



Agenda

Neighborhood Planning and Development Committee

Chairperson Ryana Parks-Shaw

Vice Chair Eric Bunch

Councilmember Nathan Willett

Councilmember Melissa Patterson Hazley

Tuesday, July 22, 2025

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 2 Minutes

FIRST READINGS

BEGINNING OF CONSENTS

Director of City Planning & Development

250574 Sponsor: Director of City Planning and Development Department

Approving the plat of Berkley Riverfront Park Third Plat, an addition in Jackson County, Missouri, on approximately 4.21 acres generally located at the northeast corner of Berkley Plaza and Berkley Parkway, creating two lots and two tracts for the purpose of mixed use development; accepting various easements; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00016)

Director of City Planning & Development

250576 Sponsor: Director of City Planning and Development Department

Approving the plat of Orchard Estates, an addition in Jackson County, Missouri, on approximately 41 acres generally located on the west side of Lee's Summit Road approximately 590 feet south of Ess Road, creating four lots for the purpose of a residential 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-2025-00014)

Willett

250584 Sponsor: Councilmember Nathan Willett

Approving the plat of Monarch Townhomes, an addition in Clay County, Missouri, on approximately 17.28 acres generally located on both sides of North Cleveland Avenue, south of Northeast Barry Rod, creating 29 Lots and 4 tracts for the purpose of a multi-unit family subdivision; 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-2025-00021)

Willett

250585 Sponsor: Councilmember Nathan Willett

Approving the plat of Weatherby Meadows, an addition in Platte County, Missouri, on approximately 12.15 acres generally located at the southeast corner of North Childress Avenue and Northwest Barry Road creating 30 lots and 2 tracts; 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-2025-00020)

Rea

250588 Sponsor: Councilmember Crispin Rea

Approving the plat of Forest Hill Village, an addition in Clay County, Missouri, on approximately 12 acres generally located at 3500 N.E. Prather Road, creating 1 lot and 3 tracts for the purpose of a multi-family residential development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development and Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00024)

END OF CONSENTS

COUNCIL

Director of Municipal Court

250549 Sponsor: Court Administrator

Authorizing the acceptance of a \$160,000.00 grant from the Health Forward Foundation to implement a Fathers For Change curriculum for the Domestic Violence Court; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date.

Rea

250579 Sponsor: Councilmember Crispin Rea

Approving the petition to establish the Crossroads Community Improvement District; establishing the Crossroads Community Improvement District generally bounded by Truman Road to the north; Troost Avenue to the east; Kansas City Terminal Railroad to the south; and Broadway Boulevard to the west in Kansas City, Jackson County, Missouri; requiring the annual submission of certain records; and directing the City Clerk to report the creation of the District to the Missouri Department of Economic Development and the Missouri State Auditor.

Willett

250580 Sponsor: Councilmember Nathan Willett

Amending Chapter 88, the Zoning and Development Code, by repealing Section 88-445-08, "Additional Requirements for Specific Sign Types in Non-Residential Districts," and enacting in lieu thereof a new section of like number and subject matter to establish regulations for digital monument signs.

Rea

250586 Sponsor: Councilmember Crispin Rea
*** Held until 7/29/2025***

Approving the petition to amend the River Market Community Improvement District, generally bounded by the south bank of the Missouri River on the north, Interstate 70/35 on the south, Missouri 9 Highway on the east, and the Burlington Northern Santa Fe Railroad on the west, in Kansas City, Jackson County, Missouri; directing the City Clerk to report the amendment of the District to the Missouri Department of Economic Development and the Missouri State Auditor; reducing the General Fund contingent appropriation in the amount of \$1,000; appropriating the same; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date.

HEALTH DEPARTMENT

Director of Health

250557 Sponsor: Director of Health Department

Authorizing Amendment No. 3 in the amount of \$600,000.00 with Community Capital Fund (CCF) to provide grassroots neighborhood development through technical assistance, capacity building and fiduciary sponsorships for local neighborhood development groups, for a total contract amount not to exceed \$1,200,000.00 from previously appropriated funds; and designating requisitioning authority.

Director of Health

250558 Sponsor: Director of Health Department

Authorizing Amendment No. 3, in the amount of \$900,000.00, with Kansas City Metropolitan Crime Commission to provide uninterrupted delivery of critical reentry services, such as workforce readiness, housing navigation, behavioral health referrals, and mentoring support essential to reducing recidivism and promoting successful community reintegration, for a total contract amount not to exceed \$1,800,000.00; recognizing this ordinance as having an accelerated effective date; and designating requisitioning authority.

HOUSING AND COMMUNITY DEVELOPMENT

Director of Housing and Community Development

250546 Sponsor: Director of Housing and Community Development Department

Authorizing the Manager of Procurement Services to execute a Central City Economic Development (CCED) funding agreement with Palestine Economic Development Corporation for construction of a 39-bed assisted living facility to be located at 35th Street and Prospect Avenue in Kansas; authorizing the Director of the Housing and Community Development Department to expend up to \$2,049,146.85 of previously appropriated Central City Economic Development Fund; requiring the contract to comply with the Missouri Prevailing Wage Law, the City's Contracting Program Requirements; and prohibiting 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 requiring the disclosure of total project sources and projected costs and periodic reporting of project progress.

Director of Housing and Community Development

250556 Sponsor: Director of Housing and Community Development Department

Authorizing the Director of Housing and Community Development to expend \$470,000.00 from funds previously appropriated to the HOME Investment Partnerships Funds in Account No. 26-2940-575326-B-G57HOME18 to satisfy the costs of the Ivanhoe Neighborhood Council Garfield Senior East Cottages grant contract; and authorizing the Manager of Procurement Services to execute a contract for Ivanhoe Neighborhood Council, for the purpose of completing the Garfield East Senior Cottages.

Director of Housing and Community Development

250563 Sponsor: Director of Housing and Community Development Department

Approving the 2025 Action Plan for the Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), the Emergency Solution Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA); providing a substantial amendment to the Five Year Consolidated Plan 2022-2026 in accordance with the National Affordable Housing Act of 1990, as amended; and approving the Uniform Relocation Act (URA) authorizing submittal of plans to the United States Department of Urban Development for its consideration.

Director of Housing and Community Development

250578 Sponsor: Director of Housing and Community Development Department

Authorizing the Director of Housing and Community Development to negotiate and execute a contract with Twelfth Street Development Corporation to aid in the prevention, removal and elimination of blighted and abandoned properties located specifically within the Parade Park Homes Redevelopment site in Kansas City, Missouri 64108, using previously appropriated Community Development Block Grant (CDBG) funds in the amount of \$1,100,000.00 under a Request for Proposal (RFP) of reprogrammed funding and \$79,641.00 in unallocated CDBG funds; and approving the Uniform Relocation Act (URA) authorizing submittal of plans to the US Department of Urban Development for consideration.

CITY PLANNING AND DEVELOPMENT

Director of City Planning & Development

250534 Sponsor: Director of City Planning and Development Department

Approving a major amendment to a previously approved development plan on about six acres in District B3-3 generally located at the southeast corner of North Congress Avenue and Northwest Prairie View Road to allow for a 7,244 square foot building addition to an existing automotive dealership. (CD-CPC-2025-00058)

Director of City Planning & Development

250536 Sponsor: Director of City Planning and Development Department

RESOLUTION - Approving an amendment to the Midtown/Plaza Area Plan on about 0.6 acres generally located at 3809 Roanoke Road by changing the recommended land use from residential low density and mixed use neighborhood to mixed use neighborhood for. (CD-CPC-2025-00055)

Held until 8/19/2025

Director of City Planning & Development

250537 Sponsor: Director of City Planning and Development Department

Rezoning an area of about 0.6 acres generally located at 3809 Roanoke Road from Districts B3-2 and R-5 to District B3-3 and approving a development plan to allow for a multi-unit residential building with limited commercial space. (CD-CPC-2025-00054 and CD-CPC-2025-00056)

Held until 8/19/2025

Director of City Planning & Development

250538 Sponsor: Director of City Planning and Development Department

Amending Ordinance No. 250046 by repealing Section A and replacing it with a new Section A to include the full legal description of a 56-acre residential development consisting of 283 dwelling units generally located at N. Line Creek Parkway and N.W. Old Stagecoach Road.

Director of City Planning & Development

250555 Sponsor: Director of City Planning and Development Department

Approving a major amendment to a previously approved development plan on about .7 acres in District UR generally located at 2701 and 2702 Troost Avenue to allow for the construction of two multi-unit buildings. (CD-CPC-2025-00042)

Director of City Planning & Development

250559 Sponsor: Director of City Planning and Development Department

Approving a development plan on about 32 acres to allow for the creation of 193 townhome units in District SC (Shoal Creek) generally located at the northeast corner of Northeast 76th Street and Northeast Shoal Creek Parkway. (CD-CPC-2025-00046)

Director of City Planning & Development

250560 Sponsor: Director of City Planning and Development Department

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

Director of City Planning & Development

250561 Sponsor: Director of City Planning and Development Department

RESOLUTION - Approving an area plan amendment to the Swope Area Plan from residential low density to mixed use neighborhood on about 1.61 acres generally located at the southeast corner of East 81st Terrace and The Paseo. (CD-CPC-2025-00068)

Director of City Planning & Development

250562 Sponsor: Director of City Planning and Development Department

Rezoning an area of about 1.61 acres generally located at the southeast corner of East 81st Terrace and The Paseo from Districts R-6/PO and R-6 to Districts B1-2/PO and B1-2. (CD-CPC-2025-00067)

Director of City Planning & Development

[250564](#) Sponsor: Director of City Planning and Development Department

Approving and authorizing the discharge of the special tax bills and waiver of the resulting liens on the real property commonly known as 2015 Spruce Avenue.

Director of City Planning & Development

[250575](#) Sponsor: Director of City Planning and Development Department

Amending Chapter 27, Fences and Walls, by repealing Section 27-1, "Title of chapter, delegation of duties by director of codes administration," Section 27-3, "Enforcement of chapter," Section 27-10, "Fences and walls," and Section 27-11, "Special exceptions" and enacting in lieu thereof new sections of like number and subject matter; and adopting a new Section 27-5, "Maintenance," for the purpose of clarifying enforcement parameters.

Director of City Planning & Development

[250577](#) Sponsor: Director of City Planning and Development Department

Rezoning an area of about .3 acres generally located at 435 Knickerbocker Place from District UR/HO to District UR in order to remove the vacant lot from the Ambassador Hotel Historic District. (CD-CPC-2025-00064)

HELD IN COMMITTEE

Director of City Planning & Development

[250523](#) Sponsor: Director of City Planning and Development Department

Approving an amendment to the KCI Area Plan by replacing the Proposed Land Use Map, and updating the land use categories and definitions. (CD-MISC-2025-00002).

SEMI-ANNUAL DOCKET

Consideration of Semi-Annual Docket items.

ADDITIONAL BUSINESS

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

2. Closed Session

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

3. Those who wish to comment on proposed ordinances can email written testimony to public.testimony@kcmo.org. 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
- 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

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

Adjournment



File #: 250574

ORDINANCE NO. 250574

Sponsor: Director of City Planning and Development Department

Approving the plat of Berkley Riverfront Park Third Plat, an addition in Jackson County, Missouri, on approximately 4.21 acres generally located at the northeast corner of Berkley Plaza and Berkley Parkway, creating two lots and two tracts for the purpose of mixed use development; accepting various easements; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00016)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Berkley Riverfront Park Third Plat, 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 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 2, 2025.

..end

Approved as to form:

Eluard Alegre
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250574

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 Berkley Riverfront Park Third Plat, an addition in Jackson County, Missouri, on approximately 4.21 acres generally located at the northeast corner of Berkley Plaza and Berkley Parkway, creating two lots and two tracts for the purpose of mixed use 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-2025-00016)

Discussion

The request is to consider approval of a Final Plat in District MPD (Master Planned Development) on about four (4) acres generally located at the northeast corner of Berkley Plaza and Berkley Parkway allowing for the creation of two (2) lots and two (2) tracts for a mixed use development, which was approved in Case No. CD-CPC-2024-00074. Lot 1 in the proposed plat has been developed with a hotel that is currently in operation. Lot 2 is temporary parking for the district and CPKC Stadium. The plan also proposes to construct a private tract which will serve as a vehicular connection on the eastern side of this plat. This Final Plat is in conformance with the Preliminary Plat as well as the lot and building standards set by the controlling MPD Plan.

Staff Recommendation: Approval with Conditions

CPC Recommendation: Approval with Conditions

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
Not applicable as this is a ordinance authorizing 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 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)

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

Citywide Business Plan (CWBP) Impact

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

Prior Legislation

Case No. CD-CPC-2024-00074 – Ordinance 240833, approved by City Council on September 26, 2024, approved a major amendment to a development plan that also served as a preliminary plat in District MPD on approximately 80 acres in an area generally bordered by the Missouri River on the north and west, I-29 on the east, and railroad tracks on the south, for the purpose of allowing various uses within the mixed use development in multiple phases.

CD-AA-2022-00088 – A minor amendment was approved to include the reconfiguration of Troost Avenue, the streetcar extension, and pedestrian connectivity and CPKC Stadium.

Ordinance No. 220941 – Council approved the expansion of the Berkley Riverfront MPD boundary of roughly 1.75 acres along Interstate 29/35 to allow for the construction of the KC Current stadium.

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



File #: 250576

ORDINANCE NO. 250576

Sponsor: Director of City Planning and Development Department

Approving the plat of Orchard Estates, an addition in Jackson County, Missouri, on approximately 41 acres generally located on the west side of Lee's Summit Road approximately 590 feet south of Ess Road, creating four lots for the purpose of a residential 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-2025-00014)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Orchard Estates, 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 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 2, 2025.

..end

Approved as to form:

Eluard Alegre
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250576

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 Orchard Estates, an addition in Jackson County, Missouri, on approximately 41 acres generally located on the west side of Lee's Summit Road approximately 590 feet south of Ess Road, creating four lots for the purpose of a residential development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development and Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00014)

Discussion

The request is to consider approval of a Final Plat in District R-80 on about 41 acres generally located on the west side of Lee's Summit Road approximately 590 feet south of Ess Road, to allow for the creation of 4 residential lots. The lots were approved in Case No. CD-CPC-2024-00163 which served as the Preliminary Plat. The Preliminary Plat proposed to develop 4 estate size lots, between 6.82 acres and 18.98 acres. This Final Plat is in conformance with the Preliminary Plat as well as the lot and building standards of Section 88-110 of the Zoning and Development Code.

Staff Recommendation: Approval with Conditions

CPC Recommendation: Approval with Conditions

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
Not applicable as this is an ordinance authorizing the subdivision of 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)

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

Citywide Business Plan (CWBP) Impact

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

Prior Legislation

Case No. CD-CPC-2024-00163– On December 20, 2024, the Development Review Committee approved a preliminary plat in District R-7.5 on about 41 acres generally located at 16001 Ess Road, creating 4 residential lots.

Case No. CD-CPC-2025-00010 – Ordinance 250300, approved by City Council on June 5, 2025, approved a rezoning of an area on about 75 acres generally located at the southwest corner of Ess Road and Lee’s Summit Road from District R-7.5 to R-80

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)



File #: 250584

ORDINANCE NO. 250584

Sponsor: Councilmember Nathan Willett

Approving the plat of Monarch Townhomes, an addition in Clay County, Missouri, on approximately 17.28 acres generally located on both sides of North Cleveland Avenue, south of Northeast Barry Rod, creating 29 Lots and 4 tracts for the purpose of a multi-unit family subdivision; 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-2025-00021)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

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

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

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

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

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

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

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

Section 7. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on July 16, 2025.

..end

Approved as to form:

Eluard Alegre
Associate City Attorney

**No Docket
Memo Provided
for Ordinance
No. 250584**



File #: 250585

ORDINANCE NO. 250585

Sponsor: Councilmember Nathan Willett

Approving the plat of Weatherby Meadows, an addition in Platte County, Missouri, on approximately 12.15 acres generally located at the southeast corner of North Childress Avenue and Northwest Barry Road creating 30 lots and 2 tracts; 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-2025-00020)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

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

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

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

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

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

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

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

Section 7. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on July 16, 2025.

..end

Approved as to form:

Eluard Alegre
Associate City Attorney

**No Docket
Memo Provided
for Ordinance
No. 250585**



File #: 250588

ORDINANCE NO. 250588

Sponsor: Councilmember Crispin Rea

Approving the plat of Forest Hill Village, an addition in Clay County, Missouri, on approximately 12 acres generally located at 3500 N.E. Prather Road, creating 1 lot and 3 tracts for the purpose of a multi-family residential development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development and Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00024)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Forest Hill Village, a subdivision in Clay County, Missouri, a true and correct copy of which is attached hereto and incorporated herein by reference, is hereby approved.

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

Section 3. That the 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 Clay County, Missouri.

Section 5. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on July 16, 2025.

..end

Approved as to form:

Eluard Alegre
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250588

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 Forest Hill Village, an addition in Clay County, Missouri, on approximately 12 acres generally located at 3500 NE Prather Road, creating 1 lot and 3 tracts for the purpose of a multi-family residential development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development and Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00024)

Discussion

The request is to consider approval of a Final Plat in District MPD (Master Planned Development) on about 12 acres generally located at 3500 Northeast Prather Road, creating 1 lot and 3 tracts for a multi-family residential development. This use was approved in Case No. CD-CPC-2022-00166 which served as the Preliminary Plat. The plan was further refined with the MPD Final Plan which was approved under CD-CPC-2023-00117. The Preliminary Plat proposed to develop a two-phased Master Planned Development (MPD) preliminary plan for the "River Forest Village." The first phase will consist of the renovation of the existing buildings and the construction of an attached 2 story addition located on the northeast side of the existing building. The first phase will be mixed-use and will comprise of twenty (20) residential units of 2-, 3- and 4-bedroom apartments and includes offices and therapy services. The second phase will allow for the construction of six (6) multi-unit buildings. Each building in the second phase will have four (4) units for a total of twenty-four (24) apartment units and will be located directly east of the existing buildings (phase one). The development will utilize the existing street connection at Prather Road and no additional vehicular connections are proposed. This Final Plat is in conformance with the Preliminary Plat as well as the lot and building standards set by the controlling Master Planned Development.

