



**Agenda**

**Neighborhood Planning and Development Committee**

Chairperson Ryana Parks-Shaw

Vice Chair Eric Bunch

Councilmember Nathan Willett

Councilmember Melissa Patterson Hazley

**Tuesday, August 13, 2024**

**1:30 PM**

**26th Floor, Council Chamber**

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

**PUBLIC OBSERVANCE OF MEETINGS**

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

Any closed session may be held via teleconference.

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

Applicants and citizens wishing to participate have the option of attending each meeting or they may do so through the videoconference platform ZOOM, using this link:

<https://us02web.zoom.us/j/84530222968>

**\*\*\*PUBLIC TESTIMONY IS LIMITED TO TWO MINUTES\*\*\***

**\*\*\*Beginning of Consents\*\*\***

**Director of City Planning & Development**

**[240651](#)**

Sponsor: Director of City Planning and Development Department

Approving the plat of Levy at Martini Corner, an addition in Jackson County, Missouri, on approximately 1 acre generally located at the northeast corner of Gillham Rd and E. 31st Street; creating one lot for the purpose of a mixed-use development to allow for 163 residential units; accepting various easements; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2021-00061)

**Director of City Planning & Development**

[240652](#) Sponsor: Director of City Planning and Development Department

Approving the plat of The Villas at Oakwood, an addition in Jackson County, Missouri, on approximately 29 acres generally located on the west side of Grandview Road and Kings Highway; creating two (2) lots and three (3) tracts for the purpose of a residential and golf course development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2024-00016)

**Director of City Planning & Development**

[240681](#) Sponsor: Director of City Planning and Development Department

Approving the plat of Martini Flats, an addition in Jackson County, Missouri, on approximately 1.28 acres generally located on the west side of Oak Street between Linwood Boulevard and E. 31st Street, creating 12 lots for the purpose of single unit residential homes; accepting various easements; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2023-00010)

\*\*\*End of consents\*\*\*

[240649](#) Sponsor: Director of Housing and Community Development Department

Accepting the recommendations of the Central City Economic Development Board; reducing an existing appropriation by \$1,711,159.00 and appropriating \$1,711,159.00 from the Unappropriated Fund Balance in the Central City Economic Development; and authorizing the Manager of Procurement Services to execute the necessary documents to amend the funding agreements and expend up to \$1,711,159.00 from the funds appropriated in the Central City Economic Development Tax Fund.

**Director of City Planning & Development**

[240653](#) Sponsor: Director of City Planning and Development Department

Amending the Major Street Plan to change the street typology designation of N.W. Tiffany Springs Parkway from parkway to local link between I-29 Highway on the east and N. Hampton Avenue on the west. (CD-CPC-2024-00055)

**Director of City Planning & Development**

[240680](#) Sponsor: Director of City Planning and Development Department

Approving a development plan in District B3-2 on about 24.7 acres generally located at Interstate 35 and N.E. Oak Ridge Drive to allow for outdoor and indoor sports and recreation. (CD-CPC-2024-000680)

**Director of City Planning & Development**

[240682](#) Sponsor: Director of City Planning and Development Department

Vacating an approximately 800 foot long street in District M3-5 on about 1.07 acres generally located at the corner of Prospect Avenue and East 87th Terrace; and directing the City Clerk to record certain documents. (CD-ROW-2024-00004)

**Director of City Planning & Development**

[240687](#) Sponsor: Director of City Planning and Development Department

Rezoning an area of two acres generally located at 4900 Oak Street from District R-0.5 to District O-3 for an existing office building. (CD-CPC-2024-00050)

**Director of City Planning & Development**

[240689](#) Sponsor: Director of City Planning and Development Department

Accepting and approving a grant award from the National Park Service Underrepresented Communities Grant Program to provide funding to recognize historic African American sites in the city; and estimating revenue and appropriating a total of \$75,000.00 in the General Grants Fund.

**Lucas**

[240697](#) Sponsor: Mayor Quinton Lucas

Approving a vacation of public right of way of 1622.60 feet in District UR generally located on the west side of Santa Fe Street between West 11th Street and Union Avenue conditional upon the maintenance of a Public Access Easement; authorizing the City Manager to accept a Public Access Easement; and directing the City Clerk to record certain documents (CD-ROW-2023-00007)

**O'Neill**

[240698](#) Sponsor: Councilperson Kevin O'Neill

Approving the petition to establish the Tiffany Square Community Improvement District; establishing the Tiffany Square Community Improvement District generally bounded by Northwest Old Tiffany Springs Road on the north, North Ambassador Drive on the east, and Northwest Skyview Avenue on the south and west in Kansas City, Platte 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.

RE-REFERRED

**Bunch**

[240411](#) Sponsor: Councilmember Eric Bunch  
COMMITTEE SUBSTITUTE

Amending Chapter 88, the Zoning and Development Code, by repealing Section 88-354, Marijuana Facilities, and enacting in lieu thereof a new section of like number and subject matter for the purpose of requiring a distance of 2,000 feet between marijuana dispensary facilities and amending the distance between schools and marijuana facilities; amending 88-805-04-V, Retail Sales, to classify marijuana dispensary facilities as a retail sales use; and amending Section 88-810 by adding definitions applicable to marijuana uses.

HELD IN COMMITTEE

**Director of City Planning & Development**

[240601](#) Sponsor: Director of City Planning and Development Department

Approving a development plan on about 0.35 acres in District DX-15 generally located at 1818 Main Street for a major amendment to a previously approved development plan to allow for 147 units. (CD-CPC-2024-00058)

**Director of Housing and Community Development**

[240620](#) Sponsor: Director of Housing and Community Development Department

Accepting the recommendations of the Central City Economic Development Board; reducing an existing appropriation by \$15,460,058.00 and appropriating \$15,460,058.00 from the Unappropriated Fund Balance in the Central City Economic Development; authorizing the Manager of Procurement Services to execute various funding agreements in accordance with this Ordinance; and authorizing the Director of the Housing and Community Development Department to expend up to \$15,460,058.00 from funds appropriated in the Central City Economic Development Fund.

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.

Adjournment



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**File #: 240651**

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ORDINANCE NO. 240651

Sponsor: Director of City Planning and Development Department

Approving the plat of Levy at Martini Corner, an addition in Jackson County, Missouri, on approximately 1 acre generally located at the northeast corner of Gillham Rd and E. 31st Street; creating one lot for the purpose of a mixed-use development to allow for 163 residential units; accepting various easements; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2021-00061)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Levy at Martini Corner, a subdivision in Jackson County, Missouri, a true and correct copy of which is attached hereto and incorporated herein by reference, is hereby approved.

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

Section 3. That the Director of City Planning and Development is hereby authorized to execute a covenant to maintain private open space and storm water detention area tracts Agreement, to be in a form substantially as that attached hereto as Exhibit A and incorporated herein by reference.

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

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

Section 6. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on July 17, 2024.

..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 #: 240651

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

### Executive Summary

Approving the plat of Levy at Martini Corner, an addition in Jackson County, Missouri, on approximately 1 acre generally located at the northeast corner of Gillham Rd and E 31<sup>st</sup> St creating one lots for the purpose of a mixed-use development to allow for 163 residential units; accepting various easements; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2021-00061)

### Discussion

Please see the City Plan Commission staff report for detailed information. No waivers or deviations from the Zoning and Development Code area requested.

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
Not applicable as this is a zoning ordinance authorizing the subdivision of subject property.
3. How does the legislation affect the current fiscal year?  
Not applicable as this is a zoning ordinance authorizing the subdivision of subject property.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
The proposed ordinance authorizes construction of public infrastructure. Once completed, the infrastructure will be accepted by the city and become the City's responsibility to maintain.



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

The ordinance authorizes the subdivision of land which would not generate revenue. Future development of the land may generate revenue.

**Office of Management and Budget Review**

(OMB Staff will complete this section.)

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

**Additional Discussion (if needed)**

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

**Citywide Business Plan (CWBP) Impact**

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

Ordinance 210965 – CD-CPC-2020-00137 was approved on October 28<sup>th</sup>, 2021, which rezoned the 0.92 acres to District UR (Urban Redevelopment) and approved a development plan for a new structure within 163 multi-family units with amenity space and restaurant.

## Service Level Impacts

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

## Other Impacts

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

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

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

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

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

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

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

No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

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

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

No(Press tab after selecting)

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

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



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**File #: 240652**

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ORDINANCE NO. 240652

Sponsor: Director of City Planning and Development Department

Approving the plat of The Villas at Oakwood, an addition in Jackson County, Missouri, on approximately 29 acres generally located on the west side of Grandview Road and Kings Highway; creating two (2) lots and three (3) tracts for the purpose of a residential and golf course development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2024-00016)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of The Villas at Oakwood, a subdivision in Jackson County, Missouri, a true and correct copy of which is attached hereto and incorporated herein by reference, is hereby approved.

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

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

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

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

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

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

Section 7. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on July 17, 2024.

..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 #: 240652

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

### Executive Summary

Approving the plat of The Villas at Oakwood, an addition in Jackson County, Missouri, on approximately 29 acres generally located on west side of Grandview Road at Kings Highway; creating two (2) lots and three (3) tracts for the purpose of residential and golf course development; accepting various easements; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2024-00016)

### Discussion

This is an ordinance authorizing the subdivision of land. Please see the CPC Staff Report for full discussion.

