



Agenda

Neighborhood Planning and Development Committee

Chairperson Ryana Parks-Shaw

Vice Chair Eric Bunch

Councilmember Nathan Willett

Councilmember Melissa Patterson Hazley

Tuesday, September 9, 2025

1:30 PM

26th Floor, Council Chamber

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

PUBLIC OBSERVANCE OF MEETINGS

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

Any closed session may be held via teleconference.

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

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

Public Testimony is Limited to 2 Minutes

FIRST READINGS

Director of 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 Health

[250695](#) Sponsor: Director of Health Department

Accepting and approving a one year \$732,999.00 grant award with the Missouri Department of Health and Senior Services that provides for core public health functions; estimating and appropriating the sum of \$732,999.00 in the Health Grants Fund; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date.

French

[250714](#) Sponsor: Councilperson Lindsay French

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

HELD IN COMMITTEE

Lucas

[250530](#) Sponsor: Mayor Quinton Lucas

Amending Chapter 88, the Zoning and Development Code, by repealing Section 88-805-04, "Commercial Use Group," and enacting in lieu thereof a new section of like number and subject matter to establish special use permit requirements and operational standards for used motor vehicle sales lots.

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)

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)

Director of Neighborhoods

250637 Sponsor: Director of Neighborhood Services Department

Amending Chapter 48, Code of Ordinances, entitled “Nuisances,” by repealing Section 48-1, Definitions, and Section 48-30, Rank weeds and noxious plants; amending Chapter 56, Code of Ordinances, entitled “Property Maintenance Code,” by repealing Section 56-433, Noxious weeds and enacting new sections of like number and subject matter, and by enacting a new Section 56-116, Excessive growth of vegetation, invasive and noxious plants and poisonous plants to the touch; amending Chapter 34, Code of Ordinances, entitled “Health and Sanitation,” by repealing Article VII, Weeds and noxious plants; and amending Chapter 62, Code of Ordinances, entitled “Solid Waste,” by repealing Article VIII, Nuisances.

Bough, Lucas and Duncan

250639 Sponsor: Councilmember Andrea Bough and Mayor Quinton Lucas

Amending Chapter 88, Zoning and Development Code, by repealing Section 88-120-03, “Uses;” Section 88-120-04, “Lot and Building Standards;” and Section 88-810-395, “Country Club Plaza” and enacting in lieu thereof new sections of like number and subject matter to adjust the area included in the area known as the Country Club Plaza.

Director of City Planning & Development

250668 Sponsor: Director of City Planning and Development Department

Approving an amendment to Shoal Creek Valley Area Plan by changing the recommended land use from mixed use community, residential low density, and residential medium density to residential high density, in an area generally located at the northeast corner of N.E. Shoal Creek Parkway and Maplewoods Parkway. (CD-CPC-2025-00079)

Director of City Planning & Development

250674 Sponsor: Director of City Planning and Development Department

Rezoning an area of approximately 30 acres generally located at the northeast corner of N.E. Shoal Creek Parkway and Maplewoods Parkway from Districts B3-2 and R-2.5 to District R-2.5 and approving a development plan which also serves as a preliminary plat allowing for 177-unit cottage house development on one lot. (CD-CPC-2025-00077 and CD-CPC-2025-00076)

ADDITIONAL BUSINESS

1. Land Development Division Update
2. There may be general discussion for current Neighborhood Planning and Development Committee issues.
3. 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.
4. 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



Legislation Text

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)



File #: 250695

ORDINANCE NO. 250695

Sponsor: Director of Health Department

Accepting and approving a one year \$732,999.00 grant award with the Missouri Department of Health and Senior Services that provides for core public health functions; estimating and appropriating the sum of \$732,999.00 in the Health Grants Fund; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date.

WHEREAS, the Health Department has been awarded funding under the State of Missouri's Core Aid to Local Public Health Agencies Block grant, a five-year funding allocation providing program support from 2023 through 2027, and the funds awarded under this agreement represent a portion of that multi-year grant; and

WHEREAS, these funds will support the Health Department's current efforts and ensure overall success of the Department; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That a contract between the City of Kansas City, Missouri, acting through its Director of Health, and the Missouri Department of Health and Senior Services, whereby the Missouri Department of Health and Senior Services will provide funding to support local public health agencies to serve as community leaders in performing the core public health functions of assessment, planning, policy development and assurance for a period beginning June 1, 2025 through May 31, 2026, for an amount not to exceed \$732,999.00, is hereby accepted and approved. A copy of the agreement, in substantial form, is on file with the Director of Health.

