



## Agenda

### Neighborhood Planning and Development Committee

Lee Barnes Jr., Chair  
Andrea Bough, Vice Chair  
Dan Fowler  
Brandon Ellington  
Teresa Loar

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Wednesday, June 28, 2023

1:30 PM

26th Floor, Council Chamber

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<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\*\*\*

#### **Director of Housing and Community Development**

[230542](#)

Sponsor: Director of Housing and Community Development Department  
Estimating revenue and appropriating funds in the amount of \$19,114.71 from 2015 HOME funding and \$228,678.12 from 2016 HOME funding to the Home Investment Fund (HOME) to provide funding for projects that meet the HOME Grant requirements; and recognizing this ordinance as having an accelerated effective date.

**Attachments:** [Docket Memo HOME Reprogrammed 2015-2016](#)  
[TMP-3247 Approp sheet](#)

**Director of Health**

[230546](#) Sponsor: Director of the Health Department

Accepting and approving a one-year contract in the amount of \$114,000.00 with the Missouri Department of Health and Senior Services to provide funding for children and youth with special health care needs; and designating requisitioning authority.

**Attachments:** [CYSHCN FY24 - Docket Memo](#)  
[CYSHCN FY24 - Budget](#)

**City Manager's Office**

[230550](#) Sponsor: City Manager

Accepting the recommendations of the Tax Increment Financing Commission of Kansas City, Missouri as to the First Amendment to the Southpointe Tax Increment Financing Plan; and approving the First Amendment to the Southpointe Tax Increment Financing Plan.

**Attachments:** [SouthPointe 1st Amendment - DOCKET MEMO](#)

**Director of City Planning & Development and City Plan Commission**

[230552](#) Sponsor: Director of City Planning and Development Department

Amending Chapter 88, the Zoning and Development Code, by repealing Section 88-305-15, Accessory Dwelling Units, and enacting in lieu thereof a new section of like number and subject matter for the purpose of clarifying language and adding a maximum building height; repealing Section 88-315, Animal Service, and enacting in lieu thereof a new section of like number and subject matter for the purpose of adjusting separation requirements for said uses when adjacent to right-of-way; repealing Section 88-370, Temporary Uses, and enacting in lieu thereof a new section of like number and subject matter for the purpose of exempting temporary uses on property owned by any taxing jurisdiction, exempting temporary uses in nonresidential districts when located on properties with public/civic uses, hotel/motel, eating and drinking establishments, or with an approved plan allowing such events, clarifying and simplifying the list of authorized temporary uses, adding standards pertaining to all temporary uses, and requiring permits for any temporary use not exempted from this section.

**Attachments:** [CD-CPC-2022-00200 Docket Memo.docx](#)

**Bough**

**230556** Sponsor: Councilmember Andrea Bough

Approving a Finding of Blight and the East Kansas City Urban Renewal Plan generally bounded by Cliff Drive on the north, I-435 on the east, Bannister Road on the south, and Troost Avenue on the west, including all those properties directly adjacent to the west side of Troost Avenue, pursuant to Land Clearance Redevelopment Authority Law. (CD-CPC-2023-00078)

**Attachments:** [East Kansas City URP - City Docket Memo](#)

HELD IN COMMITTEE

**City Manager's Office**

**230403** Sponsor: City Manager

Approving an Industrial Development Plan for Cas-KC-neda, LLC for the purpose of acquiring, equipping and constructing a project for industrial development consisting of the acquisition, purchase, construction and development of a boutique hotel with approximately thirty-five units (the "Project") located at 1108-1110 Grand Ave., Kansas City, Missouri (the "Project Site"); authorizing and approving various agreements for the purpose of setting forth covenants, agreements and obligations of the City and Cas-KC-neda, LLC; authorizing the issuance of taxable industrial revenue bonds in an amount not to exceed \$24,500,000.00; authorizing and approving other documents; and authorizing certain other actions in connection with the issuance of said bonds.

**Attachments:** [Cas-KC-neda LLC Docket Memo](#)

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

**230496** Sponsor: Director of City Planning and Development Department

Approving the petition to amend the Westport Community Improvement District; amending the Westport Community Improvement District generally located at West 40th Street to the north, Broadway Boulevard to the east, Archibald Avenue, West 42nd Street, and West 42nd Terrace to the south, and Bridger Road and Southwest Trafficway to the west in Kansas City, Jackson County, Missouri; requiring the annual submission of certain records; and directing the City Clerk to report the creation of the District to the Missouri Department of Economic Development and the Missouri State Auditor.

**Attachments:** [Westport I CID Docket Memo 6-6-23](#)

**Bough**

**230506** Sponsor: Councilmember Andrea Bough

Approving the petition to amend the 4840 Community Improvement District; amending the 4840 Community Improvement District generally located at 48th Street on the north between Roanoke Parkway on the east and Belleview Avenue on the west in Kansas City, Jackson County, Missouri; requiring the annual submission of certain records; and directing the City Clerk to report the creation of the District to the Missouri Department of Economic Development and the Missouri State Auditor.

**Attachments:** [4840 CID Docket Memo](#)

**Director of City Planning & Development**

**230522** Sponsor: Director of City Planning and Development Department  
RESOLUTION - Approving an amendment to the Hickman Mills Area Plan on about 29.6 acres generally located south of Longview Road and west of Raytown Road by changing the recommended land use from residential low density to office for the Smith Hale Middle School Adaptive Reuse. (CD-CPC-2023-00066)

**Attachments:** [Docket Memo Area Plan Amendment](#)

**Director of City Planning & Development**

**230525** Sponsor: Director of City Planning and Development Department

Rezoning an area of about 29.6 acres generally located south of Longview Road and west of Raytown Road from District R-80 to District O-1 to allow the adaptive reuse of the former Smith-Hale Middle School. (CD-CPC-2023-00065)

**Attachments:** [Docket Memo Rezoning](#)

ADDITIONAL BUSINESS

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

2. Closed Session

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

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

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

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

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



**File #: 230542**

ORDINANCE NO. 230542

Sponsor: Director of Housing and Community Development Department  
Estimating revenue and appropriating funds in the amount of \$19,114.71 from 2015 HOME funding and \$228,678.12 from 2016 HOME funding to the Home Investment Fund (HOME) to provide funding for projects that meet the HOME Grant requirements; and recognizing this ordinance as having an accelerated effective date.

WHEREAS the City of Kansas City is required by the Charter to approve spending and authorize contract spending for the HOME Grant program; and

WHEREAS approval from Council is needed to reflect the correct budget amount in the HOME Grant program so the funds provided may be spent on worthy and important projects, such as assisting individuals and families to quickly regain stability in permanent housing after experiencing a housing crisis or homelessness; and

WHEREAS HOME funding from 2015 and 2016 remains unspent and this reprogramming transfer will provide much needed funding for HOME projects in 2023-2024; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That revenue is estimated to the following account in the following amount:

24-2940-550001-476050-G55HOME	HUD Grants	\$247,792.83
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Section 2. That the sum of \$247,792.83 is hereby appropriated from the Unappropriated Fund Balance of the HOME Investment Fund in the following accounts:

24-2940-555311-B-G55HOME	Neighborhood Revitalization	\$ 19,114.71
24-2940-555311-B-G55HOME	Neighborhood Revitalization	<u>228,678.12</u>
	TOTAL	\$247,792.83

Section 3. That the Director of Housing and Community Development Department is hereby designated the requisitioning authority for Account No. 24-2940-555311-G55HOME.

Section 4. That this ordinance is recognized as having and accelerated effective date within the provisions of Section 503 of the City Charter in that it appropriates money and provides the expenses of City government 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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Tammy L. Queen  
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 #

Submitted Department/Preparer: Housing

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

Appropriating funds in the amount of \$19,114.71 from 2015 HOME funding and \$228,678.12 from 2016 HOME funding to the Home Investment Fund (HOME) to provide funding for projects that meet the HOME Grant requirements

### Discussion

These are unspent HOME funds from 2015 and 2016 that will assist individuals and families to regain permanent housing

### Fiscal Impact

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

2. What is the funding source?

United States Department of Housing and Urban Development

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

Legislation adds additional funding from 2015 and 2016 to year 2023-2024

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

No, this funding is to support projects in FY24

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

No, it pulls already booked revenues from past years to be available in the current year

### Office of Management and Budget Review

(OMB Staff will complete this section.)