### Fiscal Impact

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

### Office of Management and Budget Review

(OMB Staff will complete this section.)

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

**Additional Discussion (if needed)**

No account string to verify as there is no fiscal impact.

**Citywide Business Plan (CWBP) Impact**

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

**Case No. CD-CPC-2022-0088** – Ordinance 220592, approved by City Council on July 31, 2022 approved a development plan which also served as a preliminary plat in District R-5 on about 29 acres generally located at 9700 Grandview Road to allow construction of 20 residential units and a golf course.

**Service Level Impacts**

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

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
Not applicable as this is an ordinance authorizing the subdivision of land.
2. How have those groups been engaged and involved in the development of this ordinance?  
Not applicable as this is an ordinance authorizing the subdivision of land.
3. How does this legislation contribute to a sustainable Kansas City?  
Not applicable as this is an ordinance authorizing the subdivision of land.
4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)  
  
Not applicable as this is an ordinance authorizing the subdivision of land.  
[Click or tap here to enter text.](#)
5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.  
  
No - CREO's review is not applicable (Press tab after selecting)  
Please provide reasoning why not:  
Not applicable as this is an ordinance authorizing the subdivision of land.
6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?  
  
No(Press tab after selecting)  
  
Not applicable as this is an ordinance authorizing the subdivision of land.
7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?  
No(Press tab after selecting)





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**File #: 240681**

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ORDINANCE NO. 240681

Sponsor: Director of City Planning and Development Department

Approving the plat of Martini Flats, an addition in Jackson County, Missouri, on approximately 1.28 acres generally located on the west side of Oak Street between Linwood Boulevard and E. 31st Street, creating 12 lots for the purpose of single unit residential homes; accepting various easements; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2023-00010)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Martini Flats, an addition in Jackson County, Missouri, a true and correct copy of which is attached hereto and incorporated herein by reference, is hereby approved.

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

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

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

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

Section 5. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on July 3, 2024.

..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 #: 240681

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

### Executive Summary

Approving the plat of Martini Flats, an addition in Jackson County, Missouri, on approximately 1.28 acres generally located at generally located on the west side of Oak Street between Linwood Boulevard and 31st Street, creating 12 lots for the purpose of single unit residential homes; accepting various easements; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2023-00010)

### Discussion

Please see the City Plan Commission Staff Report for full discussion. This is a Final Plat application authorizing the creation of 12 single unit residential homes.

### Fiscal Impact

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

**Office of Management and Budget Review**  
(OMB Staff will complete this section.)

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

**Additional Discussion (if needed)**

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

**Citywide Business Plan (CWBP) Impact**

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

**CONTROLLING CASE**

**Case No. CD-CPC-2022-00214** – On April 13, 2023, the Development Review Committee approved a Preliminary Plat District R1.5 (Residential) on about 1 acre generally located on the west side of Oak Street between Linwood Boulevard and 31st Street creating 12 lots.

**RELEVANT CASES**

**Case No. CD-CPC-2022-00163** – Ordinance 221088 approved by City Council on January 5, 2023, City Council approved a rezoning from District M1-5 (Manufacturing) to District R-1.5 (Residential) on about 1.3 acres generally located on the west side of Oak Street between E. 31st Street on the north and E. Linwood Boulevard on the south.

**Case No. CD-CPC-2022-00167** – Resolution 221084 approved by City Council on January 5, 2023 City Council amended the Midtown/ Plaza Area Plan by changing the recommended land use from Residential Medium-High Density land use to Residential High Density land use designation on about 1.3 acres generally located on the west side of Oak Street between E. 31st Street on the north and E. Linwood Boulevard on the south.

## Service Level Impacts

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

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
Not applicable as this is a ordinance authorizing the subdivision of land.
2. How have those groups been engaged and involved in the development of this ordinance?  
Not applicable as this is a ordinance authorizing the subdivision of land.
3. How does this legislation contribute to a sustainable Kansas City?  
Not applicable as this is a ordinance authorizing the subdivision of land.
4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)  
  
Not applicable as this is a ordinance authorizing the subdivision of land.  
Click or tap here to enter text.
5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.  
  
No - CREO's review is not applicable (Press tab after selecting)  
Please provide reasoning why not:  
Not applicable as this is a ordinance authorizing the subdivision of land.
6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?  
  
No(Press tab after selecting)

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

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



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**File #: 240649**

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ORDINANCE NO. 240649

Sponsor: Director of Housing and Community Development Department

Accepting the recommendations of the Central City Economic Development Board; reducing an existing appropriation by \$1,711,159.00 and appropriating \$1,711,159.00 from the Unappropriated Fund Balance in the Central City Economic Development; and authorizing the Manager of Procurement Services to execute the necessary documents to amend the funding agreements and expend up to \$1,711,159.00 from the funds appropriated in the Central City Economic Development Tax Fund.

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

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

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

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

*WHEREAS, the contributions contemplated by the Funding Agreement are limited to those which have been determined to be needed for the purpose of ensuring that the*

project proceeds, and but for their contribution, the project would not proceed, to the detriment of the public interest; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the recommendations of Central City Economic Development Tax Board that was issued May 14, 2024, are hereby accepted.

Section 2. That the sum of \$1,711,159.00 is hereby reduced in the following account of the Central City Economic Development Sales Tax Fund:

25-2200-555998-619080-55Budget	Budget Integration Account
\$1,711,159.00	

Section 3. That the sum of \$1,711,159.00 is hereby appropriated to the following accounts of the Central City Economic Development Sales Tax fund:

25-2200-555998-619080-57190653	Linwood Property, Inc	\$
22,697.00		
25-2200-555998-619080-57JAZZ	Jazz Hill Homes	995,000.00
25-2200-555998-619080-5719VINE	19 Vine	
<u>693,462.00</u>		
	TOTAL	\$1,711,159.00

Section 4. That the Manager of Procurement Services is authorized to execute the necessary documents to amend the aforementioned funding agreements and expend up to \$1,711,159.00 from the funds appropriated in the Central City Economic Development Tax Fund herein.

Section 5. That the Director of the Housing and Community Development Department is designated requisitioning authority for Account Nos.

25-2200- 555998-619080-57190653  
25-2200-555998-619080-57JAZZ  
25-2200-555998-619080-5719VINE

..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:

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Joseph A. Guarino  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 240649

Submitted Department/Preparer: Housing

Revised 6/10/24

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

### Executive Summary

Recommendation of the Central City Economic Development Tax Board for additional funding in the amount of \$1,711,159.00.

### Discussion

Recommendation of the Central City Economic Development Tax Board for additional funding in the amount of \$1,711,159.00; reducing an existing appropriation by \$1,711,159.00 and appropriating \$1,711,159.00 from the Unappropriated Fund Balance in the Central City Economic Development; and authorizing the Manager of Procurement Services to execute the necessary documents to amend the funding agreements and expend up to \$1,711,159.00 from the funds appropriated in the Central City Economic Development Tax Fund.

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
25-2200-555998-619080-55Budget Budget Integration Account; CCED Fund
3. How does the legislation affect the current fiscal year?  
CCED Board voted to recommend an increase in funding for certain projects.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
NA
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
NA

**Office of Management and Budget Review**  
(OMB Staff will complete this section.)

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

**Additional Discussion (if needed)**

Click or tap here to enter text.

### Citywide Business Plan (CWBP) Impact

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

### Prior Legislation

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

### Service Level Impacts

The Developers subsequently identified a need for additional funding due to increases in construction labor and construction materials.

## 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?  
(i) enhances the tax base of the Project Site; (ii) retains and generates jobs; (iii) promotes economic development in the area of the City in which the Project Site is located, and promotes consideration of areas of the City that the City Council has determined to be blighted as a location for business operations; (iv) results in generation of tax revenues to the City from the conduct of business and other activities in the City that would not otherwise occur; (v) serves as a catalyst for additional investment in and further redevelopment and rehabilitation of the area of the City in which the Project Site is located; and (vi) furthers the City's policy of encouraging economic stability and growth
4. Does this legislation create or preserve new housing units?  
Yes (Press tab after selecting)  
  
Total Number of Units 309  
Number of Affordable Units 309
5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.  
  
Yes - I have submitted documents for CREO Review (Press tab after selecting)  
Please attach or copy and paste CREO's review.
6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?  
  
No(Press tab after selecting)  
  
NA
7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

No(Press tab after selecting)



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**File #: 240653**

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ORDINANCE NO. 240653

Sponsor: Director of City Planning and Development Department

Amending the Major Street Plan to change the street typology designation of N.W. Tiffany Springs Parkway from parkway to local link between I-29 Highway on the east and N. Hampton Avenue on the west. (CD-CPC-2024-00055)

WHEREAS, a Major Street Plan for Kansas City was adopted by Second Committee Substitute for Ordinance No. 64073, passed September 28, 1989; and

WHEREAS, further changes were recommended and approved by Ordinance No. 64760, passed November 22, 1989; by Ordinance No. 911308, passed November 27, 1991; by Ordinance No. 960104, passed March 7, 1996; by Committee Substitute for Ordinance No. 971243, passed February 5, 1998; by Committee Substitute for Ordinance No. 000742, passed June 29, 2000; by Ordinance No. 020136, passed March 6, 2002; by Ordinance No. 011406, passed July 18, 2002; by Committee Substitute for Ordinance 011288, passed August 15, 2002; and by Ordinance No. 030928, passed September 11, 2003, by Ordinance Nos. 051158, 051159, 051160 and 051161, all passed October 6, 2005; by Ordinance No. 060579, passed June 15, 2006; by Committee Substitute for Ordinance No. 061235, passed November 30, 2006; by Ordinance 080150, passed March 6, 2008; by Ordinance 080204, passed March 13, 2008, by Ordinance 090187, passed April 9, 2009, by Ordinance No. 110249, passed October 23, 2011; by Ordinance No. 160336, passed June 23, 2016; by Ordinance No. 210837, passed September 23, 2021, and by Ordinance No. 220661, passed on August 25, 2022.