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

26-2480-500001-474960-G50580426	Aid to Local Public Health Age	\$732,999.00
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Section 3. That the sum of \$732,999.00 is hereby appropriated from the Unappropriated Fund Balance of the Health Grants Fund in the following accounts:

26-2480-505804-601100-G50580426	Aid to Local Public Health Age	\$732,999.00
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Section 4. That the Director of Health is hereby authorized to expend the total sum of \$732,999.00 from funds appropriated to Account No. 26-2480-505804-G50580426 for the contract.

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

..end

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

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 #: 250695

Submitted Department/Preparer: Health

Revised 6/10/24

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

Executive Summary

Accepting and approving a one year \$732,999.00 grant award with the Missouri Department of Health and Senior Services that provides for core public health functions; estimating and appropriating the sum of \$732,999.00 in the Health Grants Fund; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date.

Discussion

The purpose of this agreement is to strengthen public health agencies that endorse health systems in Missouri by providing funding to local public health agencies that promote their role as community leaders in performing core public health functions of assessment, policy development planning, assurance and environmental health planning control and surveillance.

This contract supports on-going KCHD programs in the Communicable Disease Control, Environmental Health and Health Education/Chronic Disease Control divisions, and contributes to communicable disease surveillance and reporting, community health assessments as well as collaborations & partnerships with civic organizations to develop and implement population based strategies.

Fiscal Impact

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

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

No

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

Leverage outside funding

Office of Management and Budget Review

(OMB Staff will complete this section.)

- | | | |
|---|---|--|
| 1. This legislation is supported by the general fund. | <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

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

Service Level Impacts

This funding will support local public health agencies to serve as community leaders in performing the core public health functions of assessment, planning, policy development and assurance..

Other Impacts

1. What will be the potential health impacts to any affected groups?
These funds will improve/maintain the health of Kansas City's population by providing for proper care and preventative measures.
2. How have those groups been engaged and involved in the development of this ordinance?
No
3. How does this legislation contribute to a sustainable Kansas City?
Healthier individuals lead to less total healthcare costs and more productive citizens. This funding supports the continued operation, availability and access of services to the community.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

Accepting a grant, no subcontracting

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

No(Press tab after selecting)

Click or tap here to enter text.

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

No(Press tab after selecting)



File #: 250714

ORDINANCE NO. 250714

Sponsor: Councilperson Lindsay French

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

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

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

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

is hereby approved, subject to the following conditions:

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

2. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to a certificate of occupancy.
3. Prior to issuance of the certificate of occupancy the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy.
4. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
5. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with Section 88-425-08 of the Zoning and Development Code.
6. The applicant shall post "No Idling" or "Idle-Free Zone" signs in all stacking areas prior to a certificate of occupancy.
7. The applicant shall address the ponding of water at the entrance to the site on Roanridge Road as required by the City Plan Commission.
8. Required Fire Department access roads shall be designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
9. Fire Department access roads shall be provided before construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
10. Required Fire Department access roads shall be a minimum unobstructed width of twenty (20) feet and 13 ft. 6 in. clearance height. Check with Streets & Traffic (KCMO Public Works) or Missouri Department of Transportation (MODOT) that may have street planning regulations that supersede the Fire Code. (IFC-2018: § 503.2.1)
11. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2) Fire hydrant distribution shall follow IFC-2018 Table C102.1.
12. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)

13. Required Fire Department access roads shall be an all-weather surface. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed)
14. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks and Recreation Department's Forestry Division prior to beginning work in the public right-of-way.
15. The developer shall submit a letter to the Land Development Division from a licensed civil engineer, licensed architect, or licensed landscape architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64, Code of Ordinances, for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, and gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate of occupancy permits.
16. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
17. The developer shall pay impact fees as required by Chapter 39 of the City's Code of Ordinances as required by the Land Development Division.
18. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to issuance of a certificate of occupancy.
19. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
20. The developer shall submit water main extension plans through CompassKC for the relocation of the public fire hydrant shown on the development plans. This plan set is separate from the building plans and shall be reviewed and approved and under contract (permit) prior to building permit issuance. The plans shall follow all Kansas City Water rules and regulations for water main extensions.
21. The developer shall submit a detailed micro storm drainage analysis from a Missouri-licensed civil engineer to the Kansas City Water Services Department