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





# City of Kansas City, Missouri

## Docket Memo

2. This fund has a structural imbalance.

Yes  No

### Additional Discussion (if needed)

Click or tap here to enter text.

### Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Housing and Healthy Communities (Press tab after selecting.)

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

- Maintain and increase affordable housing supply to meet the demands of a diverse population
- Broaden the capacity and innovative use of funding sources for affordable housing
- Invest in neighborhood stabilization and revitalization to reduce blight, ensure sustainable housing, and improve the wellbeing of residents while sustaining their diverse cultures
- Ensure all occupants of residences have quality, efficient, and healthy housing with minimal economic or regulatory barriers
- Address the various needs of the City's most vulnerable population
- Utilize planning approaches to improve the City's neighborhoods

### Prior Legislation

220433 and 200060

### Service Level Impacts

N/A

### Other Impacts

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

N/A



# City of Kansas City, Missouri

## Docket Memo

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

Housing Department, Finance Department

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

Yes

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

Click or tap here to enter text.

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

Click or tap here to enter text.







**File #:** 230546

ORDINANCE NO. 230546

Sponsor: Director of the Health Department

Accepting and approving a one-year contract in the amount of \$114,000.00 with the Missouri Department of Health and Senior Services to provide funding for children and youth with special health care needs; and designating requisitioning authority.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That a contract between the City of Kansas City, Missouri, acting through its Director of Health, and the Missouri Department of Health and Senior Services, whereby the Missouri Department of Health and Senior Services will provide funding for children and youth with special health care needs for the period of July 1, 2023 through June 30, 2024, for total amount not to exceed \$114,000.00 are hereby accepted and approved. A copy of the contract, in substantial form, is attached hereto and made a part hereof by reference.

Section 2. That the Director of Health is designated as requisitioning authority for Account No. 24-2480-505426-G50542625B and is hereby authorized to expend the sum of \$95,000.00 from funds for the aforesaid contract.

..end

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

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Tammy L. Queen  
Director of Finance

Approved as to form:

\_\_\_\_\_  
Joseph A. Guarino

Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: Health

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

### Executive Summary

Accepting and approving a one-year contract in the amount of \$114,000.00 with the Missouri Department of Health and Senior Services to provide funding for children and youth with special health care needs; and designating requisitioning authority.

### Discussion

This funding from the Missouri Department of Health and Senior Services funds coordination services for children and youth with special health care needs who live in the following counties: Jackson, Cass, Clay, Platte, and Ray.

The purpose of the contract is to provide services for children who are at increased risk of chronic physical, developmental, behavioral, or emotional conditions who require health-related services beyond that required by children generally; to assist children and families to identify when to access necessary services and supports to increase healthcare options and to partner with community-based systems to assist in transitions in all aspects of life. The child must qualify medically, and the family must meet income guidelines. The amendment allows the Health Department to fund one full-time case coordinator.

The Kansas City, MO Children and Youth with Special Health Care Needs program provided service coordination services for 116 families from July 2023 to June 2024.

### Fiscal Impact

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

2. What is the funding source?

The Funding Source will be from the 2480 Fund - Health Grants Fund

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

The Funds were previously appropriated.

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

No.



# City of Kansas City, Missouri

## Docket Memo

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

This legislation will 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

### Additional Discussion (if needed)

Click or tap here to enter text.

### Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Housing and Healthy Communities (Press tab after selecting.)

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

- Maintain and increase affordable housing supply to meet the demands of a diverse population
- Broaden the capacity and innovative use of funding sources for affordable housing
- Invest in neighborhood stabilization and revitalization to reduce blight, ensure sustainable housing, and improve the wellbeing of residents while sustaining their diverse cultures
- Ensure all occupants of residences have quality, efficient, and healthy housing with minimal economic or regulatory barriers
- Address the various needs of the City’s most vulnerable population
- Utilize planning approaches to improve the City’s neighborhoods

### Prior Legislation



# City of Kansas City, Missouri

## Docket Memo

N/A

### Service Level Impacts

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

### Other Impacts

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

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

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

N/A

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

Improves quality of life for children and youth withj special healthj care needs. Families receive comprehensive support by a trained service coordinator.

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

Yes.

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

N/A

**Children w/Special Healthcare Needs - Reg. 2**

**Revenues**

Account Number	Revenue Account Title	Current Budget Estimate	Revised Estimate	Dollar Change
24-2480-500001-472880-G50542625B	CYSCHN	\$ 95,000.00	\$ 95,000.00	\$ -

**Appropriations**

Account Number	Appropriation Account Title	Current Estimate	Revised Estimate	Dollar Change
24-2480-505426-A-G50542625B	CYSCHN	\$ 89,870.00	\$ 89,870.00	\$ -
24-2480-505426-B-G50542625B	CYSCHN	\$ 5,130.00	\$ 5,130.00	\$ -
		<u>\$ 95,000.00</u>	<u>\$ 95,000.00</u>	<u>\$ -</u>

Children w/Special Healthcare Needs - Reg. 2

Object Line	FY24	FY25	Total
A0110 Wages, Regular, Full	\$89,870.00	\$17,974.00	\$107,844.00
<b>A Personal Services</b>	<b>\$89,870.00</b>	<b>\$17,974.00</b>	<b>\$107,844.00</b>
B18560 Health Services	\$5,130.00	\$1,026.00	\$6,156.00
<b>B Contractual Services</b>	<b>\$5,130.00</b>	<b>\$1,026.00</b>	<b>\$6,156.00</b>
<b>TOTAL</b>	<b>\$95,000.00</b>	<b>\$19,000.00</b>	<b>\$114,000.00</b>



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**File #: 230550**

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ORDINANCE NO. 230550

Sponsor: City Manager

Accepting the recommendations of the Tax Increment Financing Commission of Kansas City, Missouri as to the First Amendment to the Southpointe Tax Increment Financing Plan; and approving the First Amendment to the Southpoint Tax Increment Financing Plan.

WHEREAS, pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the “Act”), and Ordinance No. 545556 adopted on November 24, 1982, as amended by Committee Substitute for Ordinance No. 911076 adopted on August 29, 1991, by Ordinance No. 100089 adopted on January 28, 2010, by Ordinance No. 130986 adopted on December 19, 2013 and by Committee Substitute for Ordinance No. 140823 adopted on June 18, 2015 (collectively, the “Enabling Ordinances”) the City Council of Kansas City, Missouri created the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”); and

WHEREAS, on May 19, 2022, the City Council of Kansas City passed Ordinance No. 220403, which accepted the recommendations of the Commission and approved the Southpointe Tax Increment Financing Plan (the “Redevelopment Plan”) and designated the Redevelopment Area described therein to be a Blighted Area (the “Redevelopment Area”); and

WHEREAS, a First Amendment to the Redevelopment Plan (“First Amendment”) was proposed to the Commission and the Commission, having been duly constituted and its members appointed, after proper notice was given, met in public hearing on June 13, 2023, and after receiving the comments of all interested persons and taxing districts, closed the public hearing, approved the First Amendment to the Redevelopment Plan and recommended that the City Council do the same; and

WHEREAS, the First Amendment to the Redevelopment Plan provides for (1) modifications to Redevelopment Project 1, (2) modifications to the Potential Projects, (3) modifications to the Project Improvements, (4) modifications to the Potential Project Improvements, (4) modifications to the Development Schedule, (5) modifications to the Specific Objectives of the Plan, (6) modifications to the Site Map, (7) modifications to the Estimated Construction and Employment Information, (8) modifications to the Budget of Redevelopment Project Costs, (9) modifications to the Tax Projections, (10) modifications to the Anticipated Sources of Funds, (11) modifications to the Cost-Benefit Analysis and (12) the inclusion of all conforming changes within the Exhibits to the Plan that are in furtherance of the foregoing modification; and

WHEREAS, subsequent to the Commission’s approval and recommendation to the City Council of the First Amendment to the Redevelopment Plan, certain modifications were made to the Cost-Benefit Analysis incorporated within the First Amendment to Redevelopment Plan and notice of such modifications were provided in accordance with Section 99.825, RSMo, and Section 99.830 (the “First Amendment Modifications”); NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the recommendations of the Commission concerning the First Amendment as set forth in Resolution No. 6-10-23, together with the First Amendment Modifications are hereby accepted and the First Amendment, together with the First Amendment Modifications, are hereby approved and adopted as valid.

