
16. 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.
17. 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.
18. 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.
19. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
20. The developer shall submit water main extension plans through CompassKC for the relocation of the public fire hydrant shown on the development plans. This plan set is separate from the building plans and shall be reviewed and approved and under contract (permit) prior to building permit issuance. The plans shall follow all Kansas City Water rules and regulations for water main extensions.
21. The developer shall submit a detailed micro storm drainage analysis from a Missouri-licensed civil engineer to the Kansas City Water Services Department

showing compliance with the current, approved macro study on file with the City and with current adopted standards in effect at the time of submission, including water quality BMP's, prior to approval and issuance of any building permits to construct improvements on the site or prior to recording the plat, whichever occurs first. The developer shall verify and/or improve downstream conveyance systems or address solutions for impacted properties due to flow contributions from the site; and the developer shall construct any other improvements as required by the Kansas City Water Services Department as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase.

22. 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.
23. The developer shall grant a BMP easement to the City as required by the Kansas City Water Services Department, prior to recording the plat or issuance of any building permits.
24. 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.
25. 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.
26. The developer shall submit plans for grading, siltation, and erosion control to the Kansas City Water Services Department for review and acceptance and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.

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 #: 250714

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

### Executive Summary

Approving a development plan on about two acres in District B3-3 located at the southeast corner of Northwest Barry Road and Interstate 29 to allow for the creation of a car wash. (CD-CPC-2025-00066).

### Discussion

This resolution sets conditions for the approval of a site plan for a potential car wash at the southeast corner of Northwest Barry Road and Interstate 29. Conditions to be met include: construction of all-weather Fire Department access roads, operable fire hydrants, submitted streetscape plan with Parks and Recreation Department, submitted water main extension plans with Water Services, submitted storm drainage analysis, submitted sewer capacity analysis, and submitted erosion control plan.

### 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 resolution authorizing subdivision of subject property/physical development of a subject property/allowed uses on subject property.
3. How does the legislation affect the current fiscal year?  
Not applicable as this is a zoning resolution authorizing subdivision of subject property/physical development of a subject property/allowed uses on subject property.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.

Not applicable as this is a zoning resolution authorizing subdivision of subject property/physical development of a subject property/allowed uses on subject property.

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

Not applicable as this is a zoning resolution authorizing subdivision of subject property/physical development of a subject property/allowed uses on subject property.

### Office of Management and Budget Review

(OMB Staff will complete this section.)

- |   |                              |  |
|---|------------------------------|--|
| 1. This legislation is supported by the general fund. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 2. This fund has a structural imbalance.              | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 3. Account string has been verified/confirmed.        | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

### Additional Discussion (if needed)

This resolution 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):
  - ☐ Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
  - ☒ Ensure quality, lasting development of new growth.
  - ☐ Increase and support local workforce development and minority, women, and locally owned businesses.
  - ☐ Create a solutions-oriented culture to foster a more welcoming business environment.
  - ☐ Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
  - ☐

## Prior Legislation

Case No. 6399-GP-13 – Ordinance 960027, approved on February 8, 1996, City Council approved an rezoning with a development plan on about 34 acres, generally located at the southeast corner of Northwest Barry Road and Interstate 29 from Districts GP-3 (Regional Business and GP-4 (High Density Residential Uses) to District GP-3 (Regional Business).

## Service Level Impacts

Not applicable as this is an ordinance authorizing the private development of land.

## Other Impacts

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

Not applicable as this is an ordinance authorizing the private development of land.

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

Not applicable as this is an ordinance authorizing the private development of land.

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

Not applicable as this is an ordinance authorizing the private development of land.

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

No (Press tab after selecting)

Not applicable as this is an ordinance authorizing the private development of land.

[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 private development of land.

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 private development of land.

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 #: 250804**

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### ORDINANCE NO. 250804

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 3 acres generally located at 3200 and 3201 Troost Avenue from Districts B4-5 and B3-2 to District MPD and approving a development plan to allow for a multi-unit building to be constructed on each site. (CD-CPC-2025-00075).