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

22. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Kansas City Water Services Department prior to issuance of a building permit to connect the private system to the public sewer main and, depending on adequacy of the receiving system, make other improvements as may be required.
23. The developer shall grant a BMP easement to the City as required by the Kansas City Water Services Department, prior to recording the plat or issuance of any building permits.
24. The developer shall obtain the executed and recorded City approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting.
25. The developer shall secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Kansas City Water Services Department, prior to recording the plat or issuance of a building permit, whichever occurs first.
26. The developer shall submit plans for grading, siltation, and erosion control to the Kansas City Water Services Department for review and acceptance and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.

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

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

..end

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

**No Docket
Memo Provided
for Ordinance
No. 250714**



File #: 250530

ORDINANCE NO. 250530

Sponsor: Mayor Quinton Lucas

Amending Chapter 88, the Zoning and Development Code, by repealing Section 88-805-04, “Commercial Use Group,” and enacting in lieu thereof a new section of like number and subject matter to establish special use permit requirements and operational standards for used motor vehicle sales lots.

WHEREAS, the City of Kansas City Municipal Code Section 88-805-04-X(3) currently allows light equipment sales/rentals, including used motor vehicle sales, in certain zoning districts;

WHEREAS, used motor vehicle sales establishments can have significant impacts on surrounding properties and neighborhoods through outdoor display and storage of inventory, frequent customer and delivery traffic, and operational activities;

WHEREAS, certain used motor vehicle dealers have engaged in practices that negatively impact consumers, particularly those with limited economic means, and surrounding neighborhoods;

WHEREAS, the City has determined that additional oversight through a special use permit process and enhanced operational standards are necessary to protect public health, safety, welfare, and neighborhood character;

WHEREAS, these enhanced requirements will ensure that used motor vehicle sales establishments operate as responsible commercial neighbors while maintaining their economic viability; and NOW, THEREFORE,

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

Section 1. That Chapter 88, Zoning and Development Code, is hereby amended by repealing Section 88-805-04, “Commercial Use Group,” and enacting in lieu thereof a new section of like number and subject matter to establish special use permit requirements and operational standards for used motor vehicle sale lots, said section to read as follows:

88-805-04 COMMERCIAL USE GROUP

The commercial use group includes uses that provide a business service or involve the selling, leasing or renting of merchandise to the general public. The commercial use group includes the following use categories.

88-805-04-A. ADULT BUSINESS

"Adult business" is an inclusive term used to describe collectively: adult cabaret; adult motion picture theatre; adult media store; bathhouse; massage shop; modeling studio; and/or sex shop. This collective term does not describe a specific land use and will not be considered a single use category.

1. **ADULT CABARET**

An adult live entertainment facility, or that part of an adult live entertainment facility, that regularly features or otherwise offers to the public, customers or members in a viewing area, any live exhibition, performance or dance by persons whose exhibition, performance or dance is characterized by the exposure of any specified anatomical area, or by specified sexual activities, or who otherwise appear unclothed or in such attire, costume or clothing so as to expose to view specified anatomical areas.

2. **ADULT MEDIA STORE**

An establishment that rents and/or sells adult media and that meets any of the following tests:

- (a) More than 40% of the gross public floor area is devoted to adult media;
- (b) More than 40% of the stock in trade consists of adult media; or
- (c) A media store that advertises or holds itself out in any forum as "XXX," "adult," "sex" or otherwise as an adult business.

3. **ADULT MOTION PICTURE THEATER**

A building or portion of a building (including any portion of a building that contains more than 150 square feet) used for presenting motion pictures, movies, videos or other projected images if such building or portion of a building as a prevailing practice excludes minors by virtue of age, or if, as a prevailing practice, the movies, videos or other material presented are distinguished or characterized by an emphasis on the depiction or description of "specified sexual activities" or "specified anatomical areas" for observation by patrons therein.

4. **BATHHOUSE**

An establishment or business that provides the services of baths of all kinds, including all forms and methods of hydrotherapy, unless operated by a medical practitioner or professional physical therapist, licensed by the state.