Staff Recommendation: Approval with Conditions

CPC Recommendation: Approval with Conditions

Fiscal Impact

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

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

CONTROLLING CASE

Case No. CD-CPC-2022-00166 – Ordinance 220996, approved a rezoning on about 12 acres generally located at 3500 Northeast Prather Road from District R-6 to District MPD (Master Planned Development) and approving an MPD Preliminary Development Plan and Preliminary Plat for a mixed-used development that will include 44 residential units, office space and counseling services approved by City Council on December 1, 2022,.

RELEVANT CASES

Case No. CD-CPC-2023-00117– on August 21, 2023, the City Plan Commission approved an MPD Final Plan in District MPD for residential dwelling units and offices on about 12 acres generally located at Northeast Prather Road and Northeast Rock Creek Drive.

Service Level Impacts

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

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this is an ordinance authorizing the subdivision of land on private property.
2. How have those groups been engaged and involved in the development of this ordinance?

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

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

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

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

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

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 on private property.

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

No(Press tab after selecting)

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

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



File #: 250549

ORDINANCE NO. 250549

Sponsor: Court Administrator

Authorizing the acceptance of a \$160,000.00 grant from the Health Forward Foundation to implement a Fathers For Change curriculum for the Domestic Violence Court; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date.

WHEREAS, a majority of domestic violence cases are filed in the Kansas City Municipal Domestic Violence Court which has jurisdiction over cases including intimate partner violence, child abuse, child endangerment, violations of protection orders, stalking, and violence between family members; and

WHEREAS, Fathers for Change is a fatherhood focused individual and family intervention that addresses co-occurring intimate partner violence and child maltreatment. There are no other programs that directly and comprehensively address the effect of intimate partner violence on children in the home despite the fact that more than one third of children involved with child protective services live in homes with intimate partner violence; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Court Administrator, on behalf of the City of Kansas City, Missouri, is authorized to accept a \$160,000.00 grant from the Health Forward Foundation to implement a Fathers For Change curriculum for the Domestic Violence Court.

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

26-2580-270001-479977-G27HFF25FFC	Health Forward Foundation – Fathers for Change	\$160,000.00
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Section 3. That the sum of \$160,000.00 is hereby appropriated in the following account of the General Grants Fund:

26-2580-275800-B-G27HFF25FFC	Health Forward Foundation – Fathers for Change	\$160,000.00
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Section 4. That the Administrator of Municipal Court is designated requisitioning authority for Account No. 26-2580-275800.

Section 5. That this ordinance, appropriating money, is recognized as an ordinance with an accelerated effective date as provided by Section 503(a)(3)(C) of the City Charter and shall take effect in accordance with Section 503, City Charter.

..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.

Tammy L, Queen
Director of Finance

Approved as to form:

Andrew Bonkowski
Assistant City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250549

Submitted Department/Preparer: Municipal Court

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

Authorizing the acceptance of a \$160,000 grant from the Health Forward Foundation to implement a Fathers For Change curriculum for the Domestic Violence Court, designating requisitioning authority, and recognizing an accelerated effective date.

Discussion

A majority of domestic violence cases are filed in the Kansas City Municipal Domestic Violence Court which has jurisdiction over cases that include intimate partner violence, child abuse, child endangerment, violations of protection orders, stalking and violence between family members. Fathers for Change is a complete innovation in the world of domestic violence. There are no other programs that directly and comprehensively address the effect of intimate partner violence on children in the home despite the fact that more than one third of children involved with child protective services live in homes with intimate partner violence.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
Health Forward Foundation
3. How does the legislation affect the current fiscal year?
Provides grant funds for the Kansas City Domestic Violence Court FY26.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Yes, funding runs for two years which will impact FY27 and possibly FY28.

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

- | | | |
|-------------------------------------------------------|-----------------------------------------|----------------------------------------|
| 1. This legislation is supported by the general fund. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 2. This fund has a structural imbalance. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 3. Account string has been verified/confirmed. | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> 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?
Public Safety (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - ☐ Engage the community and community partners to reimagine the system of public safety with a focus on evidence-based approaches for crime prevention, treatment of mental health, emergency response time, and the criminal justice system.
 - ☒ Focus on violence prevention among all age groups, placing an emphasis on youth.
 - ☒ Increase fairness, justice, and responsiveness of our municipal criminal justice system to support the best possible outcome for offenders and victims of crime.
 - ☒ Reduce recidivism through prevention, deterrence, including detention, and re-entry services.
 - ☐ Enhance employee recruitment, succession planning, and retention in the police and fire departments with a continued emphasis on diversity.
 - ☐

Prior Legislation

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

Service Level Impacts

Fathers for Change is a fatherhood focused individual and family intervention that addresses co-occurring intimate partner violence and child maltreatment. The intervention combines attachment and cognitive behavioral theories with a focus on emotion regulation and reflective functioning and uses a family systems framework to examine multigenerational patterns and experiences.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Domestic Violence is a public health crisis.
-There are currently 30 active participants on the domestic violence compliance docket in the Kansas City Municipal Court. Of those, 18 are fathers.
-There are currently 14 active participants in the intimate partner violence diversion program (RSVP docket) in the Kansas City Municipal Court. Of those, 8 are fathers.
2. How have those groups been engaged and involved in the development of this ordinance?
This program was made known to Municipal Court by a clinician with a masters degree in social work, who has extensive employment history of working in the community to eliminate and reduce the root causes of violence in this City and a working relationship with the creator of the Fathers for Change curriculum.
3. How does this legislation contribute to a sustainable Kansas City?
The implementation of this ground-breaking program will make a difference in the lives of those charged with domestic violence, but also in the lives of their partners and children.
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)



Legislation Text

File #: 250579

ORDINANCE NO. 250579

Sponsor: Councilmember Crispin Rea

Approving the petition to establish the Crossroads Community Improvement District; establishing the Crossroads Community Improvement District generally bounded by Truman Road to the north; Troost Avenue to the east; Kansas City Terminal Railroad to the south; and Broadway Boulevard to the west in Kansas City, Jackson County, Missouri; requiring the annual submission of certain records; and directing the City Clerk to report the creation of the District to the Missouri Department of Economic Development and the Missouri State Auditor.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the petition to establish the Crossroads 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 ten (10) years, unless extended pursuant to Section 67.1481.6, RSMo.

Section 3. That the District shall annually submit its proposed budget, annual report and copies of written resolutions passed by the District’s board to the City pursuant to Section 67.1471, RSMo., and Section 74-304 of the City’s Code of Ordinances (“Code”).

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 pursuant to Code Section 74-302(e), the form of which shall be substantially similar to that which is attached to this ordinance as Exhibit 2

..end

Approved as to form:

Eluard Alegre
Associate City Attorney



File #: 250580

ORDINANCE NO. 250580

Sponsor: Councilmember Nathan Willett

Amending Chapter 88, the Zoning and Development Code, by repealing Section 88-445-08, “Additional Requirements for Specific Sign Types in Non-Residential Districts,” and enacting in lieu thereof a new section of like number and subject matter to establish regulations for digital monument signs.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 88, Zoning and Development Code, is hereby amended by repealing Section 88-445-08, “Additional Requirements for Specific Sign Types in Non-Residential Districts,” and enacting in lieu thereof a new section of like number and subject matter to establish regulations for digital monument signs, with said section to read as follows:

88-445-08 ADDITIONAL REQUIREMENTS FOR SPECIFIC SIGN TYPES IN NON-RESIDENTIAL DISTRICTS

88-445-08.A. MONUMENT SIGNS

1. All monument signs must be set back a minimum of 10 feet from the property line.
2. All monument signs must be set upon a solid base of material and design compatible with that of the development. The width of the base must be a minimum of 75 percent of the width of the widest part of the sign.
3. Electronic, digital, or motorized monument signs may be approved by special use permit in District O and B1 and are permitted in Districts B2, B3, B4, UR, D, and M, provided that the message or image does not change more than once every hour, and provided that the sign complies with the following requirements:
 - a) Visual effects are prohibited. There may be no effects of movement, flashing, scintillation, or similar effects; the display screen shall only transition between static images without animation or movement. No portion of any display screen shall change its message, background, or light intensity in any manner that imitates motion or movement. For example, a progression of static images that create the illusion of motion by altering the position or size of shapes in each progressive frame is prohibited. Similarly, a static image that creates the illusion of motion by

fluctuating in light intensity to simulate a burst, zoom, twinkle, sparkle, or any other movement is prohibited.

- b) Changes of image must be instantaneous as seen by the human eye and may not use fading, rolling, window shading, dissolving, or similar effects;
 - c) Automatic brightness control required. Electronic and digital signs must use automatic level controls to reduce light levels at night and under cloudy and other darkened conditions, in accordance with the standards set forth in this sub-section. All electronic and digital signs must have installed ambient light monitors, and must at all times allow such monitors to automatically adjust the brightness level of the electronic sign based on ambient light conditions. Maximum brightness levels for electronic and digital signs may not exceed 5000 nits when measured from the signs face at its maximum brightness, during daylight hours, and 500 nits when measured from the signs face at its maximum brightness between sunset and sunrise, as those times are determined by the National Weather Service. Maximum spillover for a digital sign in a non-residential zoning district shall be no greater than 0.5 footcandle.
 - d) The sign must be located at least 250 feet from any residentially zoned and occupied property, and must be located on a major thoroughfare.
 - e) The digital sign shall not face any residential use. All digital signage will require a landscape plan to ensure any light is screened from all adjacent residentially used structures.
4. Monument signs used to identify a development district must be located on a major thoroughfare.

88-445-08-B. OVERSIZED MONUMENT SIGNS

- 1. Oversized monument signs must be set back a minimum of 20 feet from the property line and must be located on a major thoroughfare as designated by the Major Street Plan.
- 2. All monument signs must be set upon a masonry base of material and design compatible with that of the development. The width of the base must be a minimum of 75 percent of the width of the widest part of the sign.
- 3. Electronic, digital, or motorized signage is not permitted.
- 4. The design of the sign must be in character with the architecture and material of the development it identifies.

5. When an oversized monument sign is used to identify a development district, additional development district monument signs are not permitted.
6. A special use permit is required for oversized monument signs.

88-445-08-C. WALL SIGNS

1. Wall signs must be permanently attached to the building and parallel to its surface, extending no more than 12 inches from the wall.
2. Wall signs may be placed on a parapet wall of a building, as provided in 88-810-1860. The parapet wall upon which a sign is placed may extend no more than 6 feet above the lowest parapet wall of the building.
3. Electronic, digital or motorized wall signage is not permitted unless through administrative adjustment in accordance with 88-570-02-K.

88-445-08-D. AWNING, CANOPY, MARQUEE AND UNDER-MARQUEE SIGNS

1. No awning, canopy, marquee or under-marquee sign may project above the parapet of the building.
2. The maximum length of under-marquee signs shall be $\frac{1}{2}$ the distance the marquee or canopy projects from the wall, or 8 feet, whichever is less.
3. Under-marquee signs may not hang more than 24 inches below the lowest point on the marquee or canopy.
4. All awning, canopy, marquee and under-marquee signs must have a minimum clearance of 8 feet above the sidewalk or ground below.
5. Electronic, digital, or motorized signage is not permitted.
6. In calculating the area permitted for canopy signage for gas and fuel sales establishments, the longest length of the canopy shall be utilized to calculate the 10% wall area permitted for the canopy signage, and this canopy signage may be placed on any side of the canopy.

88-445-08-E. PROJECTING SIGNS

1. Maximum thickness of projecting signs is 50% of its projecting distance.
2. Projecting signs may not project more than 4 feet from the building wall. For signs installed radially on building corners, maximum projection is 5 feet.
3. Projecting signs may not project above the parapet of the building.
4. The minimum clearance required for projecting signs is 8 feet.

5. Electronic, digital, or motorized signage is not permitted.

88-445-08-F. ROOF SIGNS

1. Roof signs are permitted only as follows:
 - (a) in nonresidential zoning districts within the area bound by the Missouri River, Paseo Boulevard, 31st Street, and State Line; or
 - (b) within the M2-3 district, on a roof that is set back at least 1,000 feet from all property lines.
2. The supporting structure for a roof sign must comply with all applicable engineering and code requirements. Such supporting structures must consist of the fewest number of supporting members without embellishments, consistent with all applicable municipal code requirements.
3. Roof signs are not permitted on buildings unless the top of the highest portion of the roof is at least 50 feet above grade.
4. The maximum horizontal dimension of a roof sign may not exceed 50% of the width of the wall it most closely parallels.
5. The maximum height of a roof sign and its supporting structure may not exceed 26 feet, measured from the elevation of top of the highest parapet to the top of the sign.
6. Electronic, digital, or motorized signage is not permitted.

88-445-08-G. INCIDENTAL SIGNS

1. Incidental signs must be set back a minimum of 10 feet from all property lines.
2. An incidental sign may include the logo of the establishment.
3. Electronic, digital, or motorized signage is not permitted.

88-445-08-H. INTERIM SIGNS

1. Interim signs are not permitted within 2,000 feet of another such sign in the same development.
2. City plan commission approval is required for interim signs, except real estate signs or noncommercial signs.
3. The sign must be removed within 3 years or upon completion of development, whichever occurs first. The city plan commission may approve one extension of up to 3 years, provided an application for extension is made prior to the expiration of the original approval.

4. Electronic, digital, or motorized signage is not permitted.

88-445-08-I. SPECIAL EVENT TEMPORARY SIGNS, INCLUDING BANNERS

1. Special event temporary signage, including banners will be allowed upon issuance of a permit.
2. Signs will be permitted to be displayed a maximum of either one 60-day period per year or two 30-day periods per calendar year.
3. Banners or flags will be permitted to be displayed a maximum of four 30-day periods per calendar year. In no case may a 30-day period be carried over from month to month, however.
4. No temporary sign may advertise or promote any commercial enterprise or event not conducted on the same building lot;
5. Temporary signs must be designed, constructed or mounted so as to be reasonably stable under all weather conditions, including high winds;
6. At the expiration of the permitted period(s) for the temporary signs, the signs must be removed.

88-445-08-J. ORNAMENTAL TOWER SIGN

1. Signs are permitted on ornamental towers when a tower or structure is an integral part of the architectural plan of a building, and may extend beyond the roof level of the building provided that the height of the tower does not exceed the maximum height permitted in the district.
2. Towers or structures with signs must be separated by 500 feet.
3. Such signs must face upon the interior of the center or on the principal street upon which the center fronts.

88-445-08-K. ILLUMINATION OF SIGNS

1. Any outdoor lighting arrangement for the illumination of a sign which would be visible from any property in an adjoining residential zoning district (including AG-R) must be so designed that no flashing or direct glare from any light source is focused, beamed or directed toward such property.
2. Flashing lights, rapidly changing or blinking illumination, rotating beams, or illumination resembling emergency lights are prohibited.
3. The electric supply for all illuminated signs must be located underground unless otherwise expressly approved by the city planning and development director.

4. Spillover light onto R-zoned property or public rights-of-way may not exceed 2 lux, measured at grade along the property line.

88-445-08-L. HOSPITAL SIGNS

A signage plan portraying signs necessary for the proper identification of the facilities within a hospital may be approved by special use permit. Such signs shall be on-premises signs and limited to proper identification of the facilities. Such signs may be internally or externally illuminated.

88-445-08-M. SIDEWALK SIGNS

In non-residential districts, the owner or operator of a business may place a sidewalk sign on a sidewalk to direct attention to a business offering a product, commodity, or service for sale or lease. Alternatively, such sign may contain any lawful noncommercial message pursuant to section 88-445-03. Although no permit is required, placement of a sidewalk sign is subject to the following restrictions:

1. the sign may only direct attention to a business that has an entry to and is immediately adjacent to the sidewalk upon which the sign is placed;
2. the sign shall not be permanently attached to the ground or a structure;
3. the sign may be placed only during hours the business is open and shall be removed otherwise;
4. only one sign per business is permitted, and the sign shall not be located within 15 feet of another such permitted sign;
5. no sign shall exceed 2.5 feet in width or 4 feet in height, and the minimum height shall be 2.5 feet;
6. no sign shall have protrusions or extensions;
7. the sign shall be placed to ensure a minimum of 5 feet of horizontal sidewalk clearance;
8. the sign must be placed within 2 feet of the wall of the building within which the business is located;
9. placement shall not obstruct any points of ingress or egress to a building;
10. no sign may be animated or lighted; and
11. proof of liability insurance shall be maintained, with the City as an additional insured, with a policy meeting the following conditions:
 - a. Liability insurance with either a combined single-limit policy of \$500,000.00, or a split-limit policy of \$100,000.00/\$300,000.00 bodily injury and \$100,000.00 property damage.

Section 2. 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

I hereby certify that as required by Chapter 88, Code of Ordinances, the forgoing 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

**No Docket
Memo Provided
for Ordinance
No. 250580**



Legislation Text

File #: 250586

ORDINANCE NO. 250586

Sponsor: Councilmember Crispin Rea

*** Held until 7/29/2025***

Approving the petition to amend the River Market Community Improvement District, generally bounded by the south bank of the Missouri River on the north, Interstate 70/35 on the south, Missouri 9 Highway on the east, and the Burlington Northern Santa Fe Railroad on the west, in Kansas City, Jackson County, Missouri; directing the City Clerk to report the amendment of the District to the Missouri Department of Economic Development and the Missouri State Auditor; reducing the General Fund contingent appropriation in the amount of \$1,000; appropriating the same; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date.

WHEREAS, the River Market Community Improvement District was approved and established by Ordinance No. 060805 on August 3, 2006; and

WHEREAS, Ordinance No. 060805 was amended by Ordinance No. 070749 on July 26, 2007, to correct the term to reflect nine years as proposed by the petition; and

WHEREAS, the term for the River Market Community Improvement District was extended for ten years beginning on August 3, 2015, by Ordinance No. 140842 on October 16, 2014; and

WHEREAS, petitioners wish to amend the methodology and maximum authorized amounts of the District's special assessments and extend the term of the District for an additional ten years;
NOW THEREFORE

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the petition to amend the River Market Community Improvement District (the "District") in accordance with Section 67.1401 RSMo, through Section 67.1571, otherwise known as the Missouri Community Improvement District Act (the Act), which is attached to this Ordinance as Exhibit 1, is hereby approved in its entirety.