Section 2. That all terms used in this ordinance, not otherwise defined herein, shall be construed as defined in Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the “Act”).

Section 3. That the Council hereby finds that:

- (a) The findings of the Council in Ordinance No. 220430 with respect to the Redevelopment Plan are not affected by the First Amendment and apply equally to the First Amendment;
- (b) The Redevelopment Area, as amended, is a blighted area, as a whole, and has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the Redevelopment Plan, as amended, by the First Amendment, together with the First Amendment Modifications;
- (c) The Redevelopment Plan, as amended by the First Amendment, together with the First Amendment Modifications, includes a detailed description of the factors that qualify the Redevelopment Area as an economic development area and an affidavit as required by Section 99.810.1(1), RSMo;
- (d) The Redevelopment Plan, as amended by the First Amendment, together with the First Amendment Modifications, conforms to the comprehensive plan for the development of the City as a whole;
- (e) The areas selected for the Redevelopment Project described by the Redevelopment Plan, as amended by the First Amendment, together with the First Amendment Modifications, include only those parcels of real property and improvements therein which will be directly and substantially benefited by the Redevelopment Project improvements;

- (f) The estimated dates of completion of the Redevelopment Project and retirement of obligations incurred to finance Redevelopment Project Costs, have been stated in the Redevelopment Plan, as amended by the First Amendment, together with the First Amendment Modifications, and are not more than 23 years from the passage of any ordinance approving each applicable Redevelopment Project authorized by the Redevelopment Plan and located within the Redevelopment Area, as amended;
- (g) A plan has been developed for relocation assistance for businesses and residences;
- (h) The First Amendment, together with the First Amendment Modifications, does not alter the cost benefit analysis attached to the Redevelopment Plan showing the impact of the Redevelopment Plan, as amended, on each taxing district which is at least partially within the boundaries of the Redevelopment Area has been prepared in accordance with the Act;
- (i) The First Amendment, together with the First Amendment Modifications, does not include the initial development or redevelopment of any gambling establishment; and
- (j) A study has been completed and the findings of such study satisfy the requirements provided under Section 99.810.1, RSMo.

Section 4. That the Commission is authorized to issue obligations in one or more series of bonds secured by the Special Allocation Fund(s) established in connection with the Redevelopment Project described by the Redevelopment Plan to finance Redevelopment Project Costs and subject to any constitutional limitations, to acquire by purchase, donation, lease or eminent domain, own, convey, lease, mortgage, or dispose of, land or other property, real or personal, or rights or interests therein, and grant or acquire licenses, easements and options with respect thereto, all in the manner and at such price the Commission determines, to enter into such contracts and undertake all such further actions as are reasonably necessary to achieve the objectives of the Redevelopment Plan, as amended, pursuant to the power delegated to it in the Enabling Ordinances. Any obligations issued to finance Redevelopment Project Costs shall contain a recital that they are issued pursuant to Sections 99.800 through 99.865, RSMo, which recital shall be conclusive evidence of their validity and of the regularity of their issuance.

Section 5. That pursuant to the provisions of the Redevelopment Plan, as amended, the Council approves the pledge of all payments in lieu of taxes and economic activity taxes generated within Redevelopment Projects that are deposited into the Special Allocation Fund(s) established in connection with the Redevelopment Project described by the Redevelopment Plan to the payment of Redevelopment Project Costs, and authorizes the Commission to pledge such funds on its behalf.

..end

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Approved as to form:

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Emalea Black  
Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: Please Select

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

### Executive Summary

Accepting the recommendations of the Tax Increment Financing Commission of Kansas City, Missouri as to the First Amendment to the Southpointe Tax Increment Financing Plan; and approving the First Amendment to the Southpoint Tax Increment Financing Plan.

### Discussion

The First Amendment to the Redevelopment Plan provides for (1) modifications to Redevelopment Project 1, (2) modifications to the Potential Projects, (3) modifications to the Project Improvements, (4) modifications to the Potential Project Improvements, (4) modifications to the Development Schedule, (5) modifications to the Specific Objectives of the Plan, (6) modifications to the Site Map, (7) modifications to the Estimated Construction and Employment Information, (8) modifications to the Budget of Redevelopment Project Costs, (9) modifications to the Tax Projections, (10) modifications to the Anticipated Sources of Funds, (11) modifications to the Cost-Benefit Analysis and (12) the inclusion of all conforming changes within the Exhibits to the Plan

### Fiscal Impact

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

2. What is the funding source?

No funding source. TIF is self funding through the collection of economic activity taxes generated by development.

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

N/A

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

N/A





# City of Kansas City, Missouri

## Docket Memo

- 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

### Additional Discussion (if needed)

Click or tap here to enter text.

### Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Infrastructure and Accessibility (Press tab after selecting.)

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

- Enhance the City's connectivity, resiliency, and equity through a safe, efficient, convenient, inclusive, accessible, sustainable and better connected multi-modal transportation system
- Develop environmentally sound and sustainable infrastructure strategies that improve quality of life and foster economic growth
- Increase and support local workforce development and minority, women, and locally-owned businesses
- Engage in efforts to strategically invest in the City's infrastructure and explore emerging technologies
- 
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### Prior Legislation



# City of Kansas City, Missouri

## Docket Memo

Ordinance 220403 approved the SouthPointe TIF Plan on 5/19/22

### 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?  
None
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 the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?  
This does not apply to the activities of the TIF Commission.
5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?  
The TIF Commission complies with Code of Ordinances, Chapter 3.



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**File #: 230552**

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ORDINANCE NO. 230552

Sponsor: Director of City Planning and Development Department

Amending Chapter 88, the Zoning and Development Code, by repealing Section 88-305-15, Accessory Dwelling Units, and enacting in lieu thereof a new section of like number and subject matter for the purpose of clarifying language and adding a maximum building height; repealing Section 88-315, Animal Service, and enacting in lieu thereof a new section of like number and subject matter for the purpose of adjusting separation requirements for said uses when adjacent to right-of-way; repealing Section 88-370, Temporary Uses, and enacting in lieu thereof a new section of like number and subject matter for the purpose of exempting temporary uses on property owned by any taxing jurisdiction, exempting temporary uses in nonresidential districts when located on properties with public/civic uses, hotel/motel, eating and drinking establishments, or with an approved plan allowing such events, clarifying and simplifying the list of authorized temporary uses, adding standards pertaining to all temporary uses, and requiring permits for any temporary use not exempted from this section.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. Amending Chapter 88, Code of Ordinances, by repealing and replacing Section 88-305-05, Accessory Dwelling Units, and enacting in lieu thereof a new section of like number and subject matter in order to clarify language and add maximum building height, said section to read as follows:

**88-305-15 ACCESSORY DWELLING UNITS**

**88-305-15-A. PURPOSE**

Accessory dwelling units (ADUs) are a household living use that is accessory to and located on the same lot as the permitted principal use. The purpose of this section is to:

1. Meet the changing needs of the community;
2. Provide housing choice while preserving the character of the neighborhood in which it is located;
3. Respond to the changing economy and the necessity for many households to secure additional income; and
4. Reduce the cost of housing by increasing housing density and doing so in a manner:

- a. that may be more compatible with neighborhoods where detached dwellings predominate; and
- b. where the benefits of additional income are distributed throughout the community to the individual landowners and renters.

**88-305-15-B. WHERE PERMITTED**

Accessory dwelling units are permitted on any lot with a detached dwelling where the dwelling is the principal building, subject to certain standards.