5. **MASSAGE SHOP**

An establishment that has a fixed place of business having a source of income or compensation derived from the practice of any method of pressure on or friction against, or stroking, kneading, rubbing, tapping, pounding, vibrating or stimulation of, external parts of the human body with the hands or with the aid of any mechanical, electric apparatus or appliances with or without such supplementary aids as rubbing alcohol, liniments, antiseptics, oils, powders, creams, lotion, ointment or other similar preparations commonly used in the practice of massage, under such circumstances that it is reasonably expected that the person to whom the treatment is provided or some third person on his or her behalf will pay money or give any other consideration or gratuity provided that this term does not include any establishment operated by a medical practitioner, professional physical therapist, or massage therapist licensed by the state.

6. **MODELING STUDIO**

Modeling studio means an establishment or business that provides the services of modeling for the purposes of reproducing the human body, wholly or partially in the nude, by means of photography, painting, sketching, drawing, or otherwise.

7. **SEX SHOP**

A business offering goods for sale or rent and that meets any of the following tests:

- (a) It offers for sale items from any two of the following categories: adult media; sexually-oriented toys or novelties; lingerie; leather goods marketed or presented in a context to suggest their use for sadomasochistic practices; and the combination of such items constitutes more than 10% of the stock in trade of the business or occupies more than 10% of the gross public floor area of the business;
- (b) More than 5% of the stock in trade of the business consists of sexually-oriented toys or novelties; or
- (c) More than 5% of the gross public floor area of the business is devoted to the display of sexually oriented adult toys or novelties.

88-805-04-B. ANIMAL SERVICES

The following are animal services use types:

1. **SALES AND GROOMING**

Sales and grooming of dogs, cats, and similar small animals. Typical uses include pet stores, dog bathing and clipping salons, and pet grooming shops.

2. **SHELTER OR BOARDING KENNEL**

Animal shelters and kennel services for dogs, cats, and small animals. Typical uses include boarding kennels, pet resorts/hotels, dog training centers, and animal rescue shelters.

3. **VETERINARY**

Typical uses include pet clinics, dog and cat hospitals, and animal hospitals.

4. **STABLE**

Stables and boarding facilities for horses and similar large animals.

88-805-04-C. ARTIST WORK OR SALES SPACE

Floor space devoted to the production, showing, or sale of art. Typical uses include art galleries and artist studios, but not including art museums. Art museums are classified in the "Libraries and Cultural Exhibits" use category.

88-805-04-D. BUILDING MAINTENANCE SERVICE

Provision of maintenance and custodial services to commercial and industrial establishments. Typical uses include janitorial, landscape maintenance, and window cleaning services. Also includes exterminator services for residential, commercial, or industrial applications.

88-805-04-E. BUSINESS EQUIPMENT SALES AND SERVICE

Sales, rental, or repair of office, professional and service equipment and supplies to companies rather than to individuals. Excludes automotive and heavy equipment sales or service. Typical uses include office equipment and supply firms, small business machine repair shops and hotel equipment and supply firms.

88-805-04-F. BUSINESS SUPPORT SERVICE

Provision of clerical, employment, protective, or minor processing services to firms rather than individuals. Typical uses include employment agencies and telephone answering services and business or trade schools. Business or trades schools that involve outdoor storage and work areas or manufacturing processes are not considered business support services but rather are to be classified in an Industrial use group category.

1. **DAY LABOR EMPLOYMENT AGENCY**

Any enterprise, other than a labor union or a not-for-profit organization, engaged in procuring or providing persons to perform temporary unskilled work at a site other than the day labor business premises in which (1) the day laborers are paid, by the day labor business or a third party employer, each work day or on the business day following the work day, and (2) persons arrive at the day labor business premises to make application for work as a day laborer, to obtain assignment for day labor, to obtain transportation to a day labor site or to obtain payment of wages or benefits for day labor. For purposes of this definition, "unskilled work" means work involving physical tasks for which the (1) the worker is not required by law to hold a professional or occupational license, or (2) the employer

or contractor controlling the site of the work does not require the worker to have (a) a high school diploma or its equivalent, or (b) education beyond high school, or (c) relevant vocational education or (d) demonstrated proficiency with a specified type of machinery to be used in the work, but does not include white collar, secretarial, clerical or professional work.