WHEREAS, further review and revisions have been initiated by Tiffany Springs Logistics, LLC, concerning certain issues related to the Major Street Plan; and

WHEREAS, the review and request by Tiffany Springs Logistics, LLC, includes recommendations for revisions to the Major Street Plan to change the street typology designation of N.W. Tiffany Springs Parkway from parkway to local link between I-29 Highway on the east and N. Hampton Avenue on the west; and

WHEREAS, the City Plan Commission has reviewed the proposed amendments to the Major Street Plan and, pursuant to public notice and hearing, did on July 17, 2024, recommend certain revisions to the Major Street Plan and the City Council has considered said recommendation and hereby adopts certain revisions to the Major Street Plan, specifically to change the street typology designation of N.W. Tiffany Springs Parkway from parkway to local

link between I-29 Highway on the east and N. Hampton Avenue on the west; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Major Street Plan of Kansas City is hereby amended to change the street typology designation of N.W. Tiffany Springs Parkway from parkway to local link between I-29 Highway on the east and N. Hampton Avenue on the west.

Section 2. That the City Clerk is hereby directed to file such documents in the office of the Recorder of Deeds for Platte County, Missouri.

Section 3. That the Council hereby 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

\_\_\_\_\_

I hereby certify that as required by law, the foregoing ordinance was duly advertised and public hearings were held.

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

Approved as to form:

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



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 240653

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

### Executive Summary

Amending the Major Street Plan to change the Street Typology designation of NW Tiffany Springs Parkway from Parkway to Local Link between I-29 Highway on the east and N. Hampton Avenue on the west. (CD-CPC-2024-00055)

### Discussion

See attached staff report.

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
This is a major street plan amendment, not applicable.
3. How does the legislation affect the current fiscal year?  
This is a major street plan amendment, not applicable.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
This is a major street plan amendment, not applicable.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
This is a major street plan amendment, not applicable.

### Office of Management and Budget Review

(OMB Staff will complete this section.)

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



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

**Additional Discussion (if needed)**

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

**Citywide Business Plan (CWBP) Impact**

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

**Prior Legislation**

Ord. No. 230500 and No. 230499

**Service Level Impacts**

This is a major street plan amendment, not applicable.

**Other Impacts**

1. What will be the potential health impacts to any affected groups?  
This is a major street plan amendment, not applicable.

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

This is a major street plan amendment, not applicable.

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

This is a major street plan amendment, not applicable.

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

Please Select (Press tab after selecting)

This is a major street plan amendment, not applicable.

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

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

Please Select (Press tab after selecting)

This is a major street plan amendment, not applicable.

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

No(Press tab after selecting)

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

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

No(Press tab after selecting)



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**File #: 240680**

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ORDINANCE NO. 240680

Sponsor: Director of City Planning and Development Department

Approving a development plan in District B3-2 on about 24.7 acres generally located at Interstate 35 and N.E. Oak Ridge Drive to allow for outdoor and indoor sports and recreation. (CD-CPC-2024-000680)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District B3-2 (Community Business (Dash 2)) generally located at Interstate 35 and N.E. Oak Ridge Drive, and more specifically described as follows:

Part of Lot 1, Timber Ridge Driving Range, as subdivision of land in Kansas City, Clay County, Missouri, being more particularly described as follows: Commencing at the northwest corner of Lot 1, Timber Ridge Driving Range; thence South 0 degrees 09 minutes 46 seconds West 190.00 feet (South 0 degrees 02 minutes 13 seconds West-plat) along the west line of Lot 1, to the point of beginning of the tract of land hereinafter described: thence North 64 degrees 45 minutes 45 seconds East 273.70 feet; thence South 71 degrees 18 minutes 56 seconds East 570.50 feet to a point on the centerline of Eugene Field Street, said point being on the northwesterly right-of-way line of U.S. Interstate Highway No. 35; thence southwesterly 330.12 feet (being a 2939.79 foot radius curve to the left having a central angle of 6 degrees 26 minutes 02 seconds, an arc length of 330.12 feet and an initial tangent bearing of South 38 degrees 17 minutes 18 seconds West) along the northwesterly right-of-way line of U.S. Interstate Highway No. 35; thence South 31 degrees 51 minutes 16 seconds West 418.40 feet (South 31 degrees 51 minutes 14 seconds West-plat) along the northwesterly right-of-way line; thence South 51 degrees 30 minutes 30 seconds West 74.33 feet (South 51 degrees 22 minutes 57 seconds West-plat) along the northwesterly right-of-way line; South 31 degrees 51 minutes 16 seconds West 297.16 feet (South 31 degrees 51 minutes 14 seconds West-plat) along the northwesterly right-of-way line; thence North 56 degrees 03 minutes 32 seconds West 142.08 feet; thence North 18 degrees 37 minutes 38 seconds West 39.10 feet to a point in the centerline of an existing creek; thence North 17 degrees 42 minutes 02 seconds West 49.34 feet along the said centerline: thence North 26 degrees 18 minutes 46 seconds West 101.52 feet along the said centerline; thence North 8 degrees 54 minutes 06 seconds West 84.02 feet along the said centerline; thence

North 29 degrees 59 minutes 11 seconds West 100.34 feet along the said centerline; thence South 61 degrees 27 minutes 36 seconds West 129.77 feet along the said centerline; thence North 51 degrees 33 minutes 40 seconds West 89.19 feet along the said centerline to a point on the west line of Lot 1, Timber Ridge Driving Range; thence North 4 degrees 37 minutes 48 seconds East 59.25 feet (North 4 degrees 30 minutes 15 seconds East-plat) to a westerly corner of Lot 1, thence North 31 degrees 03 minutes 21 seconds East 522.99 feet (North 30 degrees 55 minutes 48 seconds East-plat) to a westerly corner of Lot 1, said point being South 0 degrees 09 minutes 46 seconds West 255.32 feet (South 0 degrees 02 minutes 13 seconds West 255.08 feet-plat) from the northeast corner of Lot 1; thence 0 degrees 09 minutes 46 seconds East 65.32 feet (North 0 degrees 02 minutes 13 seconds East-plat) along the west line of Lot 2 to the point of beginning, except that part in streets, roads, or highways.

is hereby approved, subject to the following conditions:

1. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
2. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to a certificate of occupancy.
3. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
4. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.
5. The developer shall secure approval of a project plan from the City Plan Commission prior to the issuance of a building permit for phase II.
6. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, has been installed or preserved in accordance with the plan and is healthy prior to a certificate of occupancy.
7. The developer shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC-2018 § 507.1)

8. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2) and fire hydrant distribution shall follow IFC-2018 Table C102.1.
9. A required Fire Department access road shall be an all-weather surface. (IFC-2012: § 503.2.3) Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5) Required Fire Department access roads shall be designed to support a fire apparatus with gross axle weight of 85,000 pounds (IFC-2018: § 503.2.3) and fire lane signage shall be provided on all fire access drives.
10. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus (i.e., cul-de-sac, hammerhead Appendix D) (IFC-2018: §503.2.5) and the turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC2018: § 503.2.4).
11. The developer shall submit a macro storm drainage study with the first plat or phase, from a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including water quality BMP's, to the Land Development Division for review and acceptance for the entire development area, and submit a micro storm drainage study with each subsequent plat or phase showing compliance with the approved macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a building permit, whichever occurs first, as required by the Land Development Division.
12. The developer shall pay impact fees as required by Chapter 39 of the City's Code of Ordinances, as required by the Land Development Division.
13. The developer shall submit plans for grading, siltation, and erosion control to the Land Development Division for review and acceptance, provide a copy of the Storm Water Pollution Prevention (SWPP) plan submitted to the Missouri Department of Natural Resources (MDNR) and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
14. The developer shall submit a final stream buffer plan to the Land Development Division for approval prior to issuance of any building permits and obtain permits for the stream buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with Section 88-415 requirements.