Section 2. That the District is hereby amended for the purposes set forth in the petition, which the District shall have all the powers and authority authorized by the amended petition, the Act, and by law, and shall continue to exist for a period of ten (10) years, beginning on August 3, 2025.

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

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

Section 5. That the District shall enter into a cooperative agreement with the City pursuant to Code Section 74-302(e), the form of which shall be substantially similar to that which is attached to this ordinance as Exhibit 2.

Section 6. That the appropriation in the following account of the General Fund is hereby reduced by the following amount:

26-1000-179990-A	Contingent Appropriation	\$1,000.00
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Section 7. That the sum of \$1,000.00 is hereby appropriated from the Unappropriated Fund Balance of the General Fund in the following account:

26-1000-642044-B	CID Support	\$1,000.00
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Section 8. That the Director of City Planning & Development is designated as the requisitioning authority for Account No. 26-1000-642044-B.

Section 9. That this Ordinance is recognized as an ordinance with an accelerated effective date as provided by Section 503(a)(3)(C) of the City Charter in that it appropriates money and shall take effect in accordance with that section.

..end

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

Tammy L. Queen
Director of Finance

Approved as to form:

Eluard Alegre
Associate City Attorney

**No Docket
Memo Provided
for Ordinance
No. 250586**



File #: 250557

ORDINANCE NO 250557

Sponsor: Director of Health Department

Authorizing Amendment No. 3 in the amount of \$600,000.00 with Community Capital Fund (CCF) to provide grassroots neighborhood development through technical assistance, capacity building and fiduciary sponsorships for local neighborhood development groups, for a total contract amount not to exceed \$1,200,000.00 from previously appropriated funds; and designating requisitioning authority.

WHEREAS, the Community Capital Fund (CCF) plays a critical role in strengthening neighborhoods by providing targeted funding and technical assistance to local associations; and

WHEREAS, continued investment in CCF will advance resident engagement, neighborhood capacity building, and grassroots leadership—key components in the City's broader violence prevention and community development strategies; and

WHEREAS, renewal of this contract ensures the City maintains a vital partner in grassroots neighborhood development; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Director of Health is hereby authorized to execute the contract amendment for Community Capital Fund (CCF) to provide grassroots neighborhood development through technical assistance, capacity building and fiduciary sponsorship for local neighborhood development groups in the amount of \$600,000.00 to not exceed \$1,200,000.00 from funds previously appropriated in Account No. 26-2000-501905-B. A copy of the amendment is on file in the Health Department.

Section 2. That the Director of Health is hereby designated requisitioning authority for Account No. 26-2000-501905-B.

..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.

Tammy L. Queen
Director of Finance

Approved as to form:

Joseph A. Guarino
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250557____

Submitted Department/Preparer: Health

Revised 6/10/24

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

Executive Summary

We request Council approval to renew the Community Capital Fund contract, including the \$600,000 allocation for Year Two of the five-year Violence Prevention Funding agreement, for a total contract amount not to exceed \$1,200,000.00 from previously appropriated funds.

Renewal of this contract ensures the City maintains a vital partner in grassroots neighborhood development. The \$600,000 allocation for Year Two will sustain essential support to Neighborhood Associations, helping to build stronger, more connected, and more resilient communities across Kansas City.

The Community Capital Fund (CCF) plays a critical role in strengthening neighborhoods by providing targeted funding and technical assistance to local associations. Continued investment in CCF will advance resident engagement, neighborhood capacity building, and grassroots leadership—key components in the City's broader violence prevention and community development strategies.

Discussion

The Community Capital Fund (CCF) plays a critical role in strengthening neighborhoods by providing targeted funding and technical assistance to local associations. Continued investment in CCF will advance resident engagement, neighborhood capacity building, and grassroots leadership—key components in the City's broader violence prevention and community development strategies.

We respectfully seek the Council's approval to move forward with this renewal and affirm the City's commitment to equitable, community-driven progress.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☒ Yes ☐ No
2. What is the funding source?
2000-501905 Violence Prevention Fund
3. How does the legislation affect the current fiscal year?
The proposed legislation authorizes Year Two of the five-year Violence Prevention Funding agreement by renewing the Community Capital Fund (CCF) contract with a \$600,000 allocation for the current fiscal year. This funding sustains critical support for Neighborhood Associations, strengthening grassroots leadership, community engagement, and violence prevention efforts. Approval affirms the City's commitment to equitable, resident-led neighborhood development as part of its broader public safety strategy.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Yes, the legislation has a fiscal impact in future fiscal years as part of a five-year Violence Prevention Funding (VPF) agreement. The \$600,000 allocation for Year Two is a recurring cost, intended to be renewed annually through the duration of the agreement, contingent on Council approval and available funding. This is not a one-time cost, but rather part of a multi-year commitment to support grassroots neighborhood development and violence prevention efforts across Kansas City.
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

230160, 230718

Service Level Impacts

- **Sustained Support for Neighborhood Associations:** The \$600,000 renewal enables continued technical assistance and targeted funding to neighborhood-based organizations, allowing them to lead community safety and development initiatives.
- **Enhanced Grassroots Capacity:** CCF builds the skills, leadership, and organizational capacity of local associations—helping them to address violence prevention through resident engagement and locally driven strategies.
- **Strengthened Community Resilience:** Ongoing investment promotes stronger, more connected neighborhoods by empowering residents to take ownership of community well-being, fostering trust, collaboration, and long-term stability.

- **Alignment with Broader City Goals:** These services directly support the City’s public safety and equity priorities by advancing place-based, community-centered approaches to reducing violence.

Other Impacts

1. What will be the potential health impacts to any affected groups?
By investing in grassroots leadership and violence prevention, the legislation helps address underlying social and environmental factors that shape long-term health in Kansas City's most impacted communities.
2. How have those groups been engaged and involved in the development of this ordinance?
Community engagement in the development of Ordinance No. 230718 occurred through the competitive RFP process (EV3160), which encouraged proposals rooted in community needs. Community Capital Fund, the selected vendor, developed their proposal in collaboration with local stakeholders and has a history of working closely with neighborhood groups. Their approach reflects ongoing input from residents and grassroots partners, ensuring the program aligns with community priorities. Ongoing collaboration with neighborhood leaders and organizations is also built into the implementation of the ordinance.
3. How does this legislation contribute to a sustainable Kansas City?
This legislation contributes to a sustainable Kansas City by investing in community-driven solutions that address violence at its roots and strengthen neighborhood infrastructure. By renewing funding for the Community Capital Fund (CCF), the City supports long-term social sustainability through resident engagement, grassroots leadership, and increased neighborhood resilience. These efforts not only improve public safety and well-being today, but also build the local capacity needed to sustain positive outcomes for future generations—advancing a more equitable, connected, and thriving Kansas City.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

Example: contract renewal year-two funding of five-year budget

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

No(Press tab after selecting)

contract renewal year-two funding of five-year budget

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

No(Press tab after selecting)



File #: 250558

ORDINANCE NO. 250558

Sponsor: Director of Health Department

Authorizing Amendment No. 3, in the amount of \$900,000.00, with Kansas City Metropolitan Crime Commission to provide uninterrupted delivery of critical reentry services, such as workforce readiness, housing navigation, behavioral health referrals, and mentoring support essential to reducing recidivism and promoting successful community reintegration, for a total contract amount not to exceed \$1,800,000.00; recognizing this ordinance as having an accelerated effective date; and designating requisitioning authority.

WHEREAS, the Kansas City Metropolitan Crime Commission (KCMCC) is a trusted and experienced partner in public safety, with a strong track record of reducing violence and supporting long-term community stability; and

WHEREAS, the Second Chance Program, operated by the Kansas City Metropolitan Crime Commission, has served justice-impacted individuals on felony probation or parole in Kansas City since 2010; and

WHEREAS, continued investment in this partnership reflects the City's commitment to second chances, equity, and safer neighborhoods for all residents; and

WHEREAS, with funding from the City's Violence Prevention Fund, the program expanded in 2023 to provide culturally appropriate, evidence-based reentry support to 67 additional high-risk individuals recently released from incarceration; and

WHEREAS, due to increased program capacity supported through this funding, the program is now on track to reach its targeted goal of serving 120 returning citizens, further enhancing its impact on community reintegration and long-term public safety; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Director of Health is hereby authorized to execute the contract amendment for the Kansas City Metropolitan Crime Commission (KCMCC) to provide uninterrupted delivery of critical reentry services-such as workforce readiness, housing navigation, behavioral health referrals, and mentoring support essential to reducing recidivism and promoting successful community reintegration in the amount of \$900,000.00, for a total

contract amount not to exceed \$1,800,000.00, from funds previously appropriated to Account No. 26-2000-501905-B. A copy of the amendment is on file in the Health Department.

Section 2. That the Director of Health is hereby designated requisitioning authority for Account No. 26-2000-501905-B.

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

..end

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.

Tammy L. Queen
Director of Finance

Approved as to form:

Joseph A. Guarino
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250558

Submitted Department/Preparer: Health

Revised 6/10/24

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

Executive Summary

We request to come before Council for approval to renew the Kansas City Metropolitan Crime Commission contract, including the \$900,000 allocation for Year Two of the five-year Violence Prevention Funding agreement. Renewal of this contract will ensure uninterrupted delivery of critical reentry services—such as workforce readiness, housing navigation, behavioral health referrals, and mentoring support—that are essential to reducing recidivism and promoting successful community reintegration. The Kansas City Metropolitan Crime Commission (KCMCC) is a trusted and experienced partner in public safety, with a strong track record of reducing violence and supporting long-term community stability. Continued investment in this partnership reflects the City's commitment to second chances, equity, and safer neighborhoods for all residents. Authorizing a two year total of \$1,800,000

Discussion

The Second Chance Program, operated by the Kansas City Metropolitan Crime Commission, has served justice-impacted individuals on felony probation or parole in Kansas City since 2010. With funding from the City's VPF, the program expanded in 2023 to provide culturally appropriate, evidence-based reentry support to 67 additional high-risk individuals recently released from incarceration. Due to increased program capacity supported through this funding, the program is now on track to reach its targeted goal of serving 120 returning citizens, further enhancing its impact on community reintegration and long-term public safety.

The Kansas City Metropolitan Crime Commission (KCMCC) is a trusted and experienced partner in public safety, with a strong track record of reducing violence and supporting long-term community stability. Continued investment in this partnership reflects the City's commitment to second chances, equity, and safer neighborhoods for all residents.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☒ Yes ☐ No
2. What is the funding source?
2000 Violence Prevention Fund
3. How does the legislation affect the current fiscal year?
This legislation authorizes Year Two of the five-year Violence Prevention Funding agreement by renewing the Kansas City Metropolitan Crime Commission (KCMCC) contract, including a \$900,000 allocation for the current fiscal year. This renewal enables the continued delivery of critical reentry services—such as job readiness, housing support, behavioral health referrals, and mentoring—to 67 high-risk, justice-impacted individuals. Approval ensures service continuity and reinforces the City’s long-term commitment to violence reduction, community reintegration, and equitable public safety strategies.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Yes, the legislation has a fiscal impact in future fiscal years as it is part of a five-Year Violence Prevention Funding (VPF) agreement. The \$900,000 allocation for Year Two represents a recurring annual cost, subject to Council approval and availability of funds each year. This is not a one-time expenditure, but part of a sustained investment in reentry services that promote long-term public safety, reduce recidivism, and support equitable community reintegration across Kansas City.
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

230160, 230845

Service Level Impacts

The VPF-funded expansion of the Second Chance Program has delivered measurable impact through employment placement, trauma-responsive care, and reduced recidivism risk. By investing in this intensive reentry effort, the City has strengthened public safety and community health through proactive, culturally competent engagement with a high-risk population.

-67 individuals with active or historical *violent felony* convictions.

-59.7% of participants gained employment (40 out of 67).

-46.5% actively engaged in services.

-15.5% successfully discharged after completing the program.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Through this scope of work, Second Chance seeks to positively impact family stability, economic growth, to decrease intergenerational poverty and intergenerational incarceration, to improve public safety, while creating recidivism reduction. Every outcome and output directly will benefit the City.
2. How have those groups been engaged and involved in the development of this ordinance?
With funding from the City's Violence Prevention Fund, the program expanded it's reach in 2023 to provide culturally appropriate, evidence-based reentry support to 67 additional high-risk individuals recently released from incarceration.
3. How does this legislation contribute to a sustainable Kansas City?
This legislation contributes to a sustainable Kansas City by investing in community-driven solutions that address violence at it's roots and strengthen neighborhood infrastructure. By renewing funding for Community Capital Fund (CCF), the City supports long-term social sustainability through resident engagement, grassroots leadership, and increased neighborhood resilience. These efforts not only improve public safety and well-being today, but also build the local capacity needed to sustain positive outcomes for future generations-advancing a more equitable, connected, and thriving Kansas City.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

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

No - CREO's review is not applicable (Press tab after selecting)
Please provide reasoning why not:
Example:contract renewal year-two funding of five-year budget
6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

contract renewal year-two funding of five-year budget

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

No(Press tab after selecting)



File #: 250546

ORDINANCE NO. 250546

Sponsor: Director of Housing and Community Development Department

Authorizing the Manager of Procurement Services to execute a Central City Economic Development (CCED) funding agreement with Palestine Economic Development Corporation for construction of a 39-bed assisted living facility to be located at 35th Street and Prospect Avenue in Kansas; authorizing the Director of the Housing and Community Development Department to expend up to \$2,049,146.85 of previously appropriated Central City Economic Development Fund; requiring the contract to comply with the Missouri Prevailing Wage Law, the City's Contracting Program Requirements; and prohibiting 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 requiring the disclosure of total project sources and projected costs and periodic reporting of project progress.

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 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 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 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, on September 19, 2019, the City Council passed Ordinance No. 190650 which accepted the Board's recommendation to negotiate and execute a Funding Agreement with Palestine Economic Development Corporation in the amount of \$2,288,008.00 for the purpose of construction of a 39-bed assisted living facility and related costs expenses to be paid from funds previously appropriated to Account No. 26-2200-555998-B-57190650, the Central City Economic Development Sales Tax fund.

WHEREAS, on April 11, 2024, the City Council passed Ordinance No. 240333 which accepted the Board's recommendation for additional funding in the amount of \$572,000.00 for the purpose of Phase II construction of a 39-bed assisted living facility and related costs expenses to be paid from funds appropriated in the Central City Economic Development Sales Tax Fund; and

WHEREAS, previously appropriated funds from the Central City Economic Development Fund, in the amount of \$2,049,146.85 were unexpended prior to contract end date on or before December 31, 2023; and

WHEREAS, the City contracted with the KCATA to administer funding of various predevelopment Project Activity that included cost design, permitting, and miscellaneous related costs; and

WHEREAS, KCATA has expended costs associated with Phase I Activities that include demolition of blighted structures, environmental remediation, and miscellaneous costs for Phase I to include acquisition, and has completed its scope of work for Phase 1 of the Project; and

WHEREAS, the Parties desire that the KCATA convey the Phase I properties to the Contractor, close out Phase I Funds, and transfer the remaining Phase I Funds to the City to fund the Project pursuant to Ordinance No. 190650; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Manager of Procurement Services is authorized to execute a Central City Economic Development funding agreement with Palestine Economic Development Corporation using previously appropriated funds in the amount of \$2,049,146.85 from the Central City Economic Development Sales Tax Fund.

Section 2. That the Director of Housing and Community Development is authorized to expend up to \$2,049,146.85 from the Central City Economic Development Sales Tax Fund.

Section 3. That this contract must comply 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 Small Local Business Enterprises program).

Section 4. That 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 to the execution of the funding agreement and must require the disclosure of total project sources and projected costs and periodic reporting of project progress.

..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.

Tammy L. Queen
Director of Finance

Approved as to form:

Joseph A. Guarino
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution 250546

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

Authorizing the Manager of Procurement Services to execute a Central City Economic Development (CCED) funding agreement with Palestine Economic Development Corporation for construction of a 39-bed assisted living facility to be located at 35th Street and Prospect Avenue in Kansas; authorizing the Director of the Housing and Community Development Department to expend up to \$2,049,146.85 of previously appropriated Central City Economic Development Fund; That this contract must comply with the Missouri Prevailing Wage Law, the City's Contracting Program Requirements; and prohibiting the use of any CCED sales tax funding for the repayment of any preexisting debt or repayment for services or work performed to the execution of the funding agreement and must require the disclosure of total project sources and projected costs and periodic reporting of project progress.

Discussion

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 votes cast; and

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

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 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 furthers the City's policy of encouraging economic stability and growth.

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

On September 19, 2019, the City Council passed Ordinance No. 190650 which accepted the Board's recommendation to negotiate and execute a Funding Agreement with Palestine Economic Development Corporation in the amount of \$2,288,008 for the purpose of construction of a 39-bed assisted living facility and related costs expenses to be paid from funds previously appropriated to Account No. 26-2200-555998-B-57190650, the Central City Economic Development Sales Tax fund.

On April 11, 2024, the City Council passed Ordinance No. 240333 which accepted the Board's recommendation for additional funding in the amount of \$572,000 for the purpose of Phase II construction of a 39-bed assisted living facility and related costs expenses to be paid from funds appropriated in the Central City Economic Development Sales Tax fund

Previously appropriated funds from the Central City Economic Development Fund, in the amount of \$2,049,146.85 were unexpended prior to contract end date on or before December 31, 2023; and

The City contracted with the KCATA to administer funding of various predevelopment Project Activity that included cost design, permitting, and miscellaneous related costs; and

KCATA has expended costs associated with Phase 1 Activities that include demolition of blighted structures, environmental remediation, and miscellaneous costs for Phase I to include acquisition, and has completed its scope of work for Phase 1 of the Project; and

The Parties desire that the KCATA convey the Phase I properties to the Contractor, close out Phase I Funds, and transfer the remaining Phase I Funds to the City to fund the Project pursuant to Ordinance 190650

The Manager of Procurement Services is authorized to execute a Central City Economic Development funding agreement with Palestine Economic Development Corporation using previously appropriated funds in the amount of \$2,049,146.85 from the Central City Economic Development Sales Tax Fund:

The Director of Housing and Community Development is authorized to expend up to \$2,049,146.85 from the Central City Economic Development Sales Tax Fund

This contract must comply 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 Small Local Business Enterprises program).