**88-305-15-C. GENERAL STANDARDS**

1. Accessory dwelling units may be attached or detached from the principal dwelling unit. If attached they shall be located in the rear or side yard. If detached they shall be located in the rear yard.
2. The owner of the lot shall reside in either the principal dwelling or accessory dwelling. The owner shall record against the property a deed restriction limiting occupancy of either the principal dwelling unit or the accessory dwelling unit to the owner of the property. Proof that such a restriction has been recorded shall be provided to the Director of City Planning and Development prior to issuance of the Certificate of Occupancy for the accessory dwelling unit.
3. No additional off-street parking is required. Any proposed parking shall conform to 88-420.
4. Detached accessory dwelling units may be located in or attached to the same building as a garage. In such cases, the floor area limitations of each shall be applied cumulatively.
5. When attached, the accessory dwelling unit may have its own exterior entrance or shared entrance with a common vestibule.
6. If attached to the principal dwelling, the lot and building standards for the principal building shall apply.
7. If detached from the principal dwelling, it shall be located in the rear yard, and the lot and building standards shall be as follows:
  - a. Maximum height shall not exceed the height of the principal building or 25 feet, whichever is less.
  - b. Setbacks shall be five feet from all property lines including projections; except on street side yards where it shall be five feet including projections or the same as the principal building, whichever is greater.

- c. Maximum footprint of the ADU: 60% of the footprint of the principal dwelling or 25% of the rear yard, whichever is smaller. In no case shall the footprint exceed 800 square feet.
  - d. Maximum floor area: 800 square feet or 90% of the floor area of the principal dwelling, whichever is smaller.
  - e. All other setbacks shall be those that apply to all accessory structures.
  - f. The total footprint area of all detached accessory buildings and structures shall not exceed the provisions 88-305-02-E.
8. Exterior stairs to provide access to an upper level accessory dwelling unit are allowed only on sides of the building facing the interior of the lot.
9. If an accessory dwelling unit was legally permitted prior to the passage date of this ordinance and the owner can provide documentary evidence to the satisfaction of the director of city planning and development of such use, the use may continue upon obtaining a new certificate of occupancy.

Section 2. Repealing and replacing Section 88-315, Animal Service, and enacting in lieu thereof a new section of like number and subject matter for the purpose of adjusting separation requirements for said uses when adjacent to right-of-way, said section to read as follows:

### **88-315 ANIMAL SERVICE**

#### **88-315-01 STANDARDS**

The use standards of this section apply to animal service uses:

**88-315-01-A.** All animal shelter or boarding must be within a completely enclosed soundproofed and air-conditioned building.

**88-315-01-B.** In District R-80, shelter and boarding kennels and stables shall be located not less than 200 feet from any property line except when the property line is a right-of-way line and the right-of-way is at least 100 feet wide.

**88-315-01-C.** Domestic animals may be exercised in a designated and fenced area outside the building with an attendant present.

**88-315-01-D.** All outdoor runs or exercise areas must be hard surfaced or grass.

**88-315-01-E.** A landscaping, screening, and fencing plan to shield the use from adjoining properties and/or public right-of-way must be submitted for approval.

#### **88-315-02 NOISE LIMITS**

There may be no noise disturbance across property lines into any residential district exceeding 60 dB(A) between the hours of 7 a.m. and 10 p.m. and 55 dB(A) between the hours of 10 p.m. and 7 a.m.

Section 3. Repealing and replacing Section 88-370 Temporary Uses, and enacting in lieu thereof a new section of like number and subject matter for the purpose of exempting temporary uses on property owned by any taxing jurisdiction, exempting temporary uses in nonresidential districts when located on properties with public/civic uses, hotel/motel, eating and drinking establishments, or with an approved plan allowing such events, clarifying and simplifying the list of authorized temporary uses, adding standards pertaining to all temporary uses, and requiring registration for any temporary use not exempted from this section, said section to read as follows:

**88-370 TEMPORARY USES**

**88-370-01 DESCRIPTION AND PURPOSE**

**88-370-01-A.** A temporary use is the use of property conducted from an area or structure (e.g., parking lots, lawns, trucks, tents, or other temporary structures) that does not require a building permit and that may not comply with the use or lot and building standards of the zoning district in which the temporary use is located.

**88-370-01-B.** The temporary use regulations of this article are intended to permit such occasional, temporary uses and activities when consistent with the purposes of this zoning and development code and when the operation of the temporary use will not be detrimental to other nearby uses.

**88-370-02 – AUTHORITY TO APPLY**

Applications may be filed by the subject landowner or the subject landowner’s authorized agent.

The application shall identify the name of the tenant or other entity that will be using the permit.

**88-370-03 AUTHORITY TO APPROVE**

**88-370-03-A.** The city planning and development director is authorized to approve a maximum of two temporary use permits per calendar year per property.

**88-370-03-B.** The city planning and development director is authorized to approve temporary uses that comply with the provisions of this article and to impose conditions on the operation of temporary uses that will help to ensure their general compatibility with surrounding uses.

**88-370-03-C.** The city planning and development director is also authorized to require that temporary use requests be processed as special use permits in accordance with 88-525.

**88-370-04 EXEMPTIONS**

The following are permitted as temporary uses without complying with the permit requirements of this section:

**88-370-04-A.** Garage sales conducted in R districts or on lots occupied by residential dwelling units for no more than 6 days total in any calendar year; and

**88-370-04-B.** Temporary uses conducted on public property or on property owned by any taxing jurisdiction provided such uses have been approved by the parks board or other duly authorized city official in the case of city parkland or other city property, and provided the duration of such uses does not exceed 90 consecutive days or 15 nonconsecutive days in a calendar year.

**88-370-04-C.** Outdoor storage of materials or temporary offices associated with a properly permitted construction project not exceeding the duration of the construction activity.

**88-370-04-D.** Temporary uses not exceeding 90 consecutive days or 15 nonconsecutive days in a calendar year in nonresidential districts on the same property as one of the following principal uses:

1. Any of the use classifications under the public/civic use group in Tables 120-1, 130-1, and 140-1; or
2. Hotel/motel; or
3. Eating and Drinking Establishments

**88-370-04-E.** Temporary uses on any property with an approved plan with an outdoor space designed and intended and expressly allowing temporary uses when said uses do not exceed 90 consecutive days or 15 nonconsecutive days in a calendar year, unless otherwise expressly noted on the approved development plan.

**88-370-05 AUTHORIZED USES**

The following may be approved as temporary uses when the city planning and development director or other authorized decision-making body determines that the operation of such use will be generally compatible with surrounding uses and will not be detrimental to public safety:

Use	Time Limit per Permit
Outdoor sale of products or services not offered by a permanent tenant located onsite	90 consecutive days or 15 nonconsecutive days per permit
Outdoor sale of products or services offered by a permanent tenant located onsite	45 consecutive days or 15 nonconsecutive days per permit
Outdoor events such as concerts, festivals and carnivals	7 consecutive days per permit
All other temporary uses	45 consecutive days or 15 nonconsecutive days per permit

**88-370-06 STANDARDS**

**88-370-06-A.** Standards Applying to all Temporary Uses

1. All temporary uses shall comply with all applicable regulations regarding noise and outdoor lighting.
2. All temporary uses shall not be left unattended unless properly secured.

3. All temporary uses shall not block or impede access into or out of a building.
4. The arrangement of all temporary uses shall not result in conditions unsafe for pedestrians.
5. The property upon which the temporary use occurs shall be restored to its original condition upon cessation of the temporary use.
6. All structures installed, if any, (such as a tent or temporary building) shall meet applicable building and fire codes.
7. All temporary uses are limited to a total of two temporary signs. Such signs shall not be located in public right-of-way or in a manner that would impede pedestrian or vehicular movement. Such signs shall not require a sign permit in addition to the temporary use permit. temporary use registration.
8. All temporary uses located within a vehicular use area shall ensure that enough parking spaces are left available to meet the minimum parking requirement for the permanent use served.
9. All temporary uses located within a vehicular use area shall be located such that they do not impede traffic flow or pedestrian safety. In particular, they shall not obstruct access to or be located over:
  - a. Fire lanes, or
  - b. accessible parking spaces or loading zones, or
  - c. parking spaces dedicated for electric vehicles or with electric vehicle charging stations, or
  - d. pedestrian paths such as sidewalks or crosswalks, or
  - e. driveways or entrances to vehicular use areas from the public right-of-way, or
  - f. drive-aisles which connect directly to right-of-way or any other drive-aisle where a detour is not available, or
  - g. landscaped areas or areas designed for stormwater management.