#### 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-1501, rezoning an area of about 3 acres generally located at 3200 and 3201 Troost Avenue from Districts B4-5 (Heavy Business/Commercial) and B3-2 (Community Business) to District MPD (Master Planned Development) and approving a development plan to allow for a multi-unit building to be constructed on each site, said section to read as follows:

Section 88-20A-1501. That an area legally described as:

A tract of land located in the Northeast Quarter of the Southeast Quarter of Section 17, Township 49 North, Range 33 West of the Fifth Principal Meridian, all in the City of Kansas City, County of Jackson, State of Missouri, being more particularly described by Randy G. Zerr, Missouri PLS-2018016442, on March 11, 2024 as follows: Commencing at the northeast corner of the South Half of the Northeast Quarter of the Southeast Quarter, thence North 87°08'50" West, along the north line of said South Half, 64.67 feet; thence departing said north line, South 02°51'10" West, 45.00 feet to the point of beginning, said point being on the south right-of-way line of Linwood Avenue as now established in March 2024; thence southeasterly on a non-tangent curve to the right, along said south line and along the west right-of-way line of Troost Avenue as now established in March 2024, having an arc length of 39.46 feet, a radius of 25.00 feet, and a chord that bears South 42°21'29" East, 35.49 feet; thence continuing along said west line, South 02°25'46" West, 213.04 feet to a point on the north right-of-way line of East 32nd Terrace as now established in March 2024; thence departing said west line, North 87°08'50" West, along said north line, 294.00 feet to a point on the east line of Block 1, Worcester Park, a subdivision in the City of Kansas City, County of Jackson, State of Missouri and recorded in the Jackson County Recorder of Deeds' Office in Book 4, on page 94; thence North 02°25'46" East, along said east

line of Block 1, 238.04 feet to a point on the south right-of way line of Linwood Avenue as now established in March 2024; thence departing said east line of Block 1, South 87°08'50" East, along said south line, 269.00 feet to the point of beginning containing 69,850 square feet or 1.604 acres.

A tract of land located in the Northwest Quarter of the Southwest Quarter of Section 16, Township 49 North, Range 33 West of the Fifth Principal Meridian and being part of Lot 1, all of Lot 2, part of Lot 11, all of Lot 12, part of Lot 13, and part of Lot 14, Linwood, a subdivision in the City of Kansas City, County of Jackson, State

of Missouri and recorded in the Jackson County Recorder of Deeds' Office in Book 6, on page 84, and being more particularly described by Randy G. Zerr, Missouri PLS-2018016442, on March 11, 2024 as follows: Beginning at the southwest corner of said Lot 2, said point also being along the east right-of-way line of Troost Avenue as now established in March 2024; thence North 02°25'46" East, along said east line, 95.00 feet; thence northeasterly on a non-tangent curve to the right, along said east line and along the south right of way line of Linwood Avenue as now established in March 2024, having an arc length of 78.44 feet, a radius of 50.00 feet, and a chord that bears North 47°29'12" East, 70.64 feet; thence continuing along said south line, South 87°27'21" East, 240.00 feet to a point on the west line of Forest Avenue as now established in March 2024; thence departing said south line, South 02°25'46" West, along said west line, 234.90 feet; thence departing said west line, north 87°28'32" west, 140.00 feet to a point on the west line of said Lot 11; thence North 02°25'46" East, along said west line, 90.00 feet to the southeast corner of said Lot 2; thence North 87°28'32" West, along the south line of said Lot 2, 150.00 feet to the point of beginning containing 54,579 square feet or 1.253 acres.

is hereby rezoned from Districts B4-5 (Heavy Business/Commercial) and B3-2 (Community Business) to MPD (Master Planned Development), all as shown outlined on a map marked Section 88-20A-1501, 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. If the construction of the project causes the bus stops to be temporarily moved, the contractor needs to work with the KCATA to facilitate the relocation of the shelters and other amenities.
2. All fences shall comply with the Troost Corridor Overlay District.
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 (MPD final) and that lighting levels do not

exceed that shown on the approved MPD final lighting plan at the property lines prior to a certificate of occupancy.

4. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping and street trees required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.
5. Details of the dumpster and mechanical/utility equipment shall be identified in the final MPD plan, per the Troost Corridor Overlay District and 88-425-08, when applicable.
6. No outdoor lighting plan was provided. All outdoor lighting (including parking lot and building lighting) shall comply with 88-430.
7. No detailed sign plan is tied to CD-CPC-2025-00075. All signage must comply with 88-445 and/or the Troost Corridor Overlay District, when applicable.
8. Per the Troost Corridor Overlay District (Ordinance No. 150581), multi-unit buildings shall have a minimum of one primary entrance per 50 feet of Troost frontage. A variance to this requirement must be approved by the Board of Zoning Adjustment prior to the building plan and permit submission.
9. Per the Troost Ordinance Corridor Overlay District (Ordinance No. 150581), at least 70% of the façade facing Troost between 3 ft. and 10 ft. above the sidewalk must be comprised of windows that allow clear views of indoor space. The minimum transparency standard of non-Troost facing facades is 40%. A variance to this requirement must be approved by the Board of Zoning Adjustment prior to the building permit submission.
10. Per the Troost Corridor Overlay District (Ordinance No. 150581), the minimum transparency for the second story and above is 40%. A variance to this requirement must be approved by the Board of Zoning Adjustment prior to the building permit submission.
11. Per the Troost Corridor Overlay District (Ordinance No. 150581), permitted secondary materials may be used as an accent material on the first story and shall not encompass more than 20% of the façade. A variance to this requirement must be approved by the Board of Zoning Adjustment prior to the building permit submission. That applicant shall consider modifying the design prior to the BZA request to create more of an impact on the Troost and Linwood facades.
12. Per the Troost Corridor Overlay District (Ordinance No. 150581), residential buildings shall include one or more of the following features: (1) porches, (2) balconies [even Juliet balconies], (3) stoops, (4) patios, and (5) terraces. A

variance to this requirement must be approved by the Board of Zoning Adjustment prior to the building permit submission.

13. Per the Troost Corridor Overlay District (Ordinance No. 150581), loading areas must be located in the rear yard or can be located in the side yard if setback 30 feet from the Troost property line. Loading areas shall not be located in the front yard or street side yard. A variance to this requirement must be approved by the Board of Zoning Adjustment prior to building plan and permit submittal.
14. The developer shall secure approval of an MPD final plan from the City Plan Commission prior to issuance of the building permit.
15. Per the Troost Corridor Overlay District (Ordinance No. 150581), parking may be located to the side of the building provided that it does not occupy more than 25% or 65 ft. of the Troost street frontage. A variance to this requirement must be approved by the Board of Zoning Adjustment prior to the building plan and permit submission.
16. Per the Troost Corridor Overlay District (Ordinance No. 150581), parking may be located to the side of the building provided that it is screened from view of the street by a wall of primary building material, between 36 and 48 inches in height. A variance to this requirement must be approved by the Board of Zoning Adjustment prior to the building plan and permit submission.
17. 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).
18. The developer shall provide truck turning templates within the drive and parking lot. (IFC 2018 § 503.2.4).
19. Fire hydrant distribution shall follow IFC 2018 Table C102.1.
20. Building plans submittal shall meet the requirements of the Kansas City Building and Rehabilitation Code in effect at the time of the building plan submission.
21. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1)
22. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC 2018: § 503.2.4)
23. 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).

24. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC 2018 § 507.1)
25. The developer shall submit a lighting plan prior to obtaining a building permit. The Illumination Engineering Society (IES) minimum standards (G 1 22, Sec. 8.7) for a parking lot/sidewalk and/or pathways of multi-family units would be an average maintained footcandle (fc) reading of 3fc with an average to minimum ratio of 4:1. The exterior doorways should have an average maintained fc reading of .8fc with an average to minimum ratio of 4:1. (G 1 22, Sec. 8.14)
26. The developer shall submit dumpster screening plans prior to approval of final plan. Dumpster screening needs to be raised 6 inches to 1 foot from the ground on at least one side if solid screening materials are proposed. A convex mirror mounted from an elevated position, angled into the dumpster screening can also comply with this request. If this method is chosen, show a convex mirror added to the landscape plan by the dumpster location.
27. Prior to construction adjacent to a Parks and Recreation jurisdictional street and/or park the developer and/or their representative shall obtain a Parks and Recreation permit for storage and restoration within a park or a Parks and Recreation jurisdictional street right-of-way including but not limited to the installation of construction trailer, stockpiling of materials or equipment, construction roads and utility cabinets/meters located upon a Parks and Recreation jurisdictional park or street right-of-way.
28. The developer shall submit plans to Parks and Recreation Department and obtain permits prior to beginning construction of streetscape improvements (including but not limited to sidewalks, curbs, gutters, streetscape elements, pedestrian and street lighting) on the Parks jurisdictional streets and, prior to release of the certificate of occupancy, construct improvements, ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired. Such improvements shall be installed per Parks and Recreation Department standards.
29. The developer shall submit a letter to the Parks and Recreation Department from a licensed civil engineer, licensed architect, or licensed landscape architect, who is registered in the State of Missouri, stating the condition of the sidewalks, curbs, and gutters along boulevard/parkway, which is a Parks and Recreation jurisdictional street. The letter shall identify state of repair as defined in Chapters 56 and 64, Code of Ordinances, for the sidewalks, curbs, and gutters. It shall identify the quantity and location of sidewalks, curbs, and gutters that need to be constructed, repaired, or reconstructed. 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 Parks and Recreation

Department, prior to issuance of any certificate of occupancy permits including temporary certificate of occupancy permits.

30. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash in lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash in lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2025 acquisition rate of \$20,065.67 per acre. This requirement shall be satisfied prior to a certificate of occupancy.
31. Linwood Boulevard is classified as a boulevard; therefore, any new developments, façade changes, or additions as listed in the applicability section of 88-232-01-A, shall comply with the parkway and boulevard standards. This applies to the extent that the building is not located within the Troost Corridor Overlay District or the parkway and boulevard standards are not in conflict with the Troost Corridor Overlay District or any new developments, façade changes, or additions as listed in the applicability section of 88-232-01-A shall obtain a variance, or deviation as authorized by the Law Department, from the Board of Zoning Adjustments prior to obtaining a building permit.
32. 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.
33. 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.
34. 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.

35. 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.
36. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
37. 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.
38. 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.
39. The developer shall provide acceptable easement and secure permits to relocate sanitary sewers out from under proposed buildings and structures. Any existing public lines located under proposed structures must be abandoned in place or removed and easement vacated, or relocated and new easements shall be provided; as required by the Kansas City Water Services Department prior to recording the plat or issuance of a building permit, whichever occurs first.
40. The developer shall submit plans for grading, siltation, and erosion control to the Kansas City Water Services Department for review and acceptance, and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
41. The developer shall grant a BMP easement to the City as required by the Kansas City Water Services Department, prior to recording the plat or issuance of any building permits.
42. The developer shall submit a storm drainage analysis from a Missouri licensed civil engineer to the Kansas City Water Services Department evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the disturbed area to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system and manage the 10 year storm and 100 year storm per currently adopted APWA standards. The analysis shall be submitted, and the developer shall secure permits to construct any improvements required by the Kansas City Water Services Department prior to recording the plat.

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

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

..end

\_\_\_\_\_

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

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

Approved as to form:

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



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250804

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

### Executive Summary

Rezoning an area of about 3 acres generally located at 3200 and 3201 Troost Ave from District B4-5 (Heavy Business/Commercial) and B3-2 (Community Business) to District MPD (Master Planned Development) and approving a development plan to allow for a multi-unit building to be constructed on each site. (CD-CPC-2025-00075).

### Discussion

The project proposes two multi-unit buildings (194 affordable housing units total) on two separate lots, with parking behind the buildings. This site is unique due to its intersection at Troost and Linwood Blvd, making the project subject to the Troost Corridor Overlay District and the Boulevard and Parkway Standards.

#### City Council Key Points

- Rezoning from B4-5 and B3-2 to MPD.
- Construct 194 affordable units (total), within two separate buildings on the two subject lots.
- City staff recommended Approval, Subject to Conditions.
- City Plan Commission recommended Approval, Subject to Conditions.

### Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?  
Not applicable - as this is an ordinance authorizing the rezoning and development of the subject sites.
3. How does the legislation affect the current fiscal year?  
Not applicable - as this is an ordinance authorizing the rezoning and development of the subject sites.

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

### Office of Management and Budget Review

(OMB Staff will complete this section.)

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

### Additional Discussion (if needed)

Click or tap here to enter text.

## Citywide Business Plan (CWBP) Impact

1. View the [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

Ordinance 150581 | Approved July, 6th, 2015

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 Ave.

## Service Level Impacts

No impact expected.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
Not applicable – as this is an ordinance authorizing the rezoning and development of the subject sites.
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 July 7, 2025. A meeting summary is attached to the City Plan Commission staff report.
3. How does this legislation contribute to a sustainable Kansas City?  
Not applicable – as this is an ordinance authorizing the rezoning and development of the subject sites.
4. Does this legislation create or preserve new housing units?  
Yes (Press tab after selecting)

Total Number of Units 194

Number of Affordable Units 194 (60% AMI)

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)