15. The developer shall obtain a floodplain certificate from Development Services prior to beginning any construction activities within the floodplain.
16. Water and sewer service lines shall serve only one lot or tract and shall not cross a separate lot or tract.
17. No water service tap permits shall be issued until the public water main is released for taps.
18. The developer shall ensure that water and fire service lines shall meet current Water Services Department rules and regulations prior to the issuance of any certificate of occupancy.
19. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
20. Should public water main extension plans be required, then please submit plans signed and sealed by a Missouri PE through CompassKC for review, approval and contracting. Public water main plans shall follow the Kansas City Water rules and regulations for water main extensions.
21. The developer shall submit a macro storm drainage study with the first plat or phase, from a Missouri-licensed civil engineer to the Kansas City Water Services Department showing compliance with current adopted standards in effect at the time of submission, including water quality BMP's, to the Kansas City Water Services Department for review and acceptance for the disturbed area, and submit a micro storm drainage study with each subsequent plat or phase showing compliance with the approved macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a building permit, whichever occurs first, as required by the Kansas City Water Services Department.
22. The developer shall obtain the executed and recorded City approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting.
23. The developer shall submit plans for grading, siltation, and erosion control to the Kansas City Water Services Department for review and acceptance, and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.

24. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by Kansas City Water Services Department prior to issuance of a building permit to connect the private system to the public sewer main and depending on adequacy of the receiving system, make other improvements as may be required.
25. The developer shall secure permits to extend sanitary and storm water conveyance systems to serve the development and determine adequacy of receiving systems as required by the Kansas City Water Services Department, prior to recording the plat or issuance of a building permit, whichever occurs first.
26. The developer must grant any BMP and/or surface drainage easements to the City as required by the Kansas City Water Services Department, prior to recording the plat or issuance of any building permits.
27. The developer shall obtain a floodplain development permit from Development Services prior to beginning any construction activities within the floodplain.
28. The developer shall show the limits of the 100-year floodplain on the final plat and show the Minimum Low Opening Elevation (MLOE) of any structure on each lot that abuts a 100-year floodplain area (including detention basins and engineered surface drainage conveyances) on any plat and plan, as required by the Kansas City Water Services Department.
29. The developer shall obtain approval and any necessary permits from the United States Army Corps of Engineers for proposed wetland fills or alteration of the vegetated stream buffers prior to issuance of any site disturbance, grading, or stream buffer permits or approval of the final plat whichever occurs first.
30. The developer shall provide hydraulic information for any changes to the floodway and floodplain.

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

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

..end

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

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Sara Copeland, FAICP  
Secretary, City Plan Commission

Approved as to form:

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Sarah Baxter  
Senior Associate City Attorney





# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 240680

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

### Executive Summary

A request to approve a non-residential development plan in district B3-2 to allow for outdoor and indoor sports and recreation on about 24.7 acres generally located at Interstate 35 and NE Oak Ridge Drive. (CD-CPC-2024-00068)

### Discussion

This ordinance will allow for the construction of an private outdoor athletic field (Phase I) and an indoor athletic training center (Phase II).

### Fiscal Impact

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

### Office of Management and Budget Review (OMB Staff will complete this section.)

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

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

**Additional Discussion (if needed)**

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

**Citywide Business Plan (CWBP) Impact**

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

**Prior Legislation**

Ord. No. 240344 - Approving a development plan on about 30 acres in District B3-2 generally located at N.E. Oak Ridge Drive and Interstate 35 to allow for outdoor sports and recreation uses. (CD-CPC-2024-00010)

**Service Level Impacts**

No service level impacts are anticipated with the proposed ordinance.

**Other Impacts**

- 1. What will be the potential health impacts to any affected groups?  
No health impacts have been identified.

2. How have those groups been engaged and involved in the development of this ordinance?  
The applicant was required to comply with the Public Engagement requirements (88-505-12)

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

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

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

Click or tap here to enter text.

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

No(Press tab after selecting)

Click or tap here to enter text.

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

No(Press tab after selecting)



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**File #:** 240682

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ORDINANCE NO. 240682

Sponsor: Director of City Planning and Development Department

Vacating an approximately 800 foot long street in District M3-5 on about 1.07 acres generally located at the corner of Prospect Avenue and East 87th Terrace; and directing the City Clerk to record certain documents. (CD-ROW-2024-00004)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Council of Kansas City does hereby find and declare that on the 3rd day of March, 2024, a petition was filed with the City Clerk of Kansas City by Labconco Corporation for the vacation of a portion of East 87th Terrace right-of-way, being described as follows: All that part of Axtell Molinaro Industrial District, a subdivision in Kansas City, Jackson County Missouri being more particularly described as follows (the basis of bearing for this description is the North line of said subdivision also being the North line of the Southwest Quarter of Section 22, Township 48, Range 33, and has been prepared by Samuel J. DePriest MO PLS 2001300041 or under my direct supervision, March 13, 2024): Beginning at the southwest corner of Lot 20 of said subdivision, thence North 90 degrees 00 minutes 00 seconds East, with the north right of way line of East 87th Terrace, a distance of 800 feet, more or less, to a point on the west line of a tract of land described in a warranty deed to the City of Kansas City, Missouri found in instrument number 2005K0049704; thence South 27 degrees 39 minutes 03 seconds East, no longer with said right of way line, a distance of 67.74 feet to a point on the south right of way line of East 87th Terrace and to a point on the west line of a tract of land

described in a warranty deed to the City of Kansas City, Missouri found in instrument number 2005K0049704; thence South 90 degrees 00 minutes 00 seconds West, with said right of way, a distance of 764.27 feet to a point on the east right of way line of Prospect Avenue; thence on a curve to the left having a radius of 578.01 feet, a central angle of 03 degree 26 minutes 31 seconds, an initial tangent bearing of North 01 degrees 53 minutes 29 seconds West, a distance of 34.72 feet, all being with the east right of way of Prospect Avenue; thence North 05 degrees 20 minutes 00 seconds West, a distance 25.46 feet to the point of beginning. The above described tract of land contains 46,917 square feet or 1.07 acres, more or less, to the point of beginning, giving the distinct description of the street right-of-way to be vacated, and also the names of the persons and corporations owning or claiming to own the property fronting thereon, and that the consent of the persons and corporations owning or claiming to own three-fourths of the front feet of the property immediately adjoining said street right-of-way has been obtained in writing, that said consent has been acknowledged as deeds are acknowledged, and was duly filed with the petition for such vacation in the City Clerk's Office.

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

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

Section 4. That the portion of right-of-way of East 87th Terrace generally located at the corner of Prospect Avenue and East 87th Terrace, being described as follows: All that part of Axtell Molinaro Industrial District, a subdivision in Kansas City, Jackson County Missouri being more particularly described as follows (the basis of bearing for this description is the North line of said subdivision also being the North line of the Southwest Quarter of Section 22, Township 48, Range 33, and has been prepared by Samuel J. DePriest MO PLS 2001300041 or under my direct supervision, March 13, 2024): Beginning at the southwest corner of Lot 20 of said subdivision, thence North 90 degrees 00 minutes 00 seconds East, with the north right of way line of East 87th Terrace, a distance of 800 feet, more or less, to a point on the west line of a tract of land described in a warranty deed to the City of Kansas City, Missouri found in instrument number 2005K0049704; thence South 27 degrees 39 minutes 03 seconds East, no longer with said right of way line, a distance of 67.74 feet to a point on the south right of way line of East 87th Terrace and to a point on the west line of a tract of land described in a warranty deed to the City of Kansas City, Missouri found in instrument number 2005K0049704; thence South 90 degrees 00 minutes 00 seconds West, with said right of way, a distance of 764.27 feet to a point on the east right of way line of Prospect Avenue; thence on a curve to the left having a radius of 578.01 feet, a central angle of 03 degree 26 minutes 31 seconds, an initial tangent bearing of North 01 degrees 53 minutes 29 seconds West, a distance of 34.72 feet, all being with the east right of way of Prospect Avenue; thence North 05 degrees 20 minutes 00 seconds West, a distance 25.46 feet to the point of beginning. The above described tract of land contains 46,917 square feet or 1.07 acres be and the same is hereby vacated. However, the City of Kansas City reserves an easement and the right to locate, construct and maintain (or to authorize any franchised utility to locate, construct and maintain) conduits, water, gas and sewer pipes, poles and wire, or any of them over, under, along and across the above-described property. The City of

Kansas City shall have at all times the right to go upon the above-described property to construct, maintain and repair the same; and nothing in this vacation action shall be construed so as to grant any right to use the above-described property in any manner as would interfere with the construction or reconstruction and proper, safe and continuous maintenance of the aforesaid uses, and specifically, there shall not be built thereon or thereover any structure (except driveways, paved areas, grass, shrubs and fences) without first securing the written approval of the Director of Public Works, and subject to the following conditions:

1. Access to the levee system should be maintained for the U.S. Army Corps of Engineers to allow for performance of regular maintenance and emergency maintenance as this area is part of the Blue River Corridor in the Swope Area Plan.
2. The applicant shall retain a utility easement and protect facilities for AT&T utilities located in the right-of-way.
3. The applicant shall retain a utility easement and protect facilities for Spire utilities located in the right-of-way.
4. The applicant shall retain a utility easement and protect facilities for Evergy utilities located in the right-of-way.
5. The applicant shall retain a utility easement and protect facilities for Kansas City, Missouri Water Services utilities located in the right-of-way and to provide access to Kansas City Water Services to maintain assets and read meters along the vacated street and east side of cul de sac.
6. The applicant shall return the street lighting equipment for the three streetlights identified as: SDM1022, SDM1023, SDM1024 located on the south side of 87th Terrace to the city. The cost of any streetlight work/relocation/removal will be a cost to the project.
7. The applicant shall record a cross-access easement for all properties to retain legal access to the public right-of-way at the time of recording of this vacation.