### **88-370-07 PERMITS**

Each use requires its own permit. All temporary uses meeting the standards set forth in this article are allowed subject to a permit issued by the city planning and development director. The city planning and development director must review the proposed use for its likely effects on surrounding properties and its compliance with the general provisions of this article, and is authorized to disapprove a temporary use on a property if it is found that prior temporary uses on



the property operated in violation of this article In issuing a permit, the director is authorized to impose conditions of approval when necessary to ensure compliance with this article and to minimize effects on surrounding properties.

Any temporary use of property operating without a permit shall constitute a violation of this article. The city planning and development director is authorized to revoke a permit if it is found that the temporary use is in violation the standards set forth in this article or any conditions imposed at the time of permit issuance.

**88-370-07 TEMPORARY PORTABLE STORAGE CONTAINERS**

Temporary portable storage containers are an allowed temporary, accessory use on lots containing a dwelling, subject to all of the following.

**88-370-07-A.** On lots developed with detached houses:

1. Temporary portable storage containers are permitted for a period not to exceed a total of 30 days within any consecutive 6-month period. However, in cases where a dwelling has been damaged by natural disaster or casualty, the city planning and development director is authorized to allow a temporary portable storage container for a longer period.
2. Temporary portable storage containers may not exceed a cumulative gross floor area of 260 square feet.
3. Temporary portable storage containers may not be located in a setback abutting a street unless located on a driveway or other paved surface.

**88-370-07-B.** On lots developed with residential buildings other than detached houses:

1. Temporary portable storage containers are permitted for a period not to exceed 72 hours within any consecutive 6-month period. However, in cases where a dwelling has been damaged by natural disaster or casualty, the city planning and development director is authorized to allow a temporary portable storage container for a longer period.
2. Temporary portable storage containers may not exceed a cumulative gross floor area of 130 square feet for each dwelling unit.
3. Temporary portable storage containers may not be located in a setback abutting a street unless located on a driveway or other paved surface.

**88-370-07-C.** Temporary portable storage containers may not exceed 8.5 feet in height.

**88-370-07-D.** Temporary portable storage containers may not be located in any required open space, landscaped area, on any sidewalk or trail, or in any location that blocks or interferes with any vehicular and/or pedestrian circulation.

**88-370-07-E.** Signs on temporary portable storage containers must comply with all applicable sign regulations of this zoning and development code.

**88-370-07-F.** Rail cars, semi-trailers, and similar structures may not be used for temporary or permanent storage on lots containing a dwelling.

Section 4. That the Council finds and declares that before taking any action on the proposed amendment hereinabove, all public notices and hearings required by law have been given and had.

..end

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

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Joseph Rexwinkle, AICP  
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 #

Submitted Department/Preparer: City Planning

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

### Executive Summary

Amending Chapter 88, Code of Ordinances, the Zoning and Development Code pertaining to Temporary Uses, Animal Service uses, and Accessory Dwelling Units.

### Discussion

Accessory Dwelling Units: The ordinance proposes to amend accessory dwelling units only to add one clarification and to provide a maximum building height, which was inadvertently left out of the ordinance approved last fall authorizing accessory dwelling units. Animal Services: to relax separation requirements when the use is located adjacent to rights-of-way. Temporary Uses: exempting temporary uses on property owned by any taxing jurisdiction, exempting temporary uses in nonresidential districts when located on properties with public/civic uses, hotel/motel, eating and drinking establishments, or with an approved plan allowing such events, clarifying and simplifying the list of authorized temporary uses, adding standards pertaining to all temporary uses, and requiring registration for any temporary use not exempted from this section all for the purposes of facilitating and simplifying process for hosting temporary events in nonresidential zoning districts.

### Fiscal Impact

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

2. What is the funding source?

NA

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

NA

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

The number of temporary use permits filed, and thus the corresponding filing fee collected, will decline. The fee per temporary use permit is \$271 and the number filed in 2022 was 58, for a total collected of \$15,718. This represents and increase from prior years. This is due to Regulated



# City of Kansas City, Missouri

## Docket Memo

Industries referring each customer to City Planning & Development to inquire about whether they need a Temporary Use Permit in addition to any permit or license from Regulated Industries. In many cases, permits and licenses from other departments are also necessary. All of these are coordinated by Eenergy. It has been found by staff, that the majority of Temporary Use Permit applications provide little to no added value to the event itself or community benefit. Therefore, staff has determined that amendments are necessary to narrow the scope of when temporary use permits are required. This will reduce the number filed ultimately.

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

NA

### Budget Review

(Staff will complete this section.)

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

### Additional Discussion (if needed)

NA

### Citywide Business Plan Impact

NA

### Prior Legislation

None known.

### Service Level Impacts

Will improve service levels for those hosting temporary events.



# City of Kansas City, Missouri

## Docket Memo

### Other Impacts

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

As this is a zoning ordinance it has not been evaluated against this impact.

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

As this is a zoning ordinance it has not been evaluated against this impact.

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

As this is a zoning ordinance it has not been evaluated against this impact.

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

As this is a zoning ordinance it has not been evaluated against this impact.

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

As this is a zoning ordinance it has not been evaluated against this impact.



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**File #: 230556**

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ORDINANCE NO. 230556

Sponsor: Councilmember Andrea Bough

Approving a Finding of Blight and the East Kansas City Urban Renewal Plan generally bounded by Cliff Drive on the north, I-435 on the east, Bannister Road on the south, and Troost Avenue on the west, including all those properties directly adjacent to the west side of Troost Avenue, pursuant to Land Clearance Redevelopment Authority Law. (CD-CPC-2023-00078)

WHEREAS, Section 99.430, RSMo, provides that a legislative body may approve a declaration of blight and approve an urban renewal plan for the same area simultaneously; and

WHEREAS, it is desirable and in the public interest that the Land Clearance for Redevelopment Authority of Kansas City, Missouri submit an Urban Renewal Plan for the area commonly known as the Eastside, being an area generally bound by Cliff Drive on the north, I-435 on the east, Bannister Road on the south, and Troost Avenue on the west, including all those properties directly adjacent to the west side of Troost Avenue, and

WHEREAS, the Land Clearance for Redevelopment Authority has found said area to be blighted due to the insanitary or unsafe conditions, deterioration of site improvements, and a combination of such factors so as to constitute an economic or social liability to the public health, safety, morals or welfare; and

WHEREAS, the Land Clearance for Redevelopment Authority has recommended and determined that the East Kansas City Urban Renewal Plan area be eligible for tax abatement and, if necessary, the exercise of eminent domain by the Land Clearance for Redevelopment Authority; and

WHEREAS, the City Plan Commission reviewed and recommended approval of the East Kansas City Urban Renewal Plan on June 20, 2023; and

WHEREAS, on October 6, 2016, the City did pass Second Committee Substitute for Ordinance No. 160383, as amended, which enacted guidelines on the City's use of abated and exempted real property taxes in funding economic development projects; and

WHEREAS, Section 9 of Ordinance No. 160383, as amended, as modified by Second Committee Substitute for Ordinance 200497, as amended, provides that notwithstanding the guidelines set forth therein, the Council retains its discretion to authorize the capture and

redirection, or abatement or exemption, in whole or in part, of ad valorem real property taxes to the full extent authorized by any provision of law; and

WHEREAS, City Code § 3-622(d), provides prevailing wage requirements for certain construction projects and development plans, and further provides for the waiver of said requirements, giving particular consideration to the enumerated extraordinary qualifications; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the proposed Urban Renewal area an area an area generally bound by Cliff Drive on the north, I-435 on the east, Bannister Road on the south, and Troost Avenue on the west, including all those properties directly adjacent to the west side of Troost Avenue, and more specifically described as found on Exhibit A attached hereto, is a blighted area and in need of redevelopment and rehabilitation and is appropriate for an Urban Renewal Project, and that the undertaking by the Land Clearance for Redevelopment Authority of Kansas City, Missouri, of surveys and plans for an urban renewal project of a character contemplated by Section 99.430, Revised Statutes of Missouri, as amended, and the proposed urban renewal area is hereby approved.

Section 2. That the Council has duly made the findings necessary for compliance with Sections 99.320 and 99.430, Revised Statutes of Missouri, as amended.