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 to the execution of the funding agreement and must require the disclosure of total project sources and projected costs and periodic reporting of project progress.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
26-2200-555998-B-57190650
Central City Economic Development Fund
3. How does the legislation affect the current fiscal year?
There is no effect on the discal year
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
There is no effect on future fiscal years
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)

\$1,214,782 is available in 26-2200-555998-B-57190650 as of 6/10/2025. \$572,000 is not yet rolled forward into 26-2200-555998-B-57190650. The amount is confirmed to be rolled forward per ordinance 250277.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Housing and Healthy Communities (Press tab after selecting.)

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

- ☒ Utilize planning approaches in neighborhoods to reduce blight, ensure sustainable housing, and improve resident wellbeing and cultural diversity.
- ☒ Maintain and increase affordable housing supply to meet the demands of a diverse population.
- ☒ Address the various needs of the City's most vulnerable population by working to reduce disparities.
- ☒ Foster an inclusive environment and regional approach to spur innovative solutions to housing challenges.
- ☒ Ensure all residents have safe, accessible, quality housing by reducing barriers.
- ☐ Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

Prior Legislation

Ordinance 190650 and 240333

Service Level Impacts

KCATA has expended costs associated with Phase 1 Activities that include demolition of blighted structures, environmental remediation, and miscellaneous costs for Phase I to include acquisition, and has completed its scope of work for Phase 1 of the Project.

The Parties desire that the KCATA convey the Phase I properties to the Contractor, close out Phase I Funds, and transfer the remaining Phase I Funds to the City to fund the Project pursuant to Ordinance 190650

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 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 39
Number of Affordable Units 39

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:
NA

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 #: 250556

ORDINANCE NO. 250556

Sponsor: Director of Housing and Community Development Department

Authorizing the Director of Housing and Community Development to expend \$470,000.00 from funds previously appropriated to the HOME Investment Partnerships Funds in Account No. 26-2940-575326-B-G57HOME18 to satisfy the costs of the Ivanhoe Neighborhood Council Garfield Senior East Cottages grant contract; and authorizing the Manager of Procurement Services to execute a contract for Ivanhoe Neighborhood Council, for the purpose of completing the Garfield East Senior Cottages.

WHEREAS, on March 21, 2019, through Committee Substitute for Resolution No. 190013, the Council approved 2019 One-Year Action Plan which included HOME Investment Partnerships Program Funds for the housing development in targeted areas; and

WHEREAS, previously disbursed funds from the HOME Investment Partnerships Program Funds, in the amount of \$957,000.00 were expended in construction costs; and

WHEREAS, the unique grant with the following challenges, including significant increase of construction materials, and vandalism of the eight (8) affordable units that were near completion; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Director of Housing and Community Development is hereby authorized to expend up to \$470,000.00 from funds previously appropriated to the HOME Investment Partnerships Funds in Account No. 26-2940-575326-B-G57HOME18 to satisfy the costs of the Ivanhoe Neighborhood Council Garfield Senior East Cottages grant contract.

Section 2. That the Manager of Procurement Services is authorized to execute funding agreements for the projects set forth in Section 3 as negotiated by the Director of the Housing and Community Development Department. The agreement shall comply with any applicable provisions of the Missouri Prevailing Wage Law and any applicable provisions of 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 Director of the Housing and Community Development Department is directed to negotiate a funding agreement that prohibits the use of any HOME funding for the repayment of any preexisting debt or repayment for services or work performed prior to the execution of the

funding agreement. In addition, the Director of the Housing and Community Development Department is directed to negotiate a funding agreement that requires the disclosure of total project funding sources and projected costs and periodic reporting of project progress.

..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.

Tammy L. Queen
Director of Finance

Approved as to form:

Joseph A. Guarino
Senior Assistant City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250556

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

Authorizing the Director of Housing and Community Development to expend \$470,000.00 from funds previously appropriated to the HOME Investment Partnerships Funds in Account Number 26-2940-575326-B-G57HOME18 to satisfy the costs of the Ivanhoe Neighborhood Council Garfield Senior East Cottages grant contract; and authorizing the Manager of Procurement Services to execute contract for Ivanhoe Neighborhood Council, for the purpose of completing the Garfield East Senior Cottages.

Discussion

On March 21, 2019, through Committee Substitute for Resolution No. 190013, the Council approved 2019 One-Year Action Plan which included HOME Investment Partnerships Program Funds for the housing development in targeted areas; and previously disbursed funds from the HOME Investment Partnerships Program Funds, in the amount of \$957,000 were expended in construction costs; and the unique grant with the following challenges, including significant increase of construction materials, and vandalism of the eight (8) affordable units that were near completion.

Fiscal Impact

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

2. What is the funding source?

26-2940-575326-B-G57HOME18	HOME Investment	\$470,000.00
----------------------------	-----------------	--------------

HOME Investment Grant

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

This legislation expend up to \$470,000.00 from funds previously appropriated to the HOME Investment Partnerships Funds in Account Number 26-2940-575326-B-G57HOME18

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?
N/A

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

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

Resolution NO. 190013

Service Level Impacts

The Developer identified a need for additional funding due to increases in construction costs.

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?
Increases affordable housing stock in Kansas City.

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

Total Number of Units 8
Number of Affordable Units 8No

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.
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)

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

No(Press tab after selecting)



Legislation Text

File #: 250563

ORDINANCE NO. 250563

Sponsor: Director of Housing and Community Development Department

Approving the 2025 Action Plan for the Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), the Emergency Solution Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA); providing a substantial amendment to the Five Year Consolidated Plan 2022-2026 in accordance with the National Affordable Housing Act of 1990, as amended; and approving the Uniform Relocation Act (URA) authorizing submittal of plans to the United States Department of Urban Development for its consideration.

WHEREAS, the City of Kansas City has included the five grant programs CDBG, HOME, ESG and HOPWA funding to submit to the Department of Housing and Urban Development, Community Development Block Grant program for their consideration to provide public services, public facilities, minor home repair, elimination of blight and acquisition, housing renovation and construction and assistance to those persons with AIDS and to finance the City's community development and housing programs; and

WHEREAS, the City's Uniform Relocation Act Policy establishes minimum requirement for the acquisition of real property and the displacement of persons from their homes as a result of acquisition, rehabilitation or demolition for federally-funded project; and

WHEREAS, this Act protects people who are displaced by a federally assisted project, regardless of their income, and

WHEREAS, the need to fund affordable housing projects require that previously budgeted CDBG and HOME funds be funded which requires an amendment to the Action Plans and requires submission of an amendment to the U.S. Department of Housing and Urban Development; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the 2025 Action Plan and Substantial Amendment for the 2022-2026 consolidated Plan is prepared pursuant to the National Affordable Housing Act of 1990, as amended, a copy of which in substantial form is attached hereto, is hereby approved.

Section 2. That the Mayor, on behalf of the City of Kansas City, Missouri is hereby authorized to execute and submit the aforesaid 2025 Action Plan and the Substantial Amendment to the Consolidated Plan for 2022-2026 upon notice of entitlement funding levels through the

Housing and Community Development Department.

Section 3. That the City Council hereby certifies that the 2025 Action Plan has been prepared and will be submitted to the U.S. Department of Housing and Urban Development pursuant to and in accordance with the Department's rules and regulations.

Section 4. That the City Council hereby certifies that the said Plans and Programs have been prepared and will be submitted to the U.S. Department of Housing and Urban Development.

Section 5. That the City Council hereby certifies that the said Plans and Programs have been prepared and will be submitted to the U.S. Department of Housing and Urban Development pursuant to and in accordance with the Department's rules and regulations, including but not limited to Title 24 Section 570.301 through and including 570.306 of the Code of Federal Regulations.

..end

Approved as to form:

Joseph A Guarino
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250563

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

Approving the 2025 Action Plan for the Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), the Emergency Solution Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA); providing a substantial amendment to the Five Year Consolidated Plan 2022-2026 in accordance with the National Affordable Housing Act of 1990, as amended; and authorizing submittal to the US Department of Urban Development for its consideration. The City has developed a **Uniform Relocation Act Policy which** establishes minimum requirements for the acquisition of real property and the displacement of persons from their homes as a result of acquisition, rehabilitation or demolition for federally funded projects.

Discussion

Several City programs and services rely on grant funding from the US Department of Housing and Urban Development: CDBG provides public services, public facilities, minor home repair, elimination of blight and acquisition, housing renovation and construction and assistance to persons with AIDS, and to finance the City's development housing programs; Emergency Solutions funds shelter operations and essential services. To continue to fund these services, the City must submit amendments to their Action Plans and Consolidated Plans for HUD. This legislation certifies that the 2025 Action Plan and Substantial Amendments for the Consolidated Plan 2022-2026 have been prepared and will be submitted to the US Department of Housing and Urban Development for consideration.

Fiscal Impact

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

2. What is the funding source?
The US Department of Housing and Urban Development, managed through the following City funds:
2600 - Community Development Block Grants (CDBG)
2580 - General Grants Fund
2940 - Home Investment Partnership
2740 - Housing Opportunities for Persons with AIDS (HOPWA)
3. How does the legislation affect the current fiscal year?
This legislation approves funds for FY 2025-2026
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
No future fiscal impact
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
This legislation uses funding from the US Department of Housing and Urban Development to support affordable housing, homelessness, housing for persons with AIDS and childcare.

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

220162 - Approving the 2022-2026 Five Year Consolidated Plan and 2023 One-Year Action Plan

230386 - Approving the 2023 One- Year Action Plan

240504 - Approving the 2024 One-year Action Plan

Service Level Impacts

Funding will be used to support affordable housing, homelessness, housing for persons with AIDS and childcare.

Other Impacts

1. What will be the potential health impacts to any affected groups?
The funds are used to improve environmental conditions for citizens.
2. How have those groups been engaged and involved in the development of this ordinance?
The Health Department, Housing Department along with the City Manager's office will improve the livability of the citizens of Kansas City, Missouri
3. How does this legislation contribute to a sustainable Kansas City?
This legislation will increase housing production, provide minor home repair, decrease homelessness and improve the environment.
4. Does this legislation create or preserve new housing units?
Yes (Press tab after selecting)

Total Number of Units Total Number of Units See Project Activity
Number of Affordable Units Number of Affordable Units See Project Activity

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:

Although HUD funded contracts may require workforce programming, M/WBE participation as well as CREO goals, this ordinance does not serve as an actual contract for project development.

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

No(Press tab after selecting)

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

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

No(Press tab after selecting)



Legislation Text

File #: 250578

ORDINANCE NO. 250578

Sponsor: Director of Housing and Community Development Department

Authorizing the Director of Housing and Community Development to negotiate and execute a contract with Twelfth Street Development Corporation to aid in the prevention, removal and elimination of blighted and abandoned properties located specifically within the Parade Park Homes Redevelopment site in Kansas City, Missouri 64108, using previously appropriated Community Development Block Grant (CDBG) funds in the amount of \$1,100,000.00 under a Request for Proposal (RFP) of reprogrammed funding and \$79,641.00 in unallocated CDBG funds; and approving the Uniform Relocation Act (URA) authorizing submittal of plans to the US Department of Urban Development for consideration.

WHEREAS, the City is seeking to provide assistance in the elimination of unsafe conditions, slum and blighted properties in preparation for the creation of new mixed-income housing, through the Department of Housing and Urban Development Community Development Block Grant; and

WHEREAS, funding will be used to demolish dilapidated properties located within the Parade Park Homes Redevelopment site in Kansas City, Missouri 64108, and to clear land sites and infrastructure in preparation for redevelopment; and

WHEREAS, the Director of Housing and Community Development recommends awarding Twelfth Street Heritage Development Corporation CDBG funds in the amount of \$1,179,641.00, to support slum and blight elimination in preparation for the creation of new mixed-income housing; and

WHEREAS, the Director of Housing and Community Development seeks authorization to expend \$1,179,641.00 from funding source 26-2600-575311-B-G57CDBG21, to aid in the prevention, removal and elimination of blighted and abandoned properties; and

WHEREAS, the Uniform Relocation Act (URA) supports the Consolidated Plan and projects of the Annual Action Plan establishing minimum requirements for the acquisition of real property and the displacement of persons from their homes as a result of acquisition, rehabilitation or demolition for a federally-funded project; and

WHEREAS, this Act protects people who are displaced by a federally assisted project, regardless of their income; and

WHEREAS, funding for this project is contingent upon the approval of the Department of Housing and Urban Development (HUD). Once HUD has successfully provided its approval, funds will be allocated accordingly; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Director of Housing and Community Development is hereby authorized to negotiate and execute a contract with Twelfth Street Development Corporation for the purpose of carrying out activities consistent with the elimination of unsafe conditions and the removal of slum and blighted properties, in preparation for the development of new mixed-income housing on the Parade Park Homes Redevelopment site. Such activities shall be funded using previously appropriated CDBG funds awarded under a Request for Proposals (RFP), from the following accounts:

26-2600-575311-B-G57CDBG21	DEP57 CDBG21	\$1,179,641.00
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Section 2. The Director of Housing and Community Development is authorized to allocate the amount of \$1,179,641.00 for the purpose of carrying out this initiative. This initiative aims to prepare the site for the creation of new mixed-income housing on the Parade Park Homes Redevelopment site.

Section 3. The Director of the Housing and Community Development Department is designated as the requisitioning authority for Account No. 26-2600-575311-B-G57CDBG21.

Section 4. That the Director of the Housing and Community Development Department is directed to negotiate and execute a funding agreement that provides for compliance with any applicable provisions of the Missouri Prevailing Wage Law and any applicable provisions of 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 Director of the Housing and Community Development Department is directed to negotiate a funding agreement that prohibits the use of any CDBG funding for the repayment of any preexisting debt or repayment for services or work performed prior to the execution of the funding agreement. In addition, the Director of the Housing and Community Development Department is directed to negotiate a funding agreement that requires 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 authorized to expend up to \$1,179,641.00 from funds appropriated to CDBG account No. 26-2600-575311-B-G57CDBG21 to satisfy the costs of these contracts.

..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.

Tammy L. Queen
Director of Finance

Approved as to form:

Joseph A. Guarino
Senior Assistant City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250578

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

Authorizing the Director of Housing and Community Development to engage in contract with Twelfth Street Development Corporation to aid in the prevention, removal and elimination of blighted and abandoned properties located specifically within the Parade Park Homes Redevelopment site in Kansas City, Missouri 64108; using the previously-appropriated Community Development Block Grant (CDBG) funds in the amount of \$1,100,000.00 under a Request for Proposal (RFP) of reprogrammed funding and \$79,641.00 in unallocated CDBG funds, and approving the Uniform Relocation Act (URA) authorizing submittal of plans to the US Department of Urban Development for consideration.

Discussion

To support the execution of a contract with Twelfth Street Development Corporation in support of the Parade Park Homes Redevelopment Project, for the purpose of eliminating conditions of slum and blight in preparation for the creation of mixed income housing.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☒ Yes ☐ No
2. What is the funding source?
Community Development Block Grant (CDBG) from the US Department of Housing and Urban Development (HUD).
3. How does the legislation affect the current fiscal year?
It allows us to allocate CDBG funds previously allocated to Hope Faith to Twelfth Street Development Corporation.

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

No this does not have a fiscal impact on future years, this is a one-time allocation.

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

This legislation uses funding from the US Department of Housing and Urban Development (HUD) to support affordable housing and economic development.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

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

- ☒ Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

Prior Legislation

Ordinance #250150

Service Level Impacts

Funding will be used to support the elimination of slum and blight, create affordable housing and economic development.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Funds will be used to improve the environment.
2. How have those groups been engaged and involved in the development of this ordinance?
Housing Department along with the City Manager's office will improve the livability of the citizens of Kansas City, Missouri.
3. How does this legislation contribute to a sustainable Kansas City?
This legislation will increase housing production, decrease homelessness and improve the environment.
4. Does this legislation create or preserve new housing units?
Yes (Press tab after selecting)

Total Number of Units 480

Number of Affordable Units 240

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.

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 #: 250534

ORDINANCE NO. 250534

Sponsor: Director of City Planning and Development Department

Approving a major amendment to a previously approved development plan on about six acres in District B3-3 generally located at the southeast corner of North Congress Avenue and Northwest Prairie View Road to allow for a 7,244 square foot building addition to an existing automotive dealership. (CD-CPC-2025-00058)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a major amendment to a previously approved development plan in District B3-3 (Community Business) generally located at the southeast corner of North Congress Avenue and Northwest Prairie View Road, and more specifically described as follows:

Lot 1, Tiffany Springs Auto Plaza, a subdivision of land in the City of Kansas City, Platte County, Missouri.

is hereby approved, subject to the following conditions:

1. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.
2. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to a certificate of occupancy.
3. Prior to issuance of the certificate of occupancy for each lot within the plat the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy.
4. The developer shall submit a letter to the Land Development Division from a licensed civil engineer, licensed architect, or licensed landscape architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in

disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64, Code of Ordinances, for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, and gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate of occupancy permits.

5. 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.
6. Building plans submittal shall meet the requirements of the Kansas City Building and Rehabilitation Code in effect at the time of submission.
7. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
8. The developer shall extend all fire and life protection systems into the new addition. (IFC-2018 § 901.4)
9. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Kansas City Water Services Department, in accordance with adopted standards, including a BMP level of service analysis prior to approval and issuance of any building permits, and the developer shall secure permits to construct any improvements as required by the Kansas City Water Services Department prior to issuance of any certificate of occupancy.
10. The developer shall grant a BMP easement to the City as required by the Kansas City Water Services Department, prior to issuance of any building permits if required/recommended by the drainage study.
11. A full flow fire meter shall be required when the fire protection service line serves more than one building, or combination service lines 6 inches and larger, or that have private fire hydrants connected to them.
12. When an existing building is being renovated, is being changed in use or occupancy, or is undergoing a building addition, and the existing water service line(s) will be reused, the water service line(s) and related appurtenances shall meet the most current version of Kansas City Water rules and regulations.

13. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to issuance of a certificate of occupancy.

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

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

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250534

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 major amendment to a previously approved development plan on about 6 acres allow for a 7,244 square foot building addition to the existing Jay Wolfe Toyota Dealership.in District B3-3 generally located at the southeast corner of North Congress Ave and Northwest Prairie View Road. (CD-CPC-2025-00058)

Discussion

The applicant is seeking approval of a major amendment to a previously approved Development Plan in District B3-3 on about 6 acres generally located at the southeast corner of North Congress Ave and Northwest Prairie View Road allowing for a 7,244 square foot building addition to the existing Jay Wolfe Toyota Dealership.

The proposed amendment is more than 10% of the existing structure which requires a Major Amendment to an existing Development Plan per Section 88-516-06 of the Zoning and Development Code.

The addition is proposed on the western portion of the existing building and will be constructed of brick to match the structure. It will include a garage door with transparent glass and will serve as additional space for the dealership's service department. The proposed architectural materials and articulation are consistent with the existing building and surrounding development.

Landscaping improvements to the entire site are also included in the proposal. This will bring the site into conformance with current landscaping standards. These include street trees, continuous shrub lines to screen vehicular use areas, and interior plantings. Notable species include New Harmony Elm, Ginkgo, Paperbark Maple, Shenandoah Switchgrass, and Inkberry.

Staff Recommendation: Approval with Conditions

CPC Recommendation: Approval with Conditions

Fiscal Impact

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

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

Citywide Business Plan (CWBP) Impact

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

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

Prior Legislation

Case No. 6401-GP: On May 24, 1972 the City Plan Commission recommended approval of a General Planned Development District on 7.8 acres for industrial warehouse uses. **(Ordinance No. 41477, passed August 11, 1972).**

Case No. 247-S-24: On May 3, 1988 the City Plan Commission dismissed a request for an amendment to the KCIA General Development and Land Use Plan to amend about 85 acres from General Industry and General Transient Regional Business to Regional Business.

Case No. 10251-GP-4: On June 17, 1997 the City Plan Commission recommended approval of an amendment to a previously General Planned Development District Plan generally located between N. Congress Avenue and N.W. Prairie View Road approximately 800 ft. south of N.W. 97th Terrace, in District GP-1 (General Industrial) to allow four one-story buildings totaling 86,360 sq. ft. for office, retail and warehouse uses. **(Ordinance No. 971355, passed October 16, 1997).**

Service Level Impacts

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

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this is an ordinance authorizing development of private property.
2. How have those groups been engaged and involved in the development of this ordinance?
Not applicable as this is an ordinance authorizing development of private property.

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

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

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

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

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

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

Please provide reasoning why not:

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

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

No(Press tab after selecting)

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

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

No(Press tab after selecting)



Legislation Text

File #: 250536

RESOLUTION NO. 250536

Sponsor: Director of City Planning and Development Department

RESOLUTION - Approving an amendment to the Midtown/Plaza Area Plan on about 0.6 acres generally located at 3809 Roanoke Road by changing the recommended land use from residential low density and mixed use neighborhood to mixed use neighborhood for. (CD-CPC-2025-00055)

Held until 8/19/2025

WHEREAS, on January 7, 2016, the City Council by Committee Substitute for Resolution No. 150899, As Amended, adopted the Midtown/Plaza Area Plan; and

WHEREAS, after further review it has been deemed appropriate to amend the Midtown/Plaza Area Plan as it affects that area of approximately 0.6 acres generally located at 3809 Roanoke Road by changing the recommended land use from residential low density and mixed use neighborhood to mixed use neighborhood; and

WHEREAS, the City Plan Commission considered such amendment to the Proposed Land Use Map on June 4, 2025; and

WHEREAS, after all interested persons were given an opportunity to present testimony, the City Plan Commission did on June 4, 2025, recommend approval of the proposed amendment to Midtown/Plaza Area Plan; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section A. That the Midtown/Plaza Area Plan is hereby amended as to the Proposed Land Use Plan and Map for that area of approximately 0.6 acres generally located at 3809 Roanoke Road by changing the recommended land use from residential low density and mixed use neighborhood to mixed use neighborhood.

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

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

..end



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250536

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 an amendment to the Midtown/Plaza Area Plan on about 0.6 acres generally located at 3809 Roanoke Road by changing the recommended land use from Residential Low Density and Mixed Use Neighborhood to Mixed Use Neighborhood for the Hickok Homes 39th Street project. (CD-CPC-2025-00055)

Discussion

Amending the Midtown/Plaza Area Plan in coordination with rezoning and development plan (CD-CPC-2025-00054 & CD-CPC-2025-00056). The property is currently split between the Mixed Use Neighborhood and Residential Low Density land use designations. This amendment would designate the entire site as Mixed Use Neighborhood.

There was a significant amount of public testimony at the City Plan Commission hearing in opposition to the project related to concerns about traffic, parking, building scale/massing, and building placement/setbacks. All letters of testimony are attached to the case in CompassKC. The City Plan Commission discussed the residents' concerns and voted (3-2) to recommend approval.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
Not applicable as this is a resolution to amend an Area Plan. There is no fiscal impact related to this resolution.
3. How does the legislation affect the current fiscal year?
Not applicable as this is a resolution to amend an Area Plan. There is no fiscal impact related to this resolution

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 resolution to amend an Area Plan. There is no fiscal impact related to this resolution
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this is a resolution to amend an Area Plan. There is no fiscal impact related to this resolution

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

This resolution has no fiscal impact.

Citywide Business Plan (CWBP) Impact

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



Prior Legislation

None

Service Level Impacts

None

Other Impacts

1. What will be the potential health impacts to any affected groups?
This resolution was not evaluated for potential health impacts. No impact expected.
2. How have those groups been engaged and involved in the development of this ordinance?
Public engagement as required by 88-505-12 was completed in accordance with Code.
3. How does this legislation contribute to a sustainable Kansas City?
This resolution doesn't authorize physical development, but contributes to the associated ordinance for rezoning and development plan.
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.

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 #: 250537

ORDINANCE NO. 250537

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 0.6 acres generally located at 3809 Roanoke Road from Districts B3-2 and R-5 to District B3-3 and approving a development plan to allow for a multi-unit residential building with limited commercial space. (CD-CPC-2025-00054 and CD-CPC-2025-00056)

Held until 8/19/2025

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code, is hereby amended by enacting a new section to be known as Section 88-20A-1494, rezoning an area of about 0.6 acres generally located at 3809 Roanoke Road from Districts B3-2 (Community Business) and R-5 (Residential 5) to District B3-3 (Community Business) and approving a development plan to allow for a multi-unit residential building with limited commercial space, said section to read as follows:

Section 88-20A-1494. That an area legally described as:

All that part of Lot 1 and 2, Hamilton Hill, a subdivision of land in Kansas City, Jackson County, Missouri, more particularly described as: Beginning at the intersection of the east right-of-way line of Roanoke Road and the north right-of-way line of 39th Street, as now established; thence North 3° 14' 41" East along said east right-of-way line, a distance of 200.24 feet to a point on the north line of the south 207.75 feet of Lots 1 and 2; thence South 87° 18' 38" East along said north line, a distance of 129.73 feet; thence South 3° 14' 03" West, a distance of 200.36 feet to a point on said north right-of-way of Roanoke Road; thence North 87° 15' 13" West along said north right-of-way line, a distance of 129.76 feet to the point of beginning.

Also being shown as Tract 2, on the minor subdivision lot split of part of Lot 1, Lot 2, and Lot 3, Hamilton Hill, a subdivision of land in Kansas City, Jackson County, Missouri, recorded July 25, 2022, as Document No. 2022E0069738, in Book 54, page 64.

is hereby rezoned from Districts B3-2 (Community Business) and R-5 (Residential 5) to District B3-3 (Community Business), all as shown outlined on a map marked Section 88-20A-1494, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an

amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

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

1. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with Section 88-425-08 of the Zoning and Development Code.
2. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.
3. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
4. Prior to issuance of the certificate of occupancy for each lot within the plat the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy.
5. The developer shall pay a fee in-lieu of providing 4 trees (8 caliper inches) in the amount of \$1,480.00 to the Tree Fund prior to a certificate of occupancy.
6. Aerial fire apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial fire apparatus roads are a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure. (IFC-2018 § D105).
7. 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)
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). Fire hydrant distribution shall follow IFC-2018 Table C102.1.
9. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
10. The developer shall provide fire lane signage on fire access drives.

11. The developer shall add reinforcement to the exterior doors of the property for safety. Items such as steel braces to reinforce wooden door frames or metal door frames have been proven to lower the risk of crimes.
12. The developer shall consider all units in the multi-family development to have 180-degree eye viewers, such as peep holes which will allow a person to view outside their apartment prior to opening the door.
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 2025 acquisition rate of \$20,065.67 per acre. This requirement shall be satisfied prior to a certificate of occupancy.
14. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
15. Proposed on-street parking shall be approved by the Public Works Department prior to the issuance of a permit from the Land Development Division for construction. Requests for on-street parking require review by Public Works staff during the plan review process.
16. 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.
17. The developer shall submit a letter to the Land Development Division from a licensed civil engineer, licensed architect, or licensed landscape architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64, Code of Ordinances, for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, and gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate of occupancy permits.

18. The developer shall grant a City approved pedestrian right-of-way easement, for the portions of the public sidewalks approved to be outside of the street right-of-way, to the City as required by the Land Development Division, prior to recording the plat.
19. The developer shall enter into a covenant agreement for the maintenance of any decorative paving and landscaping located within the public right-of-way as required by the Land Development Division of the Public Works Department, prior to the issuance of any certificate of occupancy or recording the plat.
20. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
21. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to issuance of a certificate of occupancy.
22. The developer shall hire a Missouri professional engineer to design and submit a water main extension plan set for installation of an additional public fire hydrant. The plans shall follow the Kansas City Water rules and regulations and provide public fire hydrants along the perimeter public streets at 300' max. spacing. The plans shall be approved and under contract (permitted) prior to building permit issuance.
23. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Kansas City Water Services Department evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the disturbed area to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system and manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted prior to issuance of any building permits, and the developer shall secure permits to construct any improvements required by the Kansas City Water Services Department prior to issuance of any certificate of occupancy.
24. The developer shall obtain the executed and recorded City approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting.
25. The developer shall secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and

determine adequacy of receiving systems as required by the Kansas City Water Services Department, prior to recording the plat or issuance of a building permit, whichever occurs first.

26. The developer shall provide acceptable easement and secure permits to relocate sanitary sewers out from under proposed buildings and structures. Any existing public lines located under proposed structures must be abandoned in place or removed and easement vacated, or relocated and new easements shall be provided; as required by the Kansas City Water Services Department prior to issuance of a building permit.
27. The developer shall enter into a covenant agreement for the maintenance of any stormwater detention area as required by the Kansas City Water Services Department, prior to issuance of building permit.
28. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Kansas City Water Services Department prior to issuance of a building permit to connect the private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required.

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

Section C. That the development plan described above is hereby approved with the following deviations from Chapter 88, Code of Ordinances:

1. A deviation to 88-120-04 Rear Setback (abutting an R-5 District) in the amount of 30 feet to allow a 0 foot setback.
2. A deviation to 88-120-04 Side Setback (interior) in the amount of 8 feet to allow a 0 foot setback.
3. A deviation to 88-120-04 Lot Area per Unit in the amount of 52 square feet to allow 348 square feet of lot area per unit.

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

..end

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

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250537

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Rezoning an area of about 0.6 acres generally located at 3809 Roanoke Road from District B3-2 and R-5 to District B3-3 and approving a development plan to allow for a multi-unit residential building with limited commercial space. (CD-CPC-2025-00054 & CD-CPC-2025-00056).

Discussion

The proposed development is a multi-unit residential building with 1,233 square feet of ground floor commercial tenant space. The building will contain 73 dwelling units and amenity spaces. The lobby and commercial space will be located at the southwest corner of the building fronting on the corner of W 39th Street and Roanoke Road.

There will be 73 parking spaces partially underground and at-grade on the north side of the site. Access to the parking area will be at the northwest corner of the proposed building. All parking areas will be screened as part of the building architecture. Four on-street parking spaces will be created on Roanoke Road and used for tenant loading areas. Streetscape improvements will be made along W 39th Street and Roanoke Road enhancing the pedestrian environment with planters and specialty paving.

There is 10 feet of grade change across the site from south to north. The building height varies between 53 to 50 feet at the corner of W 39th Street and Roanoke Road and will step down with the slope towards the residential neighborhood to approximately 47 feet. The north facade will step back having no units with balconies to reduce imposition on the nearby residences. South, west, and east elevations will have units with balconies. Proposed building materials include thin brick, wood-look plank, stucco, and concrete.

There are site constraints limiting the amount of landscaping, but proposed species include Flowering Plum, Arborvitae, Zelkova, Sumac, Bluestem, etc.

There was a significant amount of public testimony at the City Plan Commission hearing in opposition to the project related to concerns about traffic, parking, building scale/massing, and building placement/setbacks. All letters of testimony are attached to the case in CompassKC.

The City Plan Commission discussed the resident's concerns and voted (3-2) to recommend approval with conditions.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
Not applicable as this is a zoning ordinance authorizing physical development on a subject property.
3. How does the legislation affect the current fiscal year?
Not applicable as this is a zoning ordinance authorizing physical development on a subject property
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Public improvements to sidewalk in the public ROW will be made by the developer and maintained in the future as a City asset.
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)

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

Minimal density increase along the 39th St corridor.

Other Impacts

1. What will be the potential health impacts to any affected groups?
This ordinance was not evaluated for potential health impacts.
2. How have those groups been engaged and involved in the development of this ordinance?
This ordinance complies with public engagement as required by 88-505-12.
3. How does this legislation contribute to a sustainable Kansas City?
This ordinance authorizes the construction of 73 residential units to increase density along the 39th St transit corridor.
4. Does this legislation create or preserve new housing units?
Yes (Press tab after selecting)

Total Number of Units 73

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:

Not applicable for private development authorized by this ordinance.

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 #: 250538

ORDINANCE NO. 250538

Sponsor: Director of City Planning and Development Department

Amending Ordinance No. 250046 by repealing Section A and replacing it with a new Section A to include the full legal description of a 56-acre residential development consisting of 283 dwelling units generally located at N. Line Creek Parkway and N.W. Old Stagecoach Road.

WHEREAS, on January 30, 2025, the Council passed Ordinance No. 250046 which approved a rezoning and residential development on 56 acres generally located at N. Line Creek Parkway and N.W. Old Stagecoach Road; and

WHEREAS, the legal description provided in Ordinance No. 250046 was incomplete; and

WHEREAS, the Council desires to amend Ordinance No. 250046 to include the full legal description for the 56-acre development; and

WHEREAS, all conditions from Ordinance No. 250046 shall remain in full force and effect; NOW THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Section A of Ordinance No. 250046 is hereby repealed and a new section enacted in its place, to read as follows:

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 new section to be known as Section 88-20A-1466, rezoning an area of approximately 56 acres generally located at N. Line Creek Parkway and N.W. Old Stagecoach Road from District AG-R (Agricultural) to District R-7.5 (Residential 7.5) and approving a development plan to allow for residential development consisting of 283 dwelling units, said section to read as follows:

Section 88-20A-1466, That an area legally described as:

A portion of the Southwest Quarter of Section 4, Township 51 North, Range 33 West, in the City of Kansas City, Platte County, Missouri, described as follows:

Beginning at the northwest corner of the Southwest Quarter of said Section 4, thence, along the west line of the Southwest Quarter of said Section 4, South 00°04'37" West, 280.50 feet to the true point of beginning; thence, continuing along the west line of the Southwest Quarter of said Section 4, South 00°04'37" West, 1976.13 feet to a point on the north right-of-way line of Highway 152; thence, along the north right-of-way line of Highway 152, the following three (3) courses: (1) South 89°13'27" East, 374.67 feet; (2) North 86°12'07" East, 250.80 feet; (3) South 89°13'27" East, 636.99 feet to a point on the west right of way line of Line Creek Parkway described in the Report of Commissioners, Case Number 93CC00935; thence, along said west right of way line of Line Creek Parkway the following four (4) courses: (1) North 00°45'28" East, 361.29 feet to the beginning of a non-tangent curve to the right, whose center bears South 89°11'25" East, 1137.80 feet; (2) northeasterly along the arc of last said curve, having a radius of 1137.80 feet, through a central angle of 31°37'37", an arc distance of 628.06 feet; (3) North 32°27'26" East, 100.00 feet to the beginning of a tangent curve to the left; (4) northeasterly along the arc of last said curve, having a radius of 10434.00 feet, through a central angle of 01°04'01", an arc distance of 194.31 feet to a point on the southwesterly right of way line of Old Stagecoach Road described in Book 1376, page 223; thence, along said southwesterly line of Old Stagecoach Road the following three (3) courses: (1) North 39°49'35" West, 25.54 feet; (2) North 59°11'40" West, 1119.41 feet; (3) North 58°19'25" West, 331.53 feet to a point on a line parallel with and 280.50 feet south of the north line of the Southwest Quarter of said Section 4; thence, along said parallel line, North 89°45'00" West, 337.78 feet to the true point of beginning, also known as Tract 2 on minor subdivision lot split recorded November 16, 2022 as Document No. 202215310 in Book E, page 221.

is hereby rezoned from AG-R (Agricultural Residential) to R-7.5 (Residential), all as shown outlined on a map marked Section 88-20A-1466, which is attached hereto and made a part hereof, and which is hereby adopted as part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

Section 2. That all other sections and conditions of Ordinance No. 250046 not repealed shall remain in full force and effect.

..end

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250538

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 Ordinance No. 250046 by repealing Section A and enacting a new Section A to revise the legal description to include an additional 55 acres.