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

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

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Approved as to form:

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

Approved by the City Plan Commission

\_\_\_\_\_  
Secretary

STATE OF MISSOURI )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

On the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, a Notary Public in and for said County, personally appeared \_\_\_\_\_ to me known to be the City Clerk of Kansas City, Missouri, in the above and foregoing ordinance mentioned, and acknowledged the said ordinance to be the act and deed of said Kansas City, duly passed by the Council of said City, and became effective as herein stated.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal at my office in Kansas City, Missouri, the day and year first above written.

My term expires \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public within and for  
County, Missouri

IN RECORDER'S OFFICE

STATE OF MISSOURI )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

I, the undersigned, Recorder of Deeds within and for the County aforesaid, do hereby certify that the foregoing instrument of writing was on the \_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ minutes M., duly filed for record in this office, and with certificate of acknowledgment thereon endorsed, is recorded in the records of this office in Book \_\_\_\_\_, at page \_\_\_\_\_.

In Testimony Whereof, I hereunto set my hand and affix the seal of said office at Kansas City, Missouri, this day and year last aforesaid.

\_\_\_\_\_  
Recorder

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





# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 240682

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

### Executive Summary

Vacating an approximately 800 foot long street in district M3-5 on about 1.07 acres generally located at the corner of Prospect Avenue and East 87<sup>th</sup> Terrace; and directing the City Clerk to record certain documents. (CD-CPC-2024-00004)

### Discussion

Please see the City Plan Commission staff report for detailed information regarding the vacation of right-of-way. At the meeting on July 17<sup>th</sup>, the Commission recommended approval with conditions of the vacation. No public testimony was given at the meeting or submitted with the staff packet.

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
Not applicable as this is a zoning ordinance vacating a portion of right-of-way.
3. How does the legislation affect the current fiscal year?  
Not applicable as this is a zoning ordinance vacating a portion of right-of-way.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
The ordinance authorizes vacating a public right-of-way. Once completed, the infrastructure will be accepted by a private entity and will be maintained by the property owner.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
The ordinance authorizes the vacating of public right-of-way, which would not generate revenue.

### Office of Management and Budget Review

(OMB Staff will complete this section.)

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

**Additional Discussion (if needed)**

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

**Citywide Business Plan (CWBP) Impact**

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?  
Infrastructure and Accessibility (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
  - Engage in thoughtful planning and redesign of existing road networks to ensure safety, access, and mobility of users of all ages and abilities.
  - Enhance the City's connectivity, resiliency, and equity through a better-connected multi-modal transportation system for all users.
  - Build on existing strengths while developing a comprehensive transportation plan for the future.
  - Develop environmentally sustainable infrastructure strategies that improve quality of life and foster economic growth.
  - Ensure adequate resources are provided for continued maintenance of existing infrastructure.
  - Focus on delivery of safe connections to schools.

**Prior Legislation**

No prior legislation.

**Service Level Impacts**

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

**Other Impacts**

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

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

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

Not applicable as this is a zoning ordinance authorizing the vacation of public right-of-way. Public engagement is not required for vacation requests.

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

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

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

No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

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

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

No(Press tab after selecting)

Click or tap here to enter text.

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

No(Press tab after selecting)





**File #: 240687**

ORDINANCE NO. 240687

Sponsor: Director of City Planning and Development Department

Rezoning an area of two acres generally located at 4900 Oak Street from District R-0.5 to District O-3 for an existing office building. (CD-CPC-2024-00050)

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-1442, rezoning an area of 2 acres generally located at 4900 Oak Street from District R-0.5 (Residential) to District O-3 (Office), said section to read as follows:

Section 88-20A-1442. That an area legally described as:

SE 1/4 SW 1/4 Sec 29 49 33 beg at a pt on n li of SE 1/4 SW 1/4 sd sec 347.92 ft w of ne cor sd 1/4 1/4 th s 291 ft th e 201.68 ft th sly to a pt 331 ft s of n li sd 1/4 1/4 & 96.74 ft w of w li of Oak Street th e to w li of Oak Street th n to n li sd 1/4 1/4 th w to pob.

is hereby rezoned from R-0.5 (Residential) to O-3 (Office) all as shown outlined on a map marked Section 88-20A-1442 which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

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

..end

\_\_\_\_\_

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

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

Approved as to form and legality:

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Sarah Baxter  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 240687

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

### Executive Summary

Rezoning an area of 2 acres generally located at 4900 Oak St from District R-0.5 (Residential) to District O-3 (Office). (CD-CPC-2024-00050)

### Discussion

The applicant is seeking to rezone the subject site from R-0.5 to O-3 so the zoning district reflects existing conditions.

### Fiscal Impact

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

### Office of Management and Budget Review

(OMB Staff will complete this section.)

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

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

**Additional Discussion (if needed)**

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

## Citywide Business Plan (CWBP) Impact

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

## Prior Legislation

None.

## Service Level Impacts

No impact expected.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
Not applicable – as this is an ordinance authorizing a rezoning.



2. How have those groups been engaged and involved in the development of this ordinance?  
Public engagement as required by 88-505-12 does apply to this request. The applicant hosted a meeting on 7/2/2024. A summary of the meeting is attached to the CPC staff report.

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

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

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

Click or tap here to enter text.

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

No(Press tab after selecting)

Click or tap here to enter text.

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

No(Press tab after selecting)



**File #: 240689**

ORDINANCE NO. 240689

Sponsor: Director of City Planning and Development Department

Accepting and approving a grant award from the National Park Service Underrepresented Communities Grant Program to provide funding to recognize historic African American sites in the city; and estimating revenue and appropriating a total of \$75,000.00 in the General Grants Fund.

WHEREAS, the National Park Service’s Underrepresented Communities Grant Program (URC) works towards diversifying the listings submitted to the National Register of Historic Places; and

WHEREAS, the National Park Service’s Underrepresented Communities Grant Program has awarded the City \$75,000.00 to provide funding to recognize historic African American sites in the City; and

WHEREAS, the City Planning and Development Department’s Historic Preservation Division will act as the project administrator for this grant; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That a grant award from the National Park Service’s Underrepresented Communities Grant Program to provide funding to recognize historic African American sites in the City for the period of April 1, 2024 through March 31, 2026 for an amount of \$75,000.00, is hereby accepted and approved. A copy of the grant, in substantial form, is on file with the Director of the City Planning and Development Department.

Section 2. That revenue in the amount of \$75,000.00 is hereby estimated in the following account of the General Grants Fund:

25-2580-640001-474631-G64HPP24	Historic Preservation Grant	\$75,000.00
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Section 3. That the sum of \$75,000.00 is hereby appropriated in the following account of the General Grants Fund:

25-2580-645030-B-G64HPP24	Historic Preservation Grant	\$75,000.00
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Section 4. That the Director of the City Planning and Development Department is hereby designated as requisitioning authority for the following Account No. 25-2580-645030-G64HPP24.

..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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Julian Langenkamp  
Assistant City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 240689

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

### Executive Summary

Accepting and approving a grant award from the National Park Service Underrepresented Communities to provide funding to recognize historic African American sites in the city; estimating revenue and appropriating a total of \$75,000 in the General Grants Fund; and designating requisitioning authority.

### Discussion

This project will complete a historic context for historic African American Resources of Kansas City, MO along with three individual nominations to the National Register of Historic Places. The purposed of the project is to recognize and encourage the preservation of historic resources related to the African American experience in Kansas City.

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
25-2580-645030-B-G64HPP24 Historic Preservation Grant, General Grants Fund
3. How does the legislation affect the current fiscal year?  
Increase revenues and appropriations by \$75,000.00
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
N/A
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
Generate revenue

**Office of Management and Budget Review**  
(OMB Staff will complete this section.)

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

**Additional Discussion (if needed)**

Click or tap here to enter text.

### Citywide Business Plan (CWBP) Impact

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

### Prior Legislation

No prior legislation

### Service Level Impacts

No impact expected

### Other Impacts

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

N/A

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

The project is an extension of the African American Heritage Trail project which have engaged members

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

The project will official recognize significant African American historic sites, which will encourage their preservation and reduce demolitions retain the embodied energy in these historic structures.

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

No (Press tab after selecting)

While the project does not specifically create new housing units, it will open up incentives to rehabilitate historic buildings to provide additional housing units.