Section 3. That the Urban Renewal Plan which is known as the East Kansas City Urban Renewal Plan, a copy of which is on file in the office of the City Clerk with this ordinance and is incorporated herein by reference, is hereby approved including, if necessary, the power of eminent domain.

Section 4. That said Urban Renewal Plan is hereby found to be feasible and in conformance with the Master Plan for the development of the community as a whole.

Section 5. That pursuant to and in accordance with Section 9 of Ordinance No. 160383, as amended, as modified by Second Committee Substitute for Ordinance 200497, as amended, the City Council hereby authorizes the abatement of ad valorem real property taxes to the full extent authorized by Section 99.700, RSMo.

Section 6. That pursuant to and in accordance with to City Code § 3-622(d), the City Council recognizes that the projects located in the East Kansas City Urban Renewal Plan that provide affordable housing or housing at deeper levels of affordability, as defined in Code § 74-11, support affordable housing and extremely affordable housing as defined in Code § 3-622(d)(2), connect residents living in continuously distressed census tracts to new employment opportunities as defined in Code § 3-622(d)(3), OR involve the renovation or rehabilitation of a historic structure, as provided in Code § 3-622(d)(4), are eligible for the waiver of prevailing wage requirements and confirms the LCRA's authority to issue such a waiver for qualifying projects.

..end

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Approved as to form:

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Emalea Black  
Associate City Attorney





# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: Please Select

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

### Executive Summary

The applicant is seeking approval of the East Kansas City Urban Renewal Plan and declare the area blighted and insanitary and in need of redevelopment and rehabilitation as required by the Land Clearance for Redevelopment Authority Law of Missouri, Section 99.300 on about 25,738 acres (approximately 63,535 parcels) generally located at Cliff Drive on the north, I-435 on the east, Bannister Road on the south, and the west property lines of the parcels on the west side of Troost Avenue on the west.

### Discussion

The proposed project area is approximately 25,738 acres large, containing 63,535 parcels. The City Plan Commission heard from the applicant regarding the blight study and proposed financing for the future projects in the area.

### Fiscal Impact

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

2. What is the funding source?

The Land Clearance for Redevelopment Authority (LCRA) has paid the City Plan Commission’s application fees. The proposed East Kansas City Urban Renewal Plan does not require any direct public expenditures.

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

Tax abatement provided through the East Kansas City Urban Renewal Plan will have no fiscal impact in the current fiscal year since it “freezes” the assessed value of properties approved. There is no loss of revenue.

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

Tax abatement provided through the East Kansas City Urban Renewal Plan will have no fiscal impact in future fiscal years since it “freezes” the assessed value of properties



# City of Kansas City, Missouri

## Docket Memo

approved. There is no loss of revenue since there would have been no increased property tax revenues “but for” the tax abatement.

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

The proposed East Kansas City Urban Renewal Plan will stimulate private investment in housing construction and housing rehabilitation throughout the Plan Area.

### Office of Management and Budget Review

(OMB Staff will complete this section.)

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

### Additional Discussion (if needed)

Click or tap here to enter text.

### Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Housing and Healthy Communities (Press tab after selecting.)

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

- Maintain and increase affordable housing supply to meet the demands of a diverse population
- Broaden the capacity and innovative use of funding sources for affordable housing
- Invest in neighborhood stabilization and revitalization to reduce blight, ensure sustainable housing, and improve the wellbeing of residents while sustaining their diverse cultures
- Ensure all occupants of residences have quality, efficient, and healthy housing with minimal economic or regulatory barriers
- Address the various needs of the City’s most vulnerable population
- Utilize planning approaches to improve the City’s neighborhoods



# City of Kansas City, Missouri

## Docket Memo

### Prior Legislation

None

### Service Level Impacts

None

### Other Impacts

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

The rehabilitation of deteriorating housing will improve health conditions for residents.

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

A number of community group representatives were consulted during the development of the East Kansas City Urban Renewal Plan.

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

The rehabilitation of deteriorating housing and the construction of new housing on vacant properties will help stabilize and increase neighborhood populations, and create healthier, more vibrant, and viable neighborhoods.

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

N/A

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

N/A



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**File #: 230403**

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ORDINANCE NO. 230403

Sponsor: City Manager

Approving an Industrial Development Plan for Cas-KC-neda, LLC for the purpose of acquiring, equipping and constructing a project for industrial development consisting of the acquisition, purchase, construction and development of a boutique hotel with approximately thirty-five units (the "Project") located at 1108-1110 Grand Ave., Kansas City, Missouri (the "Project Site"); authorizing and approving various agreements for the purpose of setting forth covenants, agreements and obligations of the City and Cas-KC-neda, LLC; authorizing the issuance of taxable industrial revenue bonds in an amount not to exceed \$24,500,000.00; authorizing and approving other documents; and authorizing certain other actions in connection with the issuance of said bonds.

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

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

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

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

*WHEREAS, the City Council has heretofore and does hereby find and determine that it is desirable for the economic development of the City and within the public purposes of the Act that the City Council approve the Plan as proposed by the Company; and that*

*the City issue the Bonds, as more fully described in the applicable Indenture and in the applicable Lease, as such terms are hereinafter defined and authorized, the proceeds of which shall be used for the purchase, construction and equipping of certain real property associated with the Project, which shall be located at the Project Site and leased, with an option to purchase, by the City to the Company; and*

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

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

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

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

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

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

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

- (a) Construction, acquisition, equipping and installation of the Project located at the Project Site in the City;*
- (b) A total estimated project cost of approximately \$23,866,383; and*

(c) The costs of constructing, acquiring, equipping and installing the Project that will be funded from proceeds of the sale of up to Twenty Four Million Five Hundred Thousand and No/100 (\$24,500,000.00) maximum principal amount of Taxable Industrial Revenue Bonds to be issued by the City and purchased by the Company or other purchaser named in the herein-defined Purchase Agreement.

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

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

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

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

Section 3. *Authorization of the Bonds.* The City is hereby authorized to issue and sell its Taxable Industrial Revenue Bonds (Kindler Hotel Project), in the maximum aggregate principal amount not to exceed \$24,500,000, for the purpose of providing funds for the costs associated with the construction, improvement, and renovation of the Project. The Bonds shall be issued and secured pursuant to the herein authorized Indenture and shall bear such date, shall mature at such time, shall be in such denomination, shall bear interest at such rates, shall be in such form, shall be subject to redemption and other terms and conditions, and shall be issued in such manner, subject to such provisions, covenants and agreements, as are set forth in the Indenture.

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

(a) The Bonds will be sold to the Company or other purchaser under the terms of a Bond Purchase Agreement between the City and the Company or other purchaser (the "Purchase Agreement"). The maximum principal amount of the Bonds shall be \$24,500,000, the interest rate on the Bonds shall not exceed 7%, principal shall be payable in accordance to the terms of the Lease, the maturity date shall be no later than December 1, 2038, the Bonds shall be

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

*(b) The issuance of the Bonds and the execution and delivery of the related Lease shall provide for (1) a 100% abatement of ad valorem real property taxes beginning in the year 2024 through 2033 with annual PILOTS equal to \$31,725.00, and (2) a 50% abatement of ad valorem real property taxes in the years 2034 through 2038, with annual PILOTS equal to 50% of ad valorem real property taxes being abated, all as described in the Plan. Such PILOTS will be remitted to the affected jurisdictions pro rata on the basis that would have been payable to them respectively had the real property been fully taxed, all as described in the Plan.*

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

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

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

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

*Section 7. Execution of Documents. The Mayor is hereby authorized and directed to execute the Bonds and to deliver the Bonds to the Trustee for authentication for and on behalf of and as the act and deed of the City in the manner provided in the*

*Indenture. The Director of Finance is hereby authorized and directed to execute the City Documents and such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance, for and on behalf of and as the act and deed of the City. The City Clerk or a deputy City Clerk, of the City is hereby authorized and directed to attest to and affix the seal of the City to the Bonds and the City Documents and such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance.*

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

..end

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Approved as to form:

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Emalea Black  
Associate City Attorney



# City of Kansas City, Missouri



## Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: Please Select

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

### Executive Summary

Approving an Industrial Development Plan for Cas-KC-neda, LLC

### Discussion

This is an industrial development project consisting of the acquisition, purchase, construction and development of a boutique hotel with approximately 35 units at 1108-1110 Grand Ave. and this authorizes the issuance of taxable industrial revenue bonds in an amount not to exceed \$24,500,000.