Discussion

Ordinance 250046, approving the rezoning and development plan for a residential development at N. Line Creek Parkway and N.W. Old Stagecoach Road, was approved on January 20, 2025. The legal description contained in that ordinance did not accurately describe the entire area included in the development. This ordinance corrects the legal description. No other changes to the conditions for the development approval are intended.

The applicant is proposing to construct 283 dwelling units distributed across eleven different models and layouts of homes. This development will be constructed as a build-to-rent (BTR) product and the developer will retain ownership of the homes. The homes will range in size from a one bedroom at 800 square feet, up to four bedroom homes which are approximately 1,800 square feet.

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.
3. How does the legislation affect the current fiscal year?
Not applicable, as this is a zoning ordinance.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Not applicable, as this is a zoning ordinance.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Potentially.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

There is no fiscal impact with this ordinance.

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

There is no prior legislation associated with this site.

Service Level Impacts

No service level impacts were identified.

Other Impacts

1. What will be the potential health impacts to any affected groups?
No potential health impacts were identified.
2. How have those groups been engaged and involved in the development of this ordinance?
The applicant held the required public engagement on April 28th, 2025.
3. How does this legislation contribute to a sustainable Kansas City?
No information related to the sustainability of this project was submitted to the City.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

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

No - CREO's review is not applicable (Press tab after selecting)
Please provide reasoning why not:
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 #: 250555

ORDINANCE NO. 250555

Sponsor: Director of City Planning and Development Department

Approving a major amendment to a previously approved development plan on about .7 acres in District UR generally located at 2701 and 2702 Troost Avenue to allow for the construction of two multi-unit buildings. (CD-CPC-2025-00042)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan on about .7 acres in District UR (Urban Redevelopment) generally located at 2701 and 2702 Troost Avenue, and more specifically described as follows:

Lot 1, except that part therein in Troost Avenue, Block 9, Continuation of Beacon Hill, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

Together with the east 160 feet of the north 150 feet of Block 10, Continuation of Beacon Hill, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, except that part taken for widening Troost Avenue.

is hereby approved, subject to the following conditions:

1. Any fencing shall comply with the Troost Corridor Overlay District.
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. This condition may be satisfied by an assigned City Planning and Development building inspector.
3. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping and street trees required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy. This condition may be satisfied by an assigned City Planning and Development building inspector.

4. No detailed sign plan was provided. All signage must comply 88-445 and/or the Troost Corridor Overlay District.
5. The mural identified in the approved plans shall be in compliance with 88-445 and installed prior to the release of the certificate of occupancy.
6. The developer shall secure approval of a UR final plan from Development Management Division staff prior to a building permit. The following corrections/amendments shall be addressed in the UR final plan, (1) update the capitol sales tax fund tree planting table to take into account the trees and shrubs not being planted on the site and the trees being removed on the property. Per the City Forester memo, each tree = \$185 per caliper inch, and shrub/bush = \$40 each.
7. Per 88-425-13, alternative compliance of the perimeter and interior landscaping requirements is authorized through a payment into the capital improvement sales tax fund tree planting.
8. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC 2018 § 507.1)
9. 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)
10. Fire hydrant distribution shall follow IFC 2018 Table C102.1.
11. 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)
12. Required Fire Department access roads shall be an all-weather surface. (IFC 2012: § 503.2.3) (No Grass Pavers Allowed)
13. 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)
14. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC 2018: § 503.2.4)
15. Aerial fire apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial fire apparatus roads are a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure. (IFC 2018 § D105).
16. The developer shall be responsible for dedication of parkland, private open space

in lieu of parkland, or payment of cash in lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash in lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2025 acquisition rate of \$20,065.67 per acre. This requirement shall be satisfied prior to a certificate of occupancy.

17. The developer shall submit a letter to the Land Development Division from a licensed civil engineer, licensed architect, or licensed landscape architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64, Code of Ordinances, for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, and gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate of occupancy permits.
18. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
19. 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.
20. The developer shall integrate into the existing streetlight system any relocated streetlights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.
21. No water service line will be less than 1 1/2" in diameter where three or more units or commercial building will be served by one domestic service line and meter.
22. 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.

23. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to issuance of a certificate of occupancy.
24. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
25. No water service tap permits will be issued until the public water main is released for taps.
26. The developer shall employ a Missouri professional engineer to design and submit water main extension (WME) plans in Compass KC. The WME plans shall follow Kansas City Water rules and regulations for a new 12" DIP water main as shown on the utility plan sheet between Troost and Forest Avenue along 27th Street and one new public fire hydrant. The WME plans shall be reviewed and approved and under contract (permitted) prior to a building permit issuance or final plat recording.
27. 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.
28. The developer shall provide private storm drainage easements for any private mains prior to issuance of any building permits.
29. The developer shall secure permits for connection to storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Kansas City Water Services Department, prior to issuance of a building permit.
30. The developer shall submit a storm drainage analysis from a Missouri licensed civil engineer to the Kansas City Water Services Department evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the disturbed area to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system and manage the 10 year storm and 100 year storm per currently adopted APWA standards. The analysis shall be submitted, and the developer shall secure permits to construct any improvements required by the Kansas City Water Services Department prior to recording the plat

31. The developer shall grant a BMP easement to the City as required by the Kansas City Water Services Department, prior to recording the plat or issuance of any building permits.
32. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Kansas City Water Services Department prior to issuance of a building permit to connect the private system to the public sewer main and depending on adequacy of the receiving system, make other improvements as may be required.
33. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, by making application under said code for a minor subdivision and submitting and recording a lot consolidation plat or replatting the property in accordance therewith.
34. The developer shall submit plans for grading, siltation, and erosion control to the Kansas City Water Services Department for review and acceptance, and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
35. The developer shall seek a variance to the Troost Corridor Overlay District fencing regulations to permit a 6-foot solid wood decorative fence on the west side of 2701 Troost Avenue.

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 development plan described above is hereby approved with the following deviations from Chapter 88, Code of Ordinances:

1. A deviation to the parking requirements for a multi-unit apartment complex to permit 81 parking spaces for the project.

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

..end

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

Sara Copeland, FAICP

Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250555

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 major amendment to a previously approved development plan on about .7 acres to allow for the construction of two multi-unit buildings in District UR generally located at 2701 and 2702 Troost Ave. CD-CPC-2025-00042

Discussion

UR (Urban Redevelopment) districts promote the development and redevelopment of underdeveloped or blighted sections of the city. UR development plans can also accommodate flexibility in design to help ensure the realization of the stated purposes of an approved plan for redevelopment eligible by 88-260-02-D. The original plan states that the Beacon Hill neighborhood will be redeveloped into a new urbanist development, demonstrating the principles of traditional neighborhood design.

City Council Key Points

- Major amendment to a previously approved Development Plan to increase the number of units.
- All of the multi-unit buildings will feature a commercial/retail component with parking behind the buildings.
- There are three deviations attached to the project, related to building height, fencing, and parking requirements.
- City staff recommended Approval, Subject to Conditions.
- One person spoke in opposition of the project at the City Plan Commission public hearing.
- The City Plan Commission recommended Approval, Subject to Conditions.

Fiscal Impact

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

2. What is the funding source?
Not applicable – as this ordinance would approve a major amendment to a previously approved development plan.
3. How does the legislation affect the current fiscal year?
Not applicable – as this ordinance would approve a major amendment to a previously approved development plan.
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 ordinance would approve a major amendment to a previously approved development plan.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
The subject ordinance would authorize the development of two multi-unit buildings, which may generate revenue.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

This ordinance has no fiscal impact.

Citywide Business Plan (CWBP) Impact

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

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

Prior Legislation

Ordinance 020443: Beacon Hill Mount Prospect UR Plan, APPROVED
 Rezone about 95 acres generally bounded by 22nd St on the north, Bruce R Watkins Drive and the Paseo on the east, about 100 ft south and southwest of 27th St at Troost Ave, and about Troost Ave on the west from districts C3a2, C-2c C-1, and R-4 to URD and the approval of a development plan for mixed uses.

Ordinance 150581: Troost Overlay District, APPROVED
 Creating the Troost Corridor Overlay District in the area generally bounded by 22nd St on the north, Volker Blvd/Swope Parkway on the south, and one-half block east and west of Troost Ave.

Ordinance 220177: APPROVED
 Approving a development plan in District UR (Urban Redevelopment) on about .691 acres generally located at 2701 and 2702 Troost Ave to allow for two mixed-use structures to be developed on the subject site. (CD-CPC-2021-00199)

CD-CPC-2025-00043: UNDER REVIEW
 A request to approve a project plan for a 33-unit apartment building on about .3 acres generally located at 2700 Forest Ave.

Service Level Impacts

N/A

Other Impacts

1. What will be the potential health impacts to any affected groups?
 Not applicable - as this ordinance would approve a major amendment to a previously approved development plan.

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 04/30/2025. A summary of the meeting is attached to the CPC staff report.

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

Not applicable – as this ordinance would approve a major amendment to a previously approved development plan.

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

Yes (Press tab after selecting)

Total Number of Units 129

Number of Affordable Units city staff was not provided with this information

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 #: 250559

ORDINANCE NO. 250559

Sponsor: Director of City Planning and Development Department

Approving a development plan on about 32 acres to allow for the creation of 193 townhome units in District SC (Shoal Creek) generally located at the northeast corner of Northeast 76th Street and Northeast Shoal Creek Parkway. (CD-CPC-2025-00046)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District SC generally located at the northeast corner of Northeast 76th Street and Northeast Shoal Creek Parkway, and more specifically described as follows:

A tract of land located in the Southwest Quarter of Section 10 and the Northwest Quarter of Section 15 all in Township 51North, Range 32 West, located in the City of Kansas City, Clay County, Missouri and being more particularly described as follows: Commencing at the Southeast corner of the Southwest Quarter of said Section 10; thence North 88°42'51" West, along the South line of said Southwest Quarter, a distance of 615.86 feet to the point of beginning; thence North 88°42'41" West, continuing along said South line, a distance of 677.53 feet; thence South 00°56'37" West, along said Westerly line, a distance of 2033.50 feet; thence continuing along the Westerly line, North 88°42'50" West, a distance of 428.90 feet; thence continuing along said Westerly line, South 00°58'40" West, a distance of 478.22 feet to the Northerly right-of-way line of Northeast 76th Street as it currently exists; thence Northerly along said Northerly right-of-way line, along a curve to the right, having a Chord Bearing of North 48°47'10" West, a Chord Distance of 155.97 feet, a radius of 564.69 feet, an arc length of 156.47 feet; thence North 40°50'51" West, continuing along said Northerly right-of-way line, a distance of 329.85 feet; thence Westerly, along a curve to the left, having a Chord Bearing of North 59°25'39" West, a Chord Distance of 411.24 feet, a radius of 645.33 feet, an arc length of 418.54 feet to the Easterly right-of-way of Northeast Shoal Creek Parkway as it currently exists; thence North 25°05'39" East, along said Easterly right-of-way line a distance of 2377.53; thence Northerly, continuing along said Easterly right-of-way line, along a curve to the left, having a Chord Bearing of North 24°49'55" East, a Chord Distance of 34.76 feet, a radius of 3757.05 feet, an arc length of 34.76 feet to the Southwest corner of The Village Sixth Plat, a subdivision in the City of Kansas City, Clay County, Missouri according to the recorded plat thereof; thence South 74°15'11" East,

along the Southerly line of said The Village Sixth Plat, a distance of 120.22 feet; thence North 89°54'30" East, continuing along said Southerly line, a distance of 85.81 feet; thence North 85°49' 49" East, continuing along said Southerly line, a distance of 139.43 feet; thence North 86°50'48" East, continuing along said Southerly line, a distance of 65.05 feet; thence South 81°26'10" East, continuing along said Southerly line, a distance of 42.07 feet; thence South 66°24'26" East, continuing along said Southerly line, a distance of 62.72 feet; thence South 57°16'02" East, continuing along said Southerly line, a distance of 77.80 feet; thence South 70°59'35" East, continuing along said Southerly line, a distance of 177.92 feet; thence North 84°16'59" East, continuing along said Southerly line, a distance of 92.01 feet; thence South 08°32'02" West, a distance of 119.89 feet to the point of beginning.

is hereby approved, subject to the following conditions:

1. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved have been preserved in accordance with the plan and are healthy prior to a certificate of occupancy.
2. Vinyl siding is not a permitted material within the Shoal Valley Townhome Development.
3. Prior to submittal of the final plat, the applicant shall submit and gain approval of a street name plan by the street name committee.
4. Prior to recording of the final plat the developer shall secure approval of a project plan from the City Plan Commission for each private open space tract.
5. 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.
6. Prior to issuance of the certificate of occupancy for each lot within the plat the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy.
7. The 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.

8. 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.
9. Building plans submittal shall meet the requirements of the Kansas City Building and Rehabilitation Code in effect at the time of submission.
10. One- and two-family residential developments exceeding 30 dwelling units shall have at least two separate and approved fire apparatus access roads. (IFC-2018: § D107.1)
11. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
12. 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)
13. Fire Department access roads shall be provided before construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
14. Required Fire Department access roads shall be an all-weather surface. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed)
15. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2) Fire hydrant distribution shall follow IFC-2018 Table C102.1.
16. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
17. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (IFC-2018: § D106.3)
18. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. (IFC-2018: § 503.2.5)
19. Consider all units in the multi-family development to have 180-degree eye viewers, such as peep holes which will allow a person to view outside their apartment prior to opening the door.

20. Add reinforcement to the exterior doors of the property for safety. Items such as steel braces to reinforce wooden door frames or metal door frames have been proven to lower the risk of crimes.
21. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2025 acquisition rate of \$20,065.67 per acre. This requirement shall be satisfied prior to a certificate of occupancy.
22. Prior to construction adjacent to a Parks and Recreation jurisdictional street and/or park the developer and/or their representative shall obtain a Parks and Recreation permit for storage and restoration within a park or a Parks and Recreation jurisdictional street right-of-way including but not limited to the installation of construction trailer, stockpiling of materials or equipment, construction roads and utility cabinets/meters.
23. Developer shall submit plans to Parks and Recreation Department and obtain permits prior to beginning construction of streetscape improvements (including but not limited to sidewalks, curbs, gutters, streetscape elements, pedestrian and street lighting) on the Parks jurisdictional streets and construct improvements, ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired. Such improvements shall be installed per Parks and Recreation Department standards
24. The developer shall submit a letter to the Parks and Recreation Department from a licensed civil engineer, licensed architect, or licensed landscape architect, who is registered in the State of Missouri, stating the condition of the sidewalks, curbs, and gutters along boulevard/parkway, which is a Parks and Recreation jurisdictional street. The letter shall identify state of repair as defined in Chapters 56 and 64, Code of Ordinances, for the sidewalks, curbs, and gutters. It shall identify the quantity and location of sidewalks, curbs, and gutters that need to be constructed, repaired, or reconstructed. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages, as required by the Parks and Recreation Department, prior to recording the plat/issuance of any certificate of occupancy permits including temporary certificate of occupancy permits.
25. The developer shall submit a final plan detailing recreational amenities proposed within each private open space tract serving to satisfy the parkland dedication requirements. Please note, each area shall provide recreational amenities. The final plan shall be submitted prior to release of the final plat.

26. N.E. Shoal Creek Parkway is classified as a parkway; therefore, any new developments, façade changes, or additions as listed in the applicability section of 88-232-01-A, shall comply with the parkway and boulevard standards or obtain a variance from the Board of Zoning Adjustments prior to obtaining a building permit.
27. 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.
28. The developer shall be responsible for tree preservation in an easement or platted tract, mitigation planting, or payment of cash-in-lieu of preservation or mitigation planting, or any combination thereof in accordance with 88-424. Should the developer choose to pay cash-in-lieu of preservation or mitigation of all or a portion of the required area, the amount due shall be based upon the rate specified in 88-424. This requirement shall be satisfied prior to issuance of a certificate of occupancy, or prior to the recording of the final plat, whichever occurs first.
29. 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.
30. 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.
31. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
32. The developer shall design and construct all interior public streets to City standards, as required by Chapter 88 and the Land Development Division, including curb and gutter, storm sewers, streetlights, and sidewalks.
33. The developer shall integrate into the existing streetlight system any relocated streetlights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.
34. 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.

35. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
36. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to issuance of a certificate of occupancy.
37. A full flow fire meter shall be required when the fire protection service line serves more than one building, or combination service lines 6 inches and larger, or that have private fire hydrants connected to them.
38. No water service tap permits will be issued until the public water main is released for taps.
39. The developer shall provide covenants to maintain private sanitary sewer mains acceptable to the Kansas City Water Services Department for any private sanitary sewer mains prior to the issuance of any building permits.
40. The developer shall provide covenants to maintain private storm sewer mains acceptable to the Kansas City Water Services Department for any private storm sewer mains prior to the issuance of any building permits.
41. The developer shall submit covenants, conditions and restrictions to the Kansas City Water Services Department for approval by the Law Department and enter into covenant agreements for the maintenance of any private open space tracts with stream buffer zones or stormwater detention area tracts, prior to recording the plat.
42. The developer shall submit covenants, conditions and restrictions to the Kansas City Water Services Department for approval by the Law Department for the maintenance of private open space and enter into a covenant agreement for the maintenance of any stormwater detention area tracts, prior to recording the plat.
43. The developer shall submit a preliminary stream buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements.
44. The developer shall submit a final stream buffer plan to the Kansas City Water Services Department for approval prior to issuance of any building permits and obtain permits for the stream buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements.

45. The developer shall provide covenants to maintain private water mains acceptable to the Kansas City Water Services Department for any private water mains prior to the issuance of any building permits.
46. The developer must grant a BMP and/or surface drainage easement to the City as required by the Kansas City Water Services Department, prior to recording the plat or issuance of any building permits.
47. The developer shall secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Kansas City Water Services Department, prior to recording the plat or issuance of a building permit, whichever occurs first.
48. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Kansas City Water Services Department prior to issuance of a building permit to connect the private system to the public sewer main and depending on adequacy of the receiving system, make other improvements as may be required.
49. The developer shall 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.
50. 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.
51. 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.
52. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri.