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

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

Yes - I have submitted documents for CREO Review (Press tab after selecting)

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

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

No(Press tab after selecting)

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

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

No(Press tab after selecting)



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**File #: 240697**

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ORDINANCE NO. 240697

Sponsor: Mayor Quinton Lucas

Approving a vacation of public right of way of 1622.60 feet in District UR generally located on the west side of Santa Fe Street between West 11th Street and Union Avenue conditional upon the maintenance of a Public Access Easement; authorizing the City Manager to accept a Public Access Easement; and directing the City Clerk to record certain documents (CD-ROW-2023-00007)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Council of Kansas City does hereby find and declare that on the 10<sup>th</sup> day of November 2023, a petition was filed with the Clerk of Kansas City by Stephen Brefo of SK Design Group, Inc., for the vacation of an alley located in the Northwest  $\frac{1}{4}$  of Section 6, Township 49 N, Range 33 W in the City of Kansas City, Jackson County, Missouri, described as: commencing at the Southeast Corner of the Northwest Quarter of Section 6, Township 49 N, Range 33 W; Thence N  $01^{\circ}-55'-34''$  E along the East line of the NW  $\frac{1}{4}$  of said section, a distance of 557.93 feet; thence N  $87^{\circ}-51'-17''$  W, a distance 202.62 feet to the Point of Beginning; thence S  $02^{\circ}-08'-43''$  W, a distance 10.00 feet; thence along the North property line of Block 43 Turner & Co's Addition described below, N  $87^{\circ}-54'-01''$  W, a distance of 162.26 feet; thence N  $02^{\circ}-05'-59''$  E, a distance of 10.00 feet to the South property line of tract "ms-1"; thence S  $87^{\circ}-54'-01''$  E along the South Property line of tract "ms-1" described below, a distance of 162.26 feet to the Point of Beginning. Containing 1622.60 square feet of land more or less;

giving the distinct description of the alley to be vacated, and also the names of the persons and corporations owning or claiming to own the property fronting thereon, and that the consent of the persons and corporations owning or claiming to own three-fourths of the front feet of the property immediately adjoining said alley has been obtained in writing, that said consent has been acknowledged as deeds are acknowledged, and was duly filed with the petition for such vacation in the City Clerk's Office.

Section 2. That the Council finds that on April 16, 2024, the City Plan Commission duly endorsed its approval of this Ordinance hereon.

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

Section 4. That all that part of the alley located in the Northwest  $\frac{1}{4}$  of Section 6, Township 49 N, Range 33 W in the City of Kansas City, Jackson County, Missouri, described as: commencing at the Southeast Corner of the Northwest Quarter of Section 6, Township 49 N, Range 33 W; Thence N  $01^{\circ}-55'-34''$  E along the East line of the NW  $\frac{1}{4}$  of said section, a distance of 557.93 feet; thence N  $87^{\circ}-51'-17''$  W, a distance 202.62 feet to the Point of Beginning; thence S  $02^{\circ}-08'-43''$  W, a distance 10.00 feet; thence along the North property line of Block 43 Turner & Co's Addition described below, N  $87^{\circ}-54'-01''$  W, a distance of 162.26 feet; thence N  $02^{\circ}-05'-59''$  E, a distance of 10.00 feet to the South property line of tract "ms-1"; thence S  $87^{\circ}-54'-01''$  E along the South Property line of tract "ms-1" described below, a distance of 162.26 feet to the Point of Beginning. Containing 1622.60 square feet of land more or less and the same is hereby vacated, and subject to the following conditions:

1. That the applicant shall retain all utility easements and protect facilities required by Evergy.
2. That the applicant shall retain all utility easements and protecting facilities required by Spectrum Charter.
3. That the applicant shall convey to the City a Public Access Easement over the vacated area and maintain the same. If at any time the Public Access Easement is violated, terminated, or abandoned, this Ordinance shall become null and void, and the vacated alley shall return to a public right of way that is ten feet wide and constructed to City standards.

Section 5. That the City Manager is authorized to accept the Public Access Easement, attached hereto in substantial form.

Section 6. That the City Clerk is hereby authorized and directed to acknowledge this Ordinance as deeds are acknowledged, and to cause this Ordinance and the consent of property owners hereinbefore referred to, to be filed for record in the Recorder's Office in Jackson County, Missouri.





\_\_\_\_\_, A.D. 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ minutes M., duly filed for record in this office, and with certificate of acknowledgment thereon endorsed, is recorded in the records of this office in Book \_\_\_\_\_, at page \_\_\_\_\_.

In Testimony Whereof, I hereunto set my hand and affix the seal of said office at Kansas City, Missouri, this day and year last aforesaid.

\_\_\_\_\_  
Recorder

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



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 240697

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

### Executive Summary

Approving a vacation of public right of way of 1622.60 feet in District UR generally located on the west side of Santa Fe Street between West 11th Street and Union Avenue conditional upon the maintenance of a Public Access Easement; authorizing the City Manager to accept a Public Access Easement; and directing the City Clerk to record certain documents (CD-ROW-2023-00007)

### Discussion

Please see the City Plan Commission staff report for detailed information regarding the vacation of right-of-way. The applicant owns the buildings at 1201 Union Avenue and 1015 Mulberry St. The project plan (discussed in the "Prior Legislation" below) for the renovation of 1201 Union Avenue has a stair access and loading dock on the southern side of the building which if constructed would encroach into the right-of-way alley, additionally the building code requires setbacks for the windows on the southern façade. The applicant is seeking a vacation to achieve their goal of renovating and complying with code. Staff is including a condition to ensure the public's right to access, the condition is included in the staff report, conditions report, and ordinance language.

There was no public testimony at the April 16<sup>th</sup> City Plan Commission meeting. The City Plan Commission added condition #4 as stated in the City Plan Commission Disposition letter, requiring that the law department review the public access agreement prior to the introduction of the ordinance. The condition was completed. The City Plan Commission recommended Approval with Conditions.

### Fiscal Impact

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

No fiscal impact.

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

No fiscal impact.

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

No fiscal impact.

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

No fiscal impact.

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

(OMB Staff will complete this section.)

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

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

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

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

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?  
Infrastructure and Accessibility (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
- Engage in thoughtful planning and redesign of existing road networks to ensure safety, access, and mobility of users of all ages and abilities.
  - Enhance the City's connectivity, resiliency, and equity through a better-connected multi-modal transportation system for all users.
  - Build on existing strengths while developing a comprehensive transportation plan for the future.
  - Develop environmentally sustainable infrastructure strategies that improve quality of life and foster economic growth.

- Ensure adequate resources are provided for continued maintenance of existing infrastructure.
- Focus on delivery of safe connections to schools.

## Prior Legislation

Ordinance 220555 - City Council approved an ordinance to rezone from Districts DX-10, M3-5, and UR to district UR and approving a development plan also serving as a preliminary plat to allow for a mixed use redevelopment including a hotel.

CD-CPC-2023-00087 - The City Plan Commission approved a project plan for the adaptive reuse of an existing historic structure.

## Service Level Impacts

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

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
Not applicable as this is a zoning ordinance authorizing the vacation of public right-of-way.
2. How have those groups been engaged and involved in the development of this ordinance?  
Not applicable as this is a zoning ordinance authorizing the vacation of public right-of-way. Public engagement is not required for vacation requests.
3. How does this legislation contribute to a sustainable Kansas City?  
Not applicable as this is a zoning ordinance authorizing the vacation of public right-of-way.
4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

Click or tap here to enter text.

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

No(Press tab after selecting)

Click or tap here to enter text.

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

No(Press tab after selecting)



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**File #: 240698**

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ORDINANCE NO. 240698

Sponsor: Councilperson Kevin O’Neill

Approving the petition to establish the Tiffany Square Community Improvement District; establishing the Tiffany Square Community Improvement District generally bounded by Northwest Old Tiffany Springs Road on the north, North Ambassador Drive on the east, and Northwest Skyview Avenue on the south and west in Kansas City, Platte 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.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the petition to establish the Tiffany Square Community Improvement District (the “District”) as a political subdivision in accordance with Sections 67.1401 through 67.1571, RSMo, otherwise known as the Missouri Community Improvement District Act (the “Act”), and which is attached to this ordinance as Exhibit 1, is hereby approved in its entirety.

Section 2. That the District is hereby established 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-seven (27) years, unless extended pursuant to Section 67.1481.6, RSMo, and Kansas City Ordinance 210565.

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 creation 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.

Section 5. That the District shall enter into a cooperative agreement with the City, the form of which shall be substantially similar to that which is attached to this ordinance as Exhibit 2.

..end

Approved as to form:

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Eluard Alegre  
Associate City Attorney





# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 240698

Submitted Department/Preparer: City Planning

Revised 11/01/23

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 establish the Tiffany Square Community Improvement District; establishing the Tiffany Square Community Improvement District generally bounded by Northwest Old Tiffany Springs Road on the north, North Ambassador Drive on the east, and Northwest Skyview Avenue on the south and west; 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 would approve the petition to establish the Tiffany Square Community Improvement District for a 27-year timeframe, unless extended. This CID would not overlap any other CID, and is composed of nine parcels which have a total of two owners.

The District will have the authority to impose a 1% sales tax which, according to the petition, will be used for the repayment of loans and/or reimbursement agreement or bonds to fund projects within the boundary of the proposed CID. The petition states the District's projects will include a traffic signal contribution to the City, sanitary sewer, street paving, street lighting, traffic control, Evergy infrastructure/power pole relocation, and mass grading among other projects.

The District is directed to submit proposed budgets, annual reports, and copies of resolutions passed by the District board per State statute in addition to entering into a cooperative agreement with the City. The City Clerk is directed to report the creation of this District to the Missouri Department of Economic Development and the Missouri State auditor.

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
1000-642044-B CID Support, General Fund
3. How does the legislation affect the current fiscal year?  
There are City expenses incurred related to the mailing of notices and staff time reviewing the petition and future reports. These expenses are intended to be off-set by reimbursement fees charged to the District.
4. Does the legislation have a 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.

**Office of Management and Budget Review**

(OMB Staff will complete this section.)