### Fiscal Impact

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

2. What is the funding source?

N/A

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

Click or tap here to enter text.

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

Click or tap here to enter text.

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

Click or tap here to enter text.

### Office of Management and Budget Review

(OMB Staff will complete this section.)

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

# City of Kansas City, Missouri



## Docket Memo

2. This fund has a structural imbalance.

Yes  No

### Additional Discussion (if needed)

Click or tap here to enter text.

### Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Housing and Healthy Communities (Press tab after selecting.)

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

- Maintain and increase affordable housing supply to meet the demands of a diverse population
- Broaden the capacity and innovative use of funding sources for affordable housing
- Invest in neighborhood stabilization and revitalization to reduce blight, ensure sustainable housing, and improve the wellbeing of residents while sustaining their diverse cultures
- Ensure all occupants of residences have quality, efficient, and healthy housing with minimal economic or regulatory barriers
- Address the various needs of the City's most vulnerable population
- Utilize planning approaches to improve the City's neighborhoods

### Prior Legislation

N/A

### Service Level Impacts

N/A

### Other Impacts

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

N/A

# City of Kansas City, Missouri



## Docket Memo

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?

Contributes to a project that will potential increase tax revenue collection

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

This approves the agreement and any future associated contracts will include such requirements.

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

This approves the agreement and any future associated contracts will include such requirements



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**File #:** 230496

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ORDINANCE NO. 230496

Sponsor: Director of City Planning and Development Department

*Approving the petition to amend the Westport Community Improvement District; amending the Westport Community Improvement District generally located at West 40th Street to the north, Broadway Boulevard to the east, Archibald Avenue, West 42nd Street, and West 42nd Terrace to the south, and Bridger Road and Southwest Trafficway to the west in Kansas City, Jackson County, Missouri; requiring the annual submission of certain records; and directing the City Clerk to report the creation of the District to the Missouri Department of Economic Development and the Missouri State Auditor.*

*WHEREAS, the Westport Community Improvement District (the "District") was approved and established on October 2, 2003, by Ordinance No. 031062 and the District was amended on September 25, 2008, by Ordinance No. 080917; and*

*WHEREAS, the petitioners wish to amend the petition of the District; NOW THEREFORE,*

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

*Section 1. That the second petition to amend the Westport Community Improvement District (the "Petition"), which is attached hereto as Exhibit 1, is hereby approved in its entirety in accordance with Sections 67.1401 through 67.1571, RSMo., otherwise known as the Missouri Community Improvement District Act (the "Act").*

*Section 2. That the District is hereby amended for the purposes set forth in the Petition, which the District shall have all the powers and authority authorized by the Petition, the Act, and by law, and shall continue to exist for a period of twenty (20) years, unless extended pursuant to Section 67.1481.6, RSMo.*

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

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

..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 #

Submitted Department/Preparer: City Planning

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

### Executive Summary

Sponsor: Director of City Planning and Development. Approving the petition to amend the Westport I Community Improvement District; requiring the annual submission of certain records; and directing the City Clerk to report the creation of the District to the Missouri Department of Economic Development and the Missouri State Auditor.

### Discussion

This ordinance approves the Second Amended Petition for the Westport I Community Improvement District. Most recently amended in 2008 with a fifteen (15) year lifespan, this petition would extend the District for another twenty (20) years.

### Fiscal Impact

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

2. What is the funding source?

The District levys a special assessment on each Lot within the boundaries of the District.

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

There are City expenses incurred related to the mailing of notices. These expenses are off-set by reimbursement fees charged to the District.

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

There are no recurring costs associated with this legislation. Additionally, the District provides enhanced security services for the Westport Business District, such as armed patrol areas, security checkpoints, and links to the Kansas City, Missouri, Police Department. The District's ability to fund such security services, as well as other neighborhood beatification services, helps preserve the tax base within the District and enables the City to utilize it's limited resources in a more efficient manner.



# City of Kansas City, Missouri

## Docket Memo

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

No

### Office of Management and Budget Review

(OMB Staff will complete this section.)

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

### Additional Discussion (if needed)

Click or tap here to enter text.

## Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Finance and Governance (Press tab after selecting.)

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

- Reform the City's economic incentives to meet the policy objectives of the City Council
- Ensure the resiliency of City government
- Engage in workforce planning including employee recruitment, development, retention, and engagement
- Ensure a responsive, representative, engaged, and transparent City government
- 
- 

## Prior Legislation

Ordinance 210565: Establishing City priorities for Community Improvement Districts

Ordinance 031062: Established the Westport I CID (2003)

Ordinance 080917: First Amendment to the Petition of Westport I CID (2008)



# City of Kansas City, Missouri

## Docket Memo

### Service Level Impacts

This ordinance will have no impact on existing service levels.

### Other Impacts

1. What will be the potential health impacts to any affected groups?  
No change
2. How have those groups been engaged and involved in the development of this ordinance?  
N/A
3. How does this legislation contribute to a sustainable Kansas City?  
No change
4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?  
N/A
5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?  
N/A





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**File #:** 230506

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ORDINANCE NO. 230506

Sponsor: Councilmember Andrea Bough

*Approving the petition to amend the 4840 Community Improvement District; amending the 4840 Community Improvement District generally located at 48th Street on the north between Roanoke Parkway on the east and Belleview Avenue on the west in Kansas City, Jackson County, Missouri; requiring the annual submission of certain records; and directing the City Clerk to report the creation of the District to the Missouri Department of Economic Development and the Missouri State Auditor.*

WHEREAS, the 4840 Community Improvement District (the “District”) was approved and established on March 28, 2013, by Ordinance No. 130205; and

*WHEREAS, Resolution No. 230406, passed on May 18, 2023, authorized the City Manager to sign an amended petition for the District on behalf of the City, the only property owner within the District; and*

*WHEREAS, the executed petition to amend the District has been filed with the City Clerk; NOW THEREFORE,*

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

*Section 1. That the petition to amend the 4840 Community Improvement District (the “Petition”), which is attached hereto as Exhibit 1, is hereby approved in its entirety in accordance with Sections 67.1401 through 67.1571, RSMo., otherwise known as the Missouri Community Improvement District Act (the “Act”).*

*Section 2. That the District is hereby amended for the purposes set forth in the Petition, which the District shall have all the powers and authority authorized by the Petition, the Act, and by law, and shall continue to exist for a period of seventeen (17) additional years in accordance with the Petition, unless extended pursuant to Section 67.1481.6, RSMo.*

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

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

..end

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Approved as to form and legality:

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Eluard Alegre  
Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: City Planning

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

### Executive Summary

Approving the petition to amend the 4840 Community Improvement District; requiring the annual submission of certain records; and directing the City Clerk to report the creation of the District to the Missouri Department of Economic Development and the Missouri State Auditor.

### Discussion

This ordinance approves the Amended Petition for the 4840 Community Improvement District. This petition would extend the District to March 28, 2040.

### Fiscal Impact

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

2. What is the funding source?

The District is funded through a 1% sales tax within the District boundaries.

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

There are City expenses incurred related to the mailing of notices. These expenses are off-set by reimbursement fees charged to the District.

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

There are no recurring costs associated with this legislation.

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

No



# City of Kansas City, Missouri

## Docket Memo

### Office of Management and Budget Review

(OMB Staff will complete this section.)

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

### Additional Discussion (if needed)

Click or tap here to enter text.

### Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Finance and Governance (Press tab after selecting.)

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

- Reform the City's economic incentives to meet the policy objectives of the City Council
- Ensure the resiliency of City government
- Engage in workforce planning including employee recruitment, development, retention, and engagement
- Ensure a responsive, representative, engaged, and transparent City government
- 
- 

### Prior Legislation

Ordinance 210565: Establishing City priorities for Community Improvement Districts  
Ordinance 130205: Established the 4840 CID (2013)

### Service Level Impacts

This ordinance will have no impact on existing service levels.