53. The developer shall grant on City approved forms, a stream buffer easement to the City, as required by Chapter 88 and the Kansas City Water Services Department, prior to issuance of any stream buffer permits.
54. The developer shall provide private (water, storm drainage, sanitary sewer) easements for any private mains prior to issuance of any building permits.

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

Section 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

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

Tammy L. Queen
Director of Finance

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250559

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 32 acres to allow for the creation of 193 townhome units in District SC (Shoal Creek) generally located at the northeast corner of Northeast 76th Street and Northeast Shoal Creek Parkway. (CD-CPC-2025-00046)

Discussion

The applicant is seeking approval of a Development Plan in District SC (MPC-4) on about 32 acres generally located at the northeast corner of Northeast 76th Street and Northeast Shoal Creek Parkway to allow for the creation of a 193-unit townhome development. This application will serve as the Preliminary Plat.

The proposal is to replat the existing 32 acre unplatted parcels of land into 2 lots and 4 tracts. The site is within the MPC-4 Zoning District under the Shoal Creek Community Plan, which permits a maximum residential density of 24 dwelling units per acre. The proposed development has a density of 12.85 units per acre. The project will feature for-rent townhomes, with monthly rents projected to be approximately \$2,500, subject to final determination upon completion of construction. The overall property owner will be responsible for maintaining both the landscaping and the exterior of the townhomes.

The proposed townhomes will be on two lots consisting of 33 groupings of townhomes. The townhomes along Shoal Creek Parkway will face the parkway, as will the townhomes on the collector street heading east/west. Vehicular access will be from Northeast Shoal Creek Parkway. Once the neighborhood to the east develops, the collector street will continue eastward to connect to the Davidson Farms neighborhood. The Parks Department has an adopted plan to place an intersection at the entrance of this proposed townhome development and Northeast Shoal Creek Parkway. This intersection would permit the residents to go north or south when exiting the neighborhood. Until this improvement is constructed by the Parks & Recreation Department the access point will be right-in/right-out only. This orientation forces residents to travel north towards Highway 152. The applicant has provided sufficient pedestrian connections throughout the site to ensure that pedestrians do not have to walk through continuous rows of driveways.

The plan provides 4 private open space tracts. Two tracts (Tract A and Tract B) will be utilized for stormwater detention on site, with Tract B also containing a walking trail around the pond. Tract C is proposed to be a pool and associated clubhouse. Tract D is proposed to be a dog park.

The MPC-4 requires that 30% of the total area is landscaped, which the development has provided. Landscaping for this project includes street trees and landscaping of private open space tracts. Some species provided include Sugar Maple, Wildfire Tupelo, Kentucky Coffeetree, Skyline Honey Locust, Chinkapin Oak, Shumard Oak, Bald Cypress, Eastern Redbud Multi-trunk and Green Giant Arborvitae, among other species. In order to address adjacent neighborhood concerns, the applicant has provided additional screening in the form of evergreens along the eastern

property line. This additional screening is not required by the Zoning and Development Code and has been provided by the applicant as a gesture of good faith to screen Davidson Farms from their townhome development.

Proposed architectural materials and articulation are consistent with adjacent subdivisions. Materials will consist of fiber cement siding and trim, the applicant has listed Vinyl siding as prohibited in this development. Fences within this development are only to be wrought iron to ensure maximum visibility for emergency services.

Staff received multiple letters of public testimony in opposition to the project. The opposition listed the following concerns: infrastructure strain, increase in traffic, impact on pedestrian connections, amenity space, density, safety for existing property owners.

Staff Recommendation: Approval with Conditions

CPC Recommendation: Approval with Conditions

Fiscal Impact

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

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

Citywide Business Plan (CWBP) Impact

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

Prior Legislation

Case No. 12417-P-10 – Ordinance No. 160070, approved by City Council on February 18, 2016, updated the Shoal Creek Community Plan for approximately seven (7) acres of the 1,742.80 acre plan area, located south of N.E. 82nd Terrace, between N. Booth Avenue and N. Farley Avenue changing 7 acres from MPC-2 to MPC-9.

Service Level Impacts

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

Other Impacts

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

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

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

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

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

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

No (Press tab after selecting)

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

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

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

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

Please provide reasoning why not:

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

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

No(Press tab after selecting)

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

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

No(Press tab after selecting)



File #: 250560

ORDINANCE NO. 250560

Sponsor: Director of City Planning and Development Department

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

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code, is hereby amended by enacting a new section to be known as Section 88-20A-1498, rezoning an area of about 2 acres generally located at the southeast corner of Northwest Barry Road and Interstate 29 from District AG-R/B3-3 (Agricultural-Residential/Community Business) to District B3-3 (Community Business) and approving a development plan to allow for the creation of a car wash, said section to read as follows:

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

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

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

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

1. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.
2. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to a certificate of occupancy.
3. Prior to issuance of the certificate of occupancy the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy.
4. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
5. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with Section 88-425-08 of the Zoning and Development Code.
6. The applicant shall post "No Idling" or "Idle-Free Zone" signs in all stacking areas prior to a certificate of occupancy.
7. The applicant shall address the ponding of water at the entrance to the site on Roanridge Road as required by the City Plan Commission.
8. Required Fire Department access roads shall be designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
9. Fire Department access roads shall be provided before construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)

10. Required Fire Department access roads shall be a minimum unobstructed width of twenty (20) feet and 13 ft. 6 in. clearance height. Check with Streets & Traffic (KCMO Public Works) or Missouri Department of Transportation (MODOT) that may have street planning regulations that supersede the Fire Code. (IFC-2018: § 503.2.1)
11. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2) Fire hydrant distribution shall follow IFC-2018 Table C102.1.
12. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
13. Required Fire Department access roads shall be an all-weather surface. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed)
14. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks and Recreation Department's Forestry Division prior to beginning work in the public right-of-way.
15. The developer shall submit a letter to the Land Development Division from a licensed civil engineer, licensed architect, or licensed landscape architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64, Code of Ordinances, for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, and gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate of occupancy permits.
16. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
17. The developer shall pay impact fees as required by Chapter 39 of the City's Code of Ordinances as required by the Land Development Division.

18. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to issuance of a certificate of occupancy.
19. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
20. The developer shall submit water main extension plans through CompassKC for the relocation of the public fire hydrant shown on the development plans. This plan set is separate from the building plans and shall be reviewed and approved and under contract (permit) prior to building permit issuance. The plans shall follow all Kansas City Water rules and regulations for water main extensions.
21. The developer shall submit a detailed micro storm drainage analysis from a Missouri-licensed civil engineer to the Kansas City Water Services Department showing compliance with the current, approved macro study on file with the City and with current adopted standards in effect at the time of submission, including water quality BMP's, prior to approval and issuance of any building permits to construct improvements on the site or prior to recording the plat, whichever occurs first. The developer shall verify and/or improve downstream conveyance systems or address solutions for impacted properties due to flow contributions from the site; and the developer shall construct any other improvements as required by the Kansas City Water Services Department as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase.
22. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Kansas City Water Services Department prior to issuance of a building permit to connect the private system to the public sewer main and, depending on adequacy of the receiving system, make other improvements as may be required.
23. The developer shall grant a BMP easement to the City as required by the Kansas City Water Services Department, prior to recording the plat or issuance of any building permits.
24. The developer shall obtain the executed and recorded City approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting.
25. The developer shall secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Kansas City Water

Services Department, prior to recording the plat or issuance of a building permit, whichever occurs first.

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

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

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

..end

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

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250560

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

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

Discussion

REZONING DISCUSSION

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

DEVELOPMENT PLAN DISCUSSION

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

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

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

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

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

Development Plan- CD-CPC-2025-00066

Staff Recommendation: Approval with Conditions

CPC Recommendation: Approval with Conditions

Rezoning- CD-CPC-2025-00070

Staff Recommendation: Approval

CPC Recommendation: Approval

Fiscal Impact

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

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

Citywide Business Plan (CWBP) Impact

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

Prior Legislation

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

Service Level Impacts

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

Other Impacts

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

Not applicable as this is an ordinance authorizing the private development of land.
[Click or tap here to enter text.](#)
5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)
Please provide reasoning why not:
Not applicable as this is an ordinance authorizing the private development of land.
6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

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

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



Legislation Text

File #: 250561

RESOLUTION NO. 250561

Sponsor: Director of City Planning and Development Department

RESOLUTION - Approving an area plan amendment to the Swope Area Plan from residential low density to mixed use neighborhood on about 1.61 acres generally located at the southeast corner of East 81st Terrace and The Paseo. (CD-CPC-2025-00068)

WHEREAS, on October 2, 2014, the City Council by Resolution No. 140770 adopted the Swope Area Plan; and

WHEREAS, after further review it has been deemed appropriate to amend the Swope Area Plan as it affects the above-described property by changing the recommended land use from residential low density to mixed use neighborhood; and

WHEREAS, the City Plan Commission considered this amendment to the Swope Area Plan on July 2, 2025; and

WHEREAS, after all interested persons were given an opportunity to present testimony, the City Plan Commission did, on July 2, 2025, recommend approval of the proposed amendment to the Swope Area Plan to the City Council; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section A. That the Swope Area Plan is hereby amended as to the Future Land Use map for that area described above by changing the recommended land use from Residential Low Density to Mixed Use Neighborhood.

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

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

..end



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250561

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 an area plan amendment to the Swope Area Plan from Residential Low Density to Mixed Use Neighborhood on about 1.61 acres generally located at the southeast corner of East 81st Terrace and The Paseo. (CD-CPC-2025-00068)

Discussion

Approving an area plan amendment to the Swope Area Plan from Residential Low Density to Mixed Use Neighborhood. This is a companion case to (CD-CPC-2025-00067). This area plan amendment request will act as a transition area from the commercial activities along The Paseo to the residential properties on the east. The City Plan Commission heard the application on July 2, 2025 and recommended approval without conditions. There was one public testimony in support of the application.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
Not applicable as this is a zoning resolution authorizing the amendment of the Swope Area Plan future development.
3. How does the legislation affect the current fiscal year?
Not applicable as this is a zoning resolution authorizing the amendment of the Swope Area Plan future development.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Not applicable as this is a zoning resolution authorizing the amendment of the Swope Area Plan future development.

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

Not applicable as this is a zoning resolution authorizing the amendment of the Swope Area Plan future development.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

Not applicable as this is a zoning resolution authorizing the amendment of the Swope Area Plan future development.

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

14682-P – Establishing a pedestrian-oriented overlay district for 16 acres in an area generally bounded by E. 79th Street to the north and 320 feet south of east 82nd Street to the south and one half block to the east and west of The Paseo (approved 06/09/2016).

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 a zoning resolution authorizing the amendment of the Swope Area Plan future development.
2. How have those groups been engaged and involved in the development of this ordinance?
Public engagement is required for rezoning requests, the applicant held a public engagement meeting on June 10, 2025 in conformance with the Zoning and Development Code.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this is a zoning resolution authorizing the amendment of the Swope Area Plan future development.
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)



Legislation Text

File #: 250562

ORDINANCE NO. 250562

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 1.61 acres generally located at the southeast corner of East 81st Terrace and The Paseo from Districts R-6/PO and R-6 to Districts B1-2/PO and B1-2. (CD-CPC-2025-00067)

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-1499, rezoning an area of about 1.61 acres generally located at the southeast corner of East 81st Terrace and The Paseo from Districts R-6/PO (Residential/Pedestrian-Oriented Overlay) and R-6 (Residential) to Districts B1-2/PO (Neighborhood Business/Pedestrian-Oriented Overlay) and B1-2 (Neighborhood Business), said section to read as follows:

Section 88-20A-1499. That an area legally described as:

8129-33 Paseo & 1817 E 81st Ter church Parsonage Ed & Scout Bldgs & Parking
Marlborough Plaza Lots 122 thru 132.

is hereby rezoned from Districts R-6/PO (Residential/Pedestrian-Oriented Overlay) and R-6 (Residential) to Districts B1-2/PO (Neighborhood Business/Pedestrian-Oriented Overlay) and B1-2 (Neighborhood Business), all as shown outlined on a map marked Section 88-20A-1499, 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 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-1500, said section to read as follows:

Section 88-20A-1500. That an area legally described as:

Lot 135 W 1/2 Lot 136 Marlborough Plaza

E 1/2 Lot 136 & all Lot 137 Marlborough Plaza

Marlborough Plaza all Lots 138 thru 140

is hereby rezoned from District R-6 (Residential) to District B1-2 (Neighborhood Business) all as shown outlined on a map marked Section 88-20A-1500, 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 C. That the Council finds and declares that before taking any action on the proposed amendment hereinabove, all public notices and hearings required by the Zoning and Development Code have been given and had.

..end

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

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250562

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 rezoning from district R-6/PO and R-6 to district B1-2/PO and B1-2 on about 1.61 acres generally located at the southeast corner of East 81st Terrace and The Paseo. (CD-CPC-2025-00067)

Discussion

Approving a rezoning without plan from district R-6/PO and R-6 to district B1-2/PO and B1-2. This is a companion case to the area plan amendment to the Swope Area Plan (CD-CPC-2025-00068). This rezoning is necessary to allow a daycare business to operate in the existing building which is currently split zoned. This rezoning request will not expand the pedestrian overlay and will act as a transition area from the commercial activities along The Paseo to the residential properties on the east.

The City Plan Commission heard the application on July 2, 2025 and recommended approval without conditions. There was one public testimony in support of the application.

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 rezoning of the subject property for future development.
3. How does the legislation affect the current fiscal year?
Not applicable as this is a zoning ordinance authorizing the rezoning of the subject property for future development.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Not applicable as this is a zoning ordinance authorizing the rezoning of the subject property for future development.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this is a zoning ordinance authorizing the rezoning of the subject property for future 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)

Not applicable as this is a zoning ordinance authorizing the rezoning of the subject property for future development.

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

14682-P - Establishing a pedestrian-oriented overlay district for 16 acres in an area generally bounded by E. 79th Street to the north and 320 feet south of east 82nd Street to the south and one half block to the east and west of The Paseo (approved 06/09/2016).

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 a zoning ordinance authorizing the rezoning of the subject property for future development.
2. How have those groups been engaged and involved in the development of this ordinance?
Public engagement is required for rezoning requests, the applicant held a public engagement meeting on June 10, 2025 in conformance with the Zoning and Development Code.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this is a zoning ordinance authorizing the rezoning of the subject property for future development.
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)



Legislation Text

File #: 250564

ORDINANCE NO. 250564

Sponsor: Director of City Planning and Development Department

Approving and authorizing the discharge of the special tax bills and waiver of the resulting liens on the real property commonly known as 2015 Spruce Avenue.

WHEREAS, pursuant to Kansas City Code Sec. 48-66, the City issued special assessment tax bills for the costs of three (3) board up abatements and two (2) trash and weeds abatements City performed at 2015 Spruce Avenue, Kansas City, Missouri (the "Property") between 2019-2024; and

WHEREAS, Kansas City Code Sec. 48-66 provides that City's issuance of such special tax bills creates both a personal debt against the owner(s) of the property at the time the City abated such nuisances and a lien on the property until paid; and

WHEREAS, as of June 27, 2025, the total cost of the aforementioned special tax bills, including the costs of tax collection, accrued interest and attorneys' fees, was \$10,188.16; and

WHEREAS, Kansas City Code Sec. 48-83 provides that "the discharge of all or any portion of the special tax bills and the waiver of the resulting lien, pursuant to this section, shall be made only upon a determination that a public benefit will be gained by doing so" after review by the City's Lien Waiver Review Committee, "in accordance with the procedures and standards established by the city manager[,]" who has promulgated Administrative Regulation ("AR") 7-3 to more specifically govern the committee's handling of such waiver requests; and

WHEREAS, the discharge of all or any portion of special tax bills pursuant to Kansas City Code Sec. 48-83 "will not constitute a discharge of all or any portion of the personal debt" owed to City by owner(s) of the property at the time of abatement; and

WHEREAS, Kansas City Code Sec. 48-83 provides that the City Manager may "discharge all or any portion of the special tax bills for an amount exceeding \$5,000.00, including the costs of tax collection, accrued interest and attorneys' fees, only after the council has authorized such action by ordinance;" and

WHEREAS, the City's Lien Waiver Review Committee met on June 23, 2025, and, in accordance with AR 7-3, found that a public benefit would result from the discharge and waiver of the resulting liens against the Property and, accordingly, now recommends that City Council discharge and waive such liens up to the amount of \$11,000.00; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the discharge of the special tax bills, including the costs of tax collection, accrued interest and attorneys' fees up to \$11,000.00 and waiver of the resulting liens on the Property is hereby approved.

Section 2. That the City Manager is hereby directed to effectuate the discharge of the special tax bills and waiver of the aforementioned liens on the Property.

..end

Approved as to form:

Bret Kassen
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250564

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 and authorizing the discharge of the special tax bills and waiver of the resulting liens on the real property commonly known as 2015 Spruce Avenue.

Discussion

This ordinance will waive liens on the subject property up to \$11,000.00. These liens were placed on the property for three board up abatements and two trash and weeds abatements. The applicant did not own the property at the time of the abatements.

The East 23rd St. PAC Neighborhood Association filed an Abandoned Housing Act case for this property which transferred possession of the property to the Neighborhood. The Neighborhood presented a rehabilitation plan created by the applicant to the Court which was approved. The applicant has been renovating the property for him and his family to live in. Once repairs are completed, the Court typically issues a Court Administrator's Deed transferring ownership to the Neighborhood who will then transfer title to the applicant.

AR 7-3 allows the Lien Waiver Review Committee to approve nuisance liens up to \$5,000. Any nuisance liens totaling over \$5,000 must receive Council approval after a recommendation by the committee. On this case, the Lien Waiver Review Committee recommended approval.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
None
3. How does the legislation affect the current fiscal year?

NA

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

This ordinance could impact future fiscal years by removing the City's ability to seek recoupment of one-time costs for nuisance abatement on the property discussed therein.