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

**Additional Discussion (if needed)**

Click or tap here to enter text.

**Citywide Business Plan (CWBP) Impact**

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?  
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
  - Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.

- Ensure quality, lasting development of new growth.
- Increase and support local workforce development and minority, women, and locally owned businesses.
- Create a solutions-oriented culture to foster a more welcoming business environment.
- Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
- 

## Prior Legislation

210565- Amending Chapter 74, Code of Ordinances, by enacting a new Article VII that establishes the City's comprehensive policy for the approval of new community improvement districts and existing community improvement districts; repealing Second Committee Substitute for Resolution No. 120605 and Resolution No. 130844; and setting an effective date of forty-five days after adoption of this ordinance.

240428- Approving a development plan in District B3-3 for property of approximately 31 acres generally located at the southwest corner of N.W. Old Tiffany Springs Road and N. Ambassador Drive to permit development of commercial and residential uses which also serves as the preliminary plat.

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

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

Click or tap here to enter text.

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

No(Press tab after selecting)

Click or tap here to enter text.

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

No(Press tab after selecting)



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**File #: 240411**

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[COMMITTEE SUBSTITUTE FOR] ORDINANCE NO. 240411

Sponsor: Councilmember Eric Bunch  
COMMITTEE SUBSTITUTE

Amending Chapter 88, the Zoning and Development Code, by repealing Section 88-354, Marijuana Facilities, and enacting in lieu thereof a new section of like number and subject matter for the purpose of requiring a distance of 2,000 feet between marijuana dispensary facilities and amending the distance between schools and marijuana facilities; amending 88-805-04-V, Retail Sales, to classify marijuana dispensary facilities as a retail sales use; and amending Section 88-810 by adding definitions applicable to marijuana uses.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. Amending Chapter 88, Code of Ordinances, by repealing and replacing Section 88-354, Marijuana Facilities, and enacting in lieu thereof a new section of like number and subject matter for the purpose of requiring a distance of 2,000 feet between marijuana dispensary facilities, said section to read as follows:

**88-354 MARIJUANA FACILITIES**

**88-354-01 APPLICABILITY**

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

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

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

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

All comprehensive or medical marijuana cultivation facilities, comprehensive or medical marijuana-infused products manufacturing facilities, and marijuana testing facilities licensed by the Missouri Department of Health and Senior Services, and authorized to operate under article XIV, sections 1 and 2 of the Missouri Constitution, shall not be initially sited, at the time of application for license or for zoning approval, whichever is earlier, within 1000 feet of any then-existing elementary or secondary school, as

elementary and secondary schools are defined by state laws and regulations governing comprehensive and medical marijuana facilities.

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

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

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

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

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

**88-354-03 MEASUREMENTS**

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

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

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

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

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

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

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

**88-354-05 STORAGE**

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

**88-354-06 EXTERNAL IMPACTS**

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

Section 2. Amending Chapter 88, Code of Ordinances, by repealing and replacing Section 88-805-04-V, Retail Sales, and enacting in lieu thereof a new section of like number and subject matter for the purpose of clarifying that marijuana dispensary facilities are a retail sales use, said section to read as follows:

**88-805-04-V. RETAIL SALES**

Businesses involved in the sale, lease, or rent of new or used products or merchandise to consumers. Typical uses include drug stores, grocery stores, department stores, and apparel stores. Also includes comprehensive marijuana dispensary facilities and medical marijuana dispensary facilities.

1. **OUTDOOR RETAIL SALES - CLASS A**

Outdoor retail sales - class A are permanent uses outside of a completely enclosed building or structure used to display goods for sale to the general public as part of and subordinate to retail sales or similar business establishment. This includes but is not limited to garden supplies, building supplies, and plant materials.

2. **OUTDOOR RETAIL SALES - CLASS B**

Outdoor retail sales - class B are permanent uses where the majority of the retail space is outdoors and items are for sale to the general public. This includes but is not limited to garden nurseries, manufactured home sales, and recreational and play equipment sales.

Section 3. Amending Chapter 88, Code of Ordinances, by adding definitions to Section 88-810 concerning marijuana facilities.

**88-810-835.2.2 - MARIJUANA MICROBUSINESS DISPENSARY FACILITY**

A microbusiness facility licensed by the state where marijuana is dispensed for medical or adult use.

**88-810-835.2.3 - MARIJUANA MICROBUSINESS FACILITY**

A facility licensed by the state as a microbusiness dispensary facility or microbusiness wholesale facility.

**88-810-835.2.4 - MARIJUANA RESEARCH FACILITY**

A facility licensed by the state where activities intended to facilitate scientific research or education related to marijuana product occur.

**88-810-835.4 - MARIJUANA MICROBUSINESS WHOLESALE FACILITY**

A microbusiness facility licensed by the state where marijuana cultivation operations for medical or adult use occur and/or where marijuana-infused projects and prerolls are manufactured for medical or adult use.

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 foregoing ordinance was duly advertised and public hearings were held.

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Secretary, City Plan Commission

Approved as to form:

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Sarah Baxter  
Senior Associate City Attorney





# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 240411

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

### Executive Summary

Amending Chapter 88, the Zoning and Development Code, by repealing Section 88-354, Marijuana Facilities, and enacting in lieu thereof a new section of like number and subject matter for the purpose of requiring a distance of 1,500 feet between marijuana dispensary facilities and to allow such facilities to remain open until midnight; and amending Section 88-810 by adding definitions applicable to marijuana uses.

### Discussion

Zoning and Development Code Text Amendments make changes to Chapter 88 of the Kansas City, MO Municipal Code. These amendments can be periodic to “clean up” components of the Zoning and Development Code or address policy and urban planning best practices. The Missouri Constitution was amended to permit medical and non-medical marijuana use and production. The Kansas City, MO Zoning and Development Code was amended accordingly.

### 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?  
No fiscal impact.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
No

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
Legislation may increase sales tax revenues generated through marijuana sales by allowing establishments to remain open until midnight.

**Office of Management and Budget Review**

(OMB Staff will complete this section.)

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

**Additional Discussion (if needed)**

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

**Citywide Business Plan (CWBP) Impact**

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

**Prior Legislation**

Ordinance 230124

Amending Chapter 88, Code of Ordinances, by enacting in lieu thereof a new section of like number and subject matter to allow for medical and non-medical marijuana facilities as authorized by Article XIV, Sections 1 and 2 of the Missouri Constitution; amending Sections 88-805-04-P, Office: 88-805-04-T, Research Service; 88-805-04-V, Retail Sales: 88-805-B, Manufacturing, Production and Industrial Services; and 88-805-06, Agriculture Use Group, to allow for non-medical marijuana uses; and amending Section 88-810 by adding and inserting definitions applicable to marijuana uses.

## Service Level Impacts

No service level impacts expected.

## Other Impacts

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

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

Click or tap here to enter text.

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

No(Press tab after selecting)

Click or tap here to enter text.

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



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**File #: 240601**

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ORDINANCE NO. 240601

Sponsor: Director of City Planning and Development Department

Approving a development plan on about 0.35 acres in District DX-15 generally located at 1818 Main Street for a major amendment to a previously approved development plan to allow for 147 units. (CD-CPC-2024-00058)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District DX-15 (Downtown Mixed-Use 15) generally located at 1818 Main Street, and more specifically described as follows:

All of the South 1/2 of Lot 476 and all of Lots 477 and 478, except that part now in Main Street, and except that part in alley, Block 35, McGee's Addition, a subdivision in Kansas City, Jackson County, Missouri.

is hereby approved, subject to the following conditions:

1. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
2. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to a certificate of occupancy.
3. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.
4. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
5. All tenant loading or move-in activities shall be accommodated via the alley and parking garage and comply with the Streetcar Authority.

6. The developer shall coordinate with the Public Works Department and Streetcar Authority prior to applying for any building permit. The applicant shall receive approval from the Streetcar Authority regarding garbage pickup schedules to ensure there is no conflict with streetcar operations.
7. The developer shall be responsible for payment in the amount of \$1,480.00 to the tree fund in lieu of providing the required number of street trees. Twenty-four shrubs shown on the development plan shall serve as alternative compliance to the required number of general landscaping trees per 88-425-04. This requirement shall be satisfied prior to a certificate of occupancy.
8. The applicant shall receive approval of an administrative adjustment to the lighting levels at the property line prior to a building permit.
9. The developer shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC-2018 § 507.1)
10. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1)
11. Buildings which have an occupiable floor greater than 75 feet above grade shall meet high-rise requirements ( IFC 2018 Sec 914.3)..
12. New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. (IFC 2018 510.1 and NFPA1221)
13. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2023 acquisition rate of \$64,220.18 per acre. This requirement shall be satisfied prior to a certificate of occupancy.
14. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks and Recreation Department's Forestry Division prior to beginning work in the public right-of-way.
15. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the disturbed area to simulate natural runoff

conditions and reduce small storm discharge to the combined sewer system and manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted prior to issuance of any building permits, and the developer shall secure permits to construct any improvements required by the Land Development Division prior to issuance of any certificate of occupancy.