### Other Impacts



# City of Kansas City, Missouri

## Docket Memo

1. What will be the potential health impacts to any affected groups?  
No change
2. How have those groups been engaged and involved in the development of this ordinance?  
N/A
3. How does this legislation contribute to a sustainable Kansas City?  
No change
4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?  
N/A
5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?  
N/A



**File #: 230522**

RESOLUTION NO. 230522

Sponsor: Director of City Planning and Development Department

RESOLUTION - Approving an amendment to the Hickman Mills Area Plan on about 29.6 acres generally located south of Longview Road and west of Raytown Road by changing the recommended land use from residential low density to office for the Smith Hale Middle School Adaptive Reuse. (CD-CPC-2023-00066)

WHEREAS, on June 4, 2020, the City Council by Resolution No. 200191 adopted the Hickman Mills Area Plan; and

WHEREAS, after further review it has been deemed appropriate to amend the Hickman Mills Area Plan as it affects that area of approximately 29.6 acres generally located south of Longview Road and west of Raytown Road by changing the recommended land use from residential low density to office; and

WHEREAS, the City Plan Commission considered such amendment to the Proposed Land Use Map on June 6, 2023; and

WHEREAS, after all interested persons were given an opportunity to present testimony, the City Plan Commission, on June 6, 2023, made no recommendation for the proposed amendment to the Hickman Mills Area Plan; NOW, THEREFORE,

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

Section A. That the Hickman Mills Area Plan is hereby amended as to the Proposed Land Use Plan and Map for that area of approximately 29.6 acres generally located south of Longview Road and west of Raytown Road by changing the recommended land use from residential low density to office.

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

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

..end



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: City Planning

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

### Executive Summary

Seeking approval of a rezoning to district R-80 (Residential 80) to district O-1 (Office 1) and an area plan amendment to the Hickman Mills Area Plan from Residential Low Density to Office.

### Discussion

The applicant is seeking approval of a rezoning from district R-80 to district O-1, there are a couple parcels zoned O to the north and south of the property, higher density residential districts to the west, and open space to the east. The O-1 zoning would restrict future building height to 35' (feet) and decrease the allowed floor area ratio (FAR). The applicant is also seeking approval of an area plan amendment to ensure the future land use classification of the lot matches the proposed zoning. After city staff and applicant presentations, the Commission heard public testimony in opposition of the proposed rezoning and area plan amendment. Following a discussion among Commissioners regarding the proposed use and effect on the surrounding neighborhood the Commissioners had a split vote which led to a determination of "no recommendation" for the proposed rezoning and area plan amendment.

### Fiscal Impact

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

# City of Kansas City, Missouri

## Docket Memo



### Office of Management and Budget Review

(OMB Staff will complete this section.)

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

### Additional Discussion (if needed)

NA

### Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Housing and Healthy Communities (Press tab after selecting.)

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

- Maintain and increase affordable housing supply to meet the demands of a diverse population
- Broaden the capacity and innovative use of funding sources for affordable housing
- Invest in neighborhood stabilization and revitalization to reduce blight, ensure sustainable housing, and improve the wellbeing of residents while sustaining their diverse cultures
- Ensure all occupants of residences have quality, efficient, and healthy housing with minimal economic or regulatory barriers
- Address the various needs of the City's most vulnerable population
- Utilize planning approaches to improve the City's neighborhoods

### Prior Legislation

See CPC Staff Report

### Service Level Impacts

See CPC Staff Report



# City of Kansas City, Missouri

## Docket Memo



### Other Impacts

1. What will be the potential health impacts to any affected groups?  
NA
2. How have those groups been engaged and involved in the development of this ordinance?  
NA
3. How does this legislation contribute to a sustainable Kansas City?  
NA
4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?  
NA
5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?  
NA



**File #: 230525**

ORDINANCE NO. 230525

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 29.6 acres generally located south of Longview Road and west of Raytown Road from District R-80 to District O-1 to allow the adaptive reuse of the former Smith-Hale Middle School. (CD-CPC-2023-00065)

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-1396, rezoning an area of about 29.6 acres generally located south of Longview Road and west of Raytown Road from District R-80 (Residential Dash 80) to District O-1 (Office Dash 1), said section to read as follows:

Section 88-20A-1396. That an area legally described as:

All that part of the East 33-1/3 acres of the West 66-2/3 acres of the Northwest 1/4 of Section 8, Township 47, Range 32, and all that part of the East 16-2/3 acres of the West 33-1/3 acres of the Southwest 1/4 of the Southwest 1/4 of Section 5, Township 47, Range 32, lying South of the public road running East and West through said tract, in Kansas City, Jackson County, Missouri, described as follows: Commencing at the South Quarter corner of said Section 5; thence North along the North-South Centerline of said Section 5, 630.85 feet to the centerline of Longview Road; thence South 86°56' West along said centerline, 1734.61 feet to the true point of beginning; thence South 0°09' East 324.05 feet; thence South 38°15'50" East 154.0 feet (Deed South 38°39'45" East 154.9 feet); thence North 89°22' East 112.0 feet to a point on the East line of the East 16-2/3 acres of the West 33-1/3 acres of the Southwest 1/4 of the Southwest 1/4 of said Section 5; thence South 0°09' East along said East line, 108.1 feet to a point on the South line of said Section 5; thence South 0°18' East along the East line of the East 33-1/3 acres of the West 66-2/3 acres of the Northwest 1/4 of said Section 8, 2004.80 feet; thence South 89°36'35" West parallel with the North line of the Northwest 1/4 of said Section 8, 545.71 feet to a point on the West line of the East 33-1/3 acres of the West 66-2/3 acres of the Northwest 1/4 of said Section 8; thence North 0°18' West along said West line 2004.80 feet to a point on the North line of the Northwest 1/4 of said Section 8; thence North 0°09' West along the West line of the East 16-2/3 acres of the West 33-1/3 acres of the Southwest 1/4 of the

Southwest 1/4 of said Section 5, 537.41 feet to a point on the centerline of Longview Road; thence North 86°56' East along said centerline, 339.12 feet to the point of beginning, except that part in Longview Road, as presently established.

is hereby rezoned from District R-80 (Residential Dash 80) to District O-1 (Office Dash 1) all as shown outlined on a map marked Section 88-20A-1396, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

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

..end

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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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Joseph Rexwinkle, AICP  
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 #

Submitted Department/Preparer: City Planning

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

### Executive Summary

Seeking approval of a rezoning to district R-80 (Residential 80) to district O-1 (Office 1) and an area plan amendment to the Hickman Mills Area Plan from Residential Low Density to Office.

### Discussion

The applicant is seeking approval of a rezoning from district R-80 to district O-1, there are a couple parcels zoned O to the north and south of the property, higher density residential districts to the west, and open space to the east. The O-1 zoning would restrict future building height to 35' (feet) and decrease the allowed floor area ratio (FAR). The applicant is also seeking approval of an area plan amendment to ensure the future land use classification of the lot matches the proposed zoning. After city staff and applicant presentations, the Commission heard public testimony in opposition of the proposed rezoning and area plan amendment. Following a discussion among Commissioners regarding the proposed use and effect on the surrounding neighborhood the Commissioners had a split vote which led to a determination of "no recommendation" for the proposed rezoning and area plan amendment.

### Fiscal Impact

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



# City of Kansas City, Missouri

## Docket Memo

### Office of Management and Budget Review

(OMB Staff will complete this section.)

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

### Additional Discussion (if needed)

NA

### Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Housing and Healthy Communities (Press tab after selecting.)

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

- Maintain and increase affordable housing supply to meet the demands of a diverse population
- Broaden the capacity and innovative use of funding sources for affordable housing
- Invest in neighborhood stabilization and revitalization to reduce blight, ensure sustainable housing, and improve the wellbeing of residents while sustaining their diverse cultures
- Ensure all occupants of residences have quality, efficient, and healthy housing with minimal economic or regulatory barriers
- Address the various needs of the City's most vulnerable population
- Utilize planning approaches to improve the City's neighborhoods

### Prior Legislation

See CPC Staff Report

### Service Level Impacts

See CPC Staff Report

# City of Kansas City, Missouri

## Docket Memo



### Other Impacts

1. What will be the potential health impacts to any affected groups?  
NA
2. How have those groups been engaged and involved in the development of this ordinance?  
NA
3. How does this legislation contribute to a sustainable Kansas City?  
NA
4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?  
NA
5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?  
NA