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

No, legislation extinguishes City liens on subject property as a means for recovering City's previous expenditures for nuisance abatement.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

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

None

Other Impacts

1. What will be the potential health impacts to any affected groups?
NA
2. How have those groups been engaged and involved in the development of this ordinance?
NA
3. How does this legislation contribute to a sustainable Kansas City?
NA
4. Does 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 #: 250575

ORDINANCE NO. 250575

Sponsor: Director of City Planning and Development Department

Amending Chapter 27, Fences and Walls, by repealing Section 27-1, "Title of chapter, delegation of duties by director of codes administration," Section 27-3, "Enforcement of chapter," Section 27-10, "Fences and walls," and Section 27-11, "Special exceptions" and enacting in lieu thereof new sections of like number and subject matter; and adopting a new Section 27-5, "Maintenance," for the purpose of clarifying enforcement parameters.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 27, Fences and Walls, is hereby amended by repealing Section 27-1, "Title of chapter, delegation of duties by director of codes administration," and enacting in lieu thereof a new section of like number and title for the purpose of clarifying enforcement, with said new section to read as follows:

Sec. 27-1. Title of chapter; delegation of duties by director of city planning and development.

(a) This chapter shall be known as the fence and wall code of the city, and may be cited as such.

(b) Responsibilities of the director of city planning and development under this chapter may be performed by authorized representatives of the director.

Section 2. That Chapter 27, Fences and Walls, is hereby amended by repealing Section 27-3, "Enforcement of chapter," and enacting in lieu thereof a new section of like number and title for the purpose of clarifying enforcement, with said new section to read as follows:

Sec. 27-3. Enforcement of chapter.

(a) Violations; penalty. It shall be unlawful for any owner to construct, enlarge, repair, improve, use, occupy or maintain any fence or wall, partial or whole, in the city, or cause such work to be done, contrary to or in violation of any of the provisions of this chapter, or rules or regulations promulgated under this chapter. Upon conviction thereof, such person shall be punished by a fine of not more than \$500.00, imprisonment for not more than six months, or both such fine and imprisonment. Each day a fence or wall is maintained in violation of this chapter or any provision thereof shall constitute a separate offense.

(b) Appeals. Any decision of the director of city planning and development in the enforcement of this chapter shall be subject to appeal to the board of zoning adjustment.

(c) Right of entry. Whenever necessary to make an inspection to enforce any of the provisions of this chapter, or whenever the director of city planning and development has reasonable cause to believe that there exists any condition which makes the fence or wall unsafe, dangerous or there exists a violation of this chapter, the director of city planning and development may enter upon the premises at all reasonable times to inspect or perform any duty imposed upon the director, provided that the director shall first request entry to inspect any area not properly open to the director.

Section 3. That Chapter 27, Fences and Walls, is hereby amended by enacting a new Section 27-5, "Maintenance," within Article I, In General, with said new section to read as follows:

Sec. 27-5. Maintenance.

All fences and retaining walls on the premises shall be structurally sound and kept in good repair. The fenceposts shall be firmly set in a base that does not allow the posts to wobble. The fence railings or slatting shall be firmly attached to the supporting posts. Gaps or wedges in a retaining wall shall be restored to the original condition. Fences and retaining walls shall not encroach on the public right-of-way and must be maintained in a manner that will protect the fence or wall from rotting, decay, deterioration, or loss of structural integrity.

Section 4. That Chapter 27, Fences and Walls, is hereby amended by repealing Section 27-10, "Fences and walls," and enacting in lieu thereof a new section of like number and title for the purpose of clarifying enforcement, with said new section to read as follows:

Sec. 27-10. Fences and walls.

(a) Fences and walls, generally. No fence or wall over six feet high shall be erected on a residential lot, provided that this height restriction is further limited in subsections (b), (c), (d) and (e) of this section.

(b) Front yard fences and walls. No fence or wall in the front yard of a residential lot may be over 48 inches high. For the purposes of this subsection, front yard is defined as the open space on the same lot with a building used as a residence, between the front wall of the building and the line of that wall extended, the side property lines of the lot, and the front property line of the lot nearest the street on which the building fronts.

(c) Front yard fences and walls on vacant lots. No fence or wall in the front yard of a vacant residential lot may be over 48 inches high. For the purposes of this subsection, the front yard is defined as the open space between the platted or established front building line, the side property lines of the lot, and the front property line of the lot nearest the street. The depth of a

front yard of any vacant residential lot shall not be less than the least depth of the front yard of any existing improved residential property on the same side of the street within the same block.

(d) Fences and walls on corner lots. No fence or wall in the front or side yard of a residential property may be over 48 inches high. For the purposes of this subsection, side yard is defined as the open space on the same lot with a building used as a residence, situated between the side wall of the building or structure and the side property line of the lot nearest the street and extending through from the front yard to the rear yard. For purposes of this subsection, the rear yard is defined as the open space on the same lot with a building used as a residence between the rear line of the building and that line extended, the side property lines of the lot and the rear property line of the lot.

(e) Fences and walls on vacant corner lots. No fence or wall in the front or side yard of a residential corner lot may be over 48 inches high. For the purposes of this subsection, side yard is defined as the open space situated between the platted or established side yard setback line and the side property line of the lot nearest the street and extending through from the front yard to the platted or established rear yard setback line.

(f) Fences and walls along Boulevard and Parkways. Fences and walls along boulevards and parkways must meet the standards as outlined in the Zoning and Development Code sections 88-323-02-D.

(g) Applicability. The requirements of this section do not apply to walls of buildings, portions of retaining walls below grade on one or both sides, or to any fence or wall constructed prior to March 20, 2000.

Section 5. That Chapter 27, Fences and Walls, is hereby amended by repealing Section 27-11, "Special exceptions," and enacting in lieu thereof a new section of like number and title for the purpose of clarifying enforcement, with said new section to read as follows:

Section 27-11. Special exceptions.

(a) The board of zoning adjustment is hereby authorized to grant special exceptions to the requirements set forth in section 27-10.

(b) Special exceptions may be granted by the board provided that it is demonstrated that:

- (1) There is good and sufficient cause to grant the exception commensurate with the degree and nature of the exception requested;
- (2) The grant of a special exception will not adversely affect the appearance of the neighborhood or adjacent properties; and
- (3) The wall or fence is compatible with the existing residence/building in terms of materials, color and design.

(c) Upon consideration of the factors set forth in subsection (b) of this section, the board may attach such conditions to the granting of the special exception as it deems necessary.

(d) The board of zoning adjustment is hereby authorized to establish rules and regulations for the method of requesting special exceptions, nature of hearing, and such other matters it deems appropriate.

(e) The filing fee for requesting of a special exception shall be \$174.00.

(f) A simple majority of the board shall be required to approve any special exception.

(g) The requirements of sections 88-565-05 as to public hearing and notice shall not apply to this section; provided, however, that all adjacent or contiguous property owners to the subject property shall be sent mailed notice 13 days in advance of any hearing before the board requesting a special exception to section 27-10. The notice shall set forth the general purpose of the hearing and the time and place thereof. The names of property owners shall be determined as the owners of record according to the records of the city assessor. For all hearing before the board of zoning adjustment, the director of city planning and development or his/her designee shall certify by affidavit that the mailing has occurred and such affidavit shall become part of the record as proof of such mailing.

(h) Any person or persons jointly or severally aggrieved by any decision of the board or any office, department, board or bureau of the municipality may present to the circuit court of the county in which the property is situated a petition, duly verified, setting forth that such decision is illegal, in whole or in part, and specifying the grounds of the illegality. The petition shall be presented to the court within 30 days of the date of the decision of the board.

(i) The city manager shall have the authority to adjust the fees listed above to reflect the change in the consumer price index (all items/all urban consumers/Kansas City, Missouri/Kansas) published by the United States Department of Labor, Bureau of Labor Statistics. The adjustments, if any, shall be made annually by the city manager in conjunction with the adoption of the annual budget of the city by filing a notice with the city clerk.

..end

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250575

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 27, Fences and Walls, by repealing Section 27-1, Title of chapter, delegation of duties by director of codes administration; Section 27-2, Enforcement of chapter; Section 27-10, Fences and walls; and Section 27-11, Special exceptions, and enacting in lieu thereof a new section of like number and subject matter, and adding a new Section 27-5, Maintenance, for the purpose of clarifying enforcement parameters.

Discussion

Amendments to the Kansas City, MO Municipal Code are needed to update technical, policy, and or interpretive aspects of the regulations. The proposed amendment aligns with a technical or "clean-up" amendment to aid in enforcement parameters or procedures. Chapter 27 is enforced by City Planning and Development's Development Compliance branch and these amendments clarify this responsibility.

City Council Key Points

Amending Chapter 27 to clarify enforcement parameters, including but not limited to

- (1) updating a directors identification,
- (2) maintenance of fences, and
- (3) Zoning and Development Code references.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
Not applicable - as the proposed ordinance updates Chapter 27 (Fences and Walls).
3. How does the legislation affect the current fiscal year?

Not applicable – as the proposed ordinance updates Chapter 27 (Fences and Walls).

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 the proposed ordinance updates Chapter 27 (Fences and Walls).

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

Not applicable – as the proposed ordinance updates Chapter 27 (Fences and Walls).

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

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

Ord. No. 000138, § B, 3-9-00

Service Level Impacts

As an amendment aimed to aid in enforcement parameters and procedures, service impacts could be improved.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable – as the proposed ordinance updates Chapter 27 (Fences and Walls).
2. How have those groups been engaged and involved in the development of this ordinance?
Not applicable – as the proposed ordinance updates Chapter 27 (Fences and Walls).
3. How does this legislation contribute to a sustainable Kansas City?
applicable – as the proposed ordinance updates Chapter 27 (Fences and Walls).
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 #: 250577

ORDINANCE NO. 250577

Sponsor: Director of City Planning and Development Department

Rezoning an area of about .3 acres generally located at 435 Knickerbocker Place from District UR/HO to District UR in order to remove the vacant lot from the Ambassador Hotel Historic District. (CD-CPC-2025-00064)

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-1495 designating an area of about .3 acres located at 435 Knickerbocker Place from District UR/HO (Urban Redevelopment/Historic Overlay District) to UR (Urban Redevelopment), removing the subject site from the Kansas City Register of Historic Places, said section to read as follows:

Section 88-20A-1495. That an area legally described as:

Lots 1 Thru 6 and the North 1/2 of Lot 7 and Lots 28 to 31, Inclusive, Block 1, West 94.3 Feet of East 198 Feet of Lot 18 & West 94.3 Feet of East 198 Feet of South 39.75 Feet of Lot 19, Vinewood.

is hereby removed from District UR/HO (Urban Redevelopment/Historic Overlay District) to UR (Urban Redevelopment), all as shown outlined on a map marked Section 88-20A-1495, 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 Historic Preservation Commission determined that the vacant lot at 435 Knickerbocker Place no longer retains the two buildings for which it was designated in Ordinance No. 53709, that the lots are located behind the Ambassador Hotel, that they are minimally visible from Broadway and that the lots are not adjacent to any other contributing buildings in the district.

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

..end

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

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250577

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

Removing the vacant lot at 435 Knickerbocker Place from the Ambassador Hotel Historic District (H/O Overlay) . (CD-CPC-2025-00064)

Discussion

Historic Overlay Districts are used to identify sites, structures, and areas within the City that are historic, stylistic or have thematic significance, or identified by historic resources survey. The original Ambassador Hotel District was designated on March 12, 1982 and included four buildings. The district was expanded on January 7, 1988 to include seven additional buildings. The vacant lot previously had two apartment buildings (the Little Ambassadors) that were demolished in 2012.

The proposed removal of the vacant lot will not impact the significance of the Ambassador Hotel district given that the lots are located behind the Ambassador Hotel, without a lot of visibility from Broadway. The property is not adjacent to any other contributing building in the district.

The Historic Preservation Committee recommended to approve the removal of the property from the Historic Overlay on 04/25/2025 and the City Plan Commission reviewed the application on 06/20/2025 and recommended approval of the removal of the property from the Historic Overlay.

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 historic designation of (H/O Overlay).

3. How does the legislation affect the current fiscal year?
Not applicable as this is a zoning ordinance historic designation of (H/O Overlay).
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Not applicable as this is a zoning ordinance historic designation of (H/O Overlay).
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this is a zoning ordinance historic designation of (H/O Overlay).

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

There is no fiscal impact with this ordinance.

Citywide Business Plan (CWBP) Impact

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

- ☐ Foster an inclusive environment and regional approach to spur innovative solutions to housing challenges.
- ☐ Ensure all residents have safe, accessible, quality housing by reducing barriers.
- ☐ Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

Prior Legislation

Ordinance No. 53709 – designating the property located at 35th and Broadway as the "Ambassador Hotel Historic District" (approved March 12, 1982).

Service Level Impacts

No impacts expected.

Other Impacts

1. What will be the potential health impacts to any affected groups?
This zoning ordinance authorizes the designation of a local landmark for the Carmen Building to the Kansas City Register of Historic Places (H/O Overlay) which is not expected to have health impacts
2. How have those groups been engaged and involved in the development of this ordinance?
The Historic Preservation Commission has reviewed the proposal.
3. How does this legislation contribute to a sustainable Kansas City?
No.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

No.
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)



Legislation Text

File #: 250523

ORDINANCE NO. 250523

Sponsor: Director of City Planning and Development Department

Approving an amendment to the KCI Area Plan by replacing the Proposed Land Use Map, and updating the land use categories and definitions. (CD-MISC-2025-00002).

WHEREAS, on May 14, 2009, the City Council by Ordinance No. 090395 adopted the KCI Area Plan; and

WHEREAS, on February 27, 2025, the City Council by Committee Substitute for Ordinance No. 241073 declared a moratorium until July 16, 2025, on the approval of any zoning map amendments to a manufacturing (M) zoning district within the KCI Area Plan boundary; and

WHEREAS, the City Council directed the Director of City Planning and Development to review the KCI Area Plan's future land use designations and proposed land use map and recommend appropriate updates to the City Plan Commission and City Council; and

WHEREAS, the City Planning and Development Department conducted a study to review the proposed land use recommendations in the KCI Area Plan, which included engagement and feedback with area stakeholders and residents; and

WHEREAS, after further review it has been deemed appropriate to amend the Proposed Land Use Map in the KCI Area Plan by (1) updating land use categories, (2) updating the open space/buffer land use designation, (3) aligning future land use designations with approved rezoning and development plans, (4) establishing new mixed-use nodes, and (5) identifying appropriate areas for the industrial land use designation; and

WHEREAS, the City Plan Commission considered this amendment to the land use map on June 18, 2025; and

WHEREAS, after all interested persons were given an opportunity to present testimony, the City Plan Commission did recommend approval of the proposed amendment to the KCI Area Plan; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That the KCI Area Plan is hereby amended by adopting a new Proposed Land Use Map and land use categories and definitions. A copy of the amendment is attached hereto as Exhibit A and incorporated herein by reference.

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

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

..end

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250523

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

Adopting the KCI Proposed Land Use Plan map and future land use categories applicable to the changes for the area generally within areas adjacent to the airport from the northern City limit to roughly 152 on the south and from Platte/Clay County boundary on the east to the western City limit.

Discussion

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

The update of the KCI Area Plan marks the beginning of a multi-year effort to update all 18 of Kansas City's area plans. Staff is starting the process with bringing forward for adoption the Proposed Land Use map for the KCI area plan. The KCI Area Plan is one of the oldest (adopted in 2009), and the MCI Airport is concurrently updating its master plan. The rest of the KCI Area Plan – the full land use chapter and chapters on mobility, housing, environment and public improvements will be brought forward to City Planning Commission and City Council later this year and could result in some more changes to the proposed land use map based on thorough analyses of the aforementioned subjects.

The reason that the Proposed Land Use map is being brought forward before the rest of the KCI Area Plan is that a moratorium on new “M” (manufacturing) zoning was enacted through Ordinance No. 241073 until July 16th, 2025, in response to concerns about increasing industrial development pressures in the area and potential impacts to area neighborhoods. The ordinance also directs staff to present proposed revisions to the Proposed Land Use Plan to the City Plan Commission and City Council before July 16th. To meet this directive, staff has front-loaded the update process with overall visioning then subsequently focusing on land use-specific discussions, resulting in recommended revisions to the Proposed Land Use map.

The draft proposed land use plan identifies specific land use types and densities for all locations in the KCI area. It is intended to prevent future land use conflicts and plan for the orderly and predictable development of the area. It is also a reflection of the community’s values and aspirations for the future development of the area. The proposed land use plan is used to guide future zoning and development decisions; however, it does not represent a change to existing zoning.

Fiscal Impact

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

This resolution has no fiscal impact.

Citywide Business Plan (CWBP) Impact

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

Prior Legislation

Ordinance No. 090395 – Adoption of current KCI Area Plan, including the Proposed Land Use map, on June 18th, 2009, and

Ordinance No. 241073 – A moratorium until July 16, 2025, on the approval of any zoning map amendments to a manufacturing (M) zoning district within the KCI Area Plan boundary.

Service Level Impacts

Staff does not anticipate any service level impacts from the proposed land use plan map.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Reduced public health impact from commercial truck traffic on adjacent resident's quality of life (nuisance reduction.)
2. How have those groups been engaged and involved in the development of this ordinance?
Outreach included a social media toolkit that people could share and use on social media sites, postings on social media, emails, 1st and 2nd District Council newsletters, and hand distributed flyers.
Engagement included online and in-person surveying at engagement events, and a new area plan interactive website designed for receiving public comment. Staff received over 100 public feedback comments from online platforms.
Two public meetings and three advisory committee meetings were held from March 2025- May 2025.
3. How does this legislation contribute to a sustainable Kansas City?
The proposed future land use map through the Playbook topic of Land Use and Development promotes the Goals of Connected City and Well Designed City and the objectives of: Complete Communities, Connected City, fiscally and environmentally responsible Development Patterns, Environmental Health and Resiliency, Housing Affordability and Diversity, and Vision Zero.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

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

No - CREO's review is not applicable (Press tab after selecting)
Please provide reasoning why not:
Click or tap here to enter text.
6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

Click or tap here to enter text.

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