16. The developer shall submit a letter to the Land Development Division from a licensed civil engineer, licensed architect, or licensed landscape architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64, Code of Ordinances, for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, and gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division prior to issuance of any certificate of occupancy permits including temporary certificate of occupancy permits.
17. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right-of-way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
18. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit to connect the private system to the public sewer main and depending on adequacy of the receiving system, make other improvements as may be required.
19. The developer shall submit plans for grading, siltation, and erosion control to the Land Development Division for review and acceptance, provide a copy of the Storm Water Pollution Prevention (SWPP) plan submitted to the Missouri Department of Natural Resources (MDNR) and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
20. Branch service lines one-and-one-half inches and larger in diameter for domestic water services or fire protection lines shall be connected to the main by cutting in a minimum 6" branch service tee, installing three gate valves, and two solid sleeves on the main. Line valves on the main shall be the same nominal size as the main.

21. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to a certificate of occupancy. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
22. No water service line will be less than 1-1/2" in diameter where three or more units or a commercial building will be served by one domestic service line and meter.
23. For all work under the streetcar a track access permit must be applied for with public works and the plumber must be track access certified

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

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

..end

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

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Ahna Nanoski, 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 #: 240601

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

### Executive Summary

Approving a development plan on about 0.35 acres for a major amendment to a previously approved development plan to allow for 147 units in District DX-15 generally located at 1818 Main Street. (CD-CPC-2024-00058)

### Discussion

Please reference the staff report for additional discussion.

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
Not applicable as this is a zoning ordinance authorizing physical development on subject property.
3. How does the legislation affect the current fiscal year?  
Not applicable as this is a zoning ordinance authorizing physical development on subject property.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
No public infrastructure improvements are proposed, thus no future fiscal impact.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
This ordinance authorizes physical development of the subject property, which may generate revenue.

### Office of Management and Budget Review

(OMB Staff will complete this section.)

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

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

**Additional Discussion (if needed)**

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

**Citywide Business Plan (CWBP) Impact**

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

**Prior Legislation**

See staff report. Case CD-CPC-2023-00120, Ord No. 230858 previously approved 118 residential units.

**Service Level Impacts**

N/A

**Other Impacts**

1. What will be the potential health impacts to any affected groups?  
This ordinance was no evaluated for potential health impacts.

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

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

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

This ordinance will allow 147 residential units to be built. Increased density on the streetcar line will contribute to the sustainability of growth in the downtown area, especially along transit corridors.

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

Yes (Press tab after selecting)

Total Number of Units 147

Number of Affordable Units 0

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

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

Please provide reasoning why not:

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

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

No(Press tab after selecting)

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

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

No(Press tab after selecting)



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**File #: 240620**

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ORDINANCE NO. 240620

Sponsor: Director of Housing and Community Development Department

Accepting the recommendations of the Central City Economic Development Board; reducing an existing appropriation by \$15,460,058.00 and appropriating \$15,460,058.00 from the Unappropriated Fund Balance in the Central City Economic Development; authorizing the Manager of Procurement Services to execute various funding agreements in accordance with this Ordinance; and authorizing the Director of the Housing and Community Development Department to expend up to \$15,460,058.00 from funds appropriated in the Central City Economic Development Fund.

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

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

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

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

WHEREAS, the contributions contemplated by the Funding Agreement are limited to those which have been determined to be needed for the purpose of ensuring that the project proceeds, and

but for their contribution, the project would not proceed, to the detriment of the public interest;  
NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the recommendations of the Central City Economic Development Board that was issued on July 1, 2024, are hereby accepted.

Section 2. That the sum of \$15,460,058.00 is hereby reduced in the following account of the Central City Economic Development Sales Tax Fund:

25-2200-555998-619080-55Budget Budget Integration Account \$15,460,058.00

Section 3. That the sum of \$15,460,058.00 is hereby appropriated to the following accounts of the Central City Economic Development Sales Tax fund:

<b>Budget Account</b>	<b>Project Name</b>	<b>Funding Award</b>
25-2200-555998-619080-55NLBMUSEUM	Negro Leagues Baseball Museum & Hotel	\$ 3,875,000
25-2200-555998-619080-55LINCOLN	The Historic Lincoln Building	\$ 2,697,115
25-2200-555998-619080-55ADHOC	AdHoc Center Healing and Justice	\$ 2,132,200
25-2200-555998-619080-55EMMANUEL	Emmanuel Science and Technology Center Building Project	\$ 2,000,000
25-2200-555998-619080-55LINVISTA	Linvista Flats Historic Colonnades	\$ 1,189,822
25-2200-555998-619080-55OVERLOOK	Residences at Overlook	\$ 1,000,000
25-2200-555998-619080-55CRISISCTR	Relocating A Rape Crisis Center to the Central City Area	\$ 1,000,000
25-2200-555998-619080-55HOMEOWN	Path to Homeownership Initiative	\$ 650,000
25-2200-555998-619080-55EAST27DEV	East 27th Street Development	\$ 406,666
25-2200-555998-619080-55ESSENFAM	Essential Families Office Building	\$ 355,355
25-2200-555998-619080-55DEVSEEDS	Developing Seeds of Luv	\$ 153,900
<b>TOTAL</b>		\$15,460,058

Section 4. That the Manager of Procurement Services is authorized to execute Funding Agreements for the Projects set forth in Section 3 as negotiated by Director of the Housing and Community Development Department that complies, when applicable, with: the Missouri

Prevailing Wage Law, the City's Contracting Program Requirements set out in Article IV, Chapter 3, Code of Ordinances, (including, but not limited to, the provisions concerning affirmative action, Minority and Women's Business Enterprises and the Small Local Business Enterprises program). Further, the Funding Agreement shall prohibit the use of any CCED sales tax funding for the repayment of any preexisting debt or repayment for services or work performed prior to the execution of the funding agreement and must require the disclosure of total project funding sources and projected costs and periodic reporting of project progress.

Section 5. That the Director of the Housing and Community Development Department is hereby designated as requisitioning authority for Account Nos.

25-2200-555998-619080-55NLBMUSEUM;  
25-2200-555998-619080-55LINCOLN;  
25-2200-555998-619080-55ADHOC;  
25-2200-555998-619080-55EMMANUEL;  
25-2200-55598-619080-55LINVISTA;  
25-2200-55598-619080-55OVERLOOK;  
25-2200-555998-619080-55CRISISCTR;  
25-2200-555998-619080-55HOMEOWN;  
25-2200-555998-619080-55EAST27DEV;  
25-2200-555998-619080-55ESSENFAM; and  
25-2200-555998-619080-55DEVSEEDS.

..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 #: 240620  
 Submitted Department/Preparer: Housing  
 Revised 6/10/24

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

### Executive Summary

Accepting the recommendations of the Central City Economic Development Board; appropriating \$15,460,058 from the Unappropriated Fund Balance in the Central City Economic Development; authorizing the Director of the Housing and Community Development Department to execute various funding agreements and expend up to \$15,460,058 from funds appropriated in the Central City Economic Development Fund; and requiring certain contract provisions.

### Discussion

. That the sum of \$15,460,058 is hereby appropriated to the following accounts. of the Central City Economic Development Sales Tax fund:

Budget Account	Project Name	Funding Award
25-2200-555998-B-619080-55NLBMUSEUM	Negro Leagues Baseball Museum & Hotel	\$ 3,875,000
25-2200-555998-B-619080-55LINCOLN	The Historic Lincoln Building	\$ 2,697,115
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25-2200-555998-B-619080-55HOMEOWN	Path to Homeownership Initiative	\$ 650,000
25-2200-555998-B-619080-55EAST27DEV	East 27 <sup>th</sup> Street Development	\$ 406,666
25-2200-555998-B-619080-55ESSENFAM	Essential Families Office Building	\$ 355,355
25-2200-555998-B-619080-55DEVSEEDS	Developing Seeds of Luv	\$ 153,900
<b>Total</b>		<b>\$ 15,460,058</b>

### Fiscal Impact

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

2. What is the funding source?  
2200-555998-619080-55Budget \$15,460,058  
Central City Ec. Dev. Sales Tax Fund

3. How does the legislation affect the current fiscal year?  
This ordinance allocates \$15,460,058 of the Central City Economic Development FY25 budget to approved projects.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
No
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
No

**Office of Management and Budget Review**  
(OMB Staff will complete this section.)

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

**Additional Discussion (if needed)**  
Click or tap here to enter text.

**Citywide Business Plan (CWBP) Impact**

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



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

## Prior Legislation

N/a

## Service Level Impacts

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

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
N/A
2. How have those groups been engaged and involved in the development of this ordinance?  
N/a
3. How does this legislation contribute to a sustainable Kansas City?  
project (i) enhances the tax base of the Project Site; (ii) retains and generates jobs; (iii) promotes economic development in the area of the City in which the Project Site is located, and promotes consideration of areas of the City that the City Council has determined to be blighted as a location for business operations; (iv) results in generation of tax revenues to the City from the conduct of business and other activities in the City that would not otherwise occur; (v) serves as a catalyst for additional investment in and further redevelopment and rehabilitation of the area of the City in which the Project Site is located; and (vi) furthers the City's policy of encouraging economic stability and growth
4. Does this legislation create or preserve new housing units?

Yes (Press tab after selecting)

Total Number of Units Total number of units 172

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

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

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

Please provide reasoning why not:

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

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

No(Press tab after selecting)

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

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

Yes(Press tab after selecting)

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