88-805-04-G. COMMUNICATIONS SERVICE ESTABLISHMENTS

Broadcasting and other information relay services accomplished through use of electronic and telephonic mechanisms. Excludes services classified as "major utilities and services" and "minor utilities." Typical uses include recording studios, television and radio studios, telecommunication service centers, data centers, and telegraph service offices.

88-805-04-H. DRIVE-THROUGH FACILITY

Any service window, automated device or other facility that provides goods or services to individuals in a motor vehicle. Also includes "drive-in" businesses and facilities, such as drive-in restaurants and car washes.

88-805-04-I. EATING AND DRINKING ESTABLISHMENTS

Provision of prepared food and/or beverages for on- or off-premises consumption. Typical uses include restaurants, taverns, and nightclubs.

1. **RESTAURANT**

An establishment primarily engaged in serving prepared food to the public and in which sales of such prepared foods and meals constitutes at least 50% of the establishment's gross income, pursuant to Chapter 10 of the municipal code.

2. **TAVERN OR NIGHTCLUB**

An establishment that is not a restaurant and that is primarily engaged in the serving of alcohol for consumption on the premises or engaged in allowing the smoking of tobacco or other substances.

88-805-04-J. ENTERTAINMENT VENUES AND SPECTATOR SPORTS

Provision of cultural, entertainment, athletic and other events to spectators, such as occurs in theaters, cinemas, auditoriums, fairgrounds, sports stadiums and racetracks. The following are spectator sports and entertainment use types:

1. **SMALL VENUE**

Entertainment and spectator sports establishments with a capacity of no more than 149 persons. Typical uses include small theaters and meeting or banquet halls.

2. **MEDIUM VENUE**

Entertainment and spectator sports establishments with a capacity of more than 149 and fewer than 500 persons. Typical uses include theaters and meeting or banquet halls.

3. **LARGE VENUE**

Entertainment and spectator sports establishments with a capacity of 500 persons or more. Typical uses include large theaters, cinemas and meeting or banquet halls.

4. **OUTDOOR VENUE**

Entertainment and spectator sports functions held outdoors. Typical uses include theaters, fairgrounds, sports stadiums, and racetracks.

88-805-04-K. FINANCIAL SERVICES

Financial or securities brokerage services. Typical uses include banks, savings and loans, credit unions, mortgage companies, pawnshops, and short-term loan establishments.

1. **BANK**

An establishment that is engaged in the business as a bank or trust company, and is federally chartered or state chartered. "Bank" also includes credit unions that are federally or state chartered, and mortgage companies that provide mortgage loans as a principal part of their operation, with the loans secured by an interest in real property as collateral for the loan.

2. **PAWN SHOP**

Businesses that lend money on the security of pledged goods or that is engaged in the business of purchasing tangible personal property on condition that it may be redeemed or repurchased by the seller for a fixed price within a fixed period of time. Pawnshops and pawnbrokers are further governed by Chapter 367, RSMo.

3. **SAVINGS AND LOAN ASSOCIATION**

An establishment that is engaged in the business as a savings and loan association and is federally chartered or state chartered.

4. **SHORT-TERM LOAN ESTABLISHMENT**

An establishment which (a) engages in the business of providing money to customers on a temporary basis, wherein such loans are secured by post-dated check, paycheck or car title, or (b) is registered as a lender under state or federal law. The classification does not include a state or federally chartered bank, savings and loan association, credit union, or mortgage broker or originator. Further, this classification does not include establishments selling consumer goods, including consumables, where the loans or the cashing of checks or money orders are incidental to the main purpose of the business. This classification does include, but is not limited to, check cashing stores, payday loan stores, and car title loan stores.

88-805-04-L. FOOD AND BEVERAGE RETAIL SALES

Retail sale of food and beverages for home consumption. Typical uses include groceries and liquor stores.

88-805-04-M. FUNERAL AND INTERMENT SERVICES

Provision of services involving the care, preparation, or disposition of human dead. The following are funeral and interment services use types:

1. **CEMETERY/COLUMBARIUM/MAUSOLEUM**
Land or facilities used for burial of the dead, including pet cemeteries.
2. **CREMATING**
Crematory services involving the purification and reduction of the human body by fire. Typical uses include crematories and crematoriums.
3. **UNDERTAKING**
Undertaking services such as preparing the dead for burial and arranging and managing funerals. Typical uses include funeral homes and mortuaries.

88-805-04-N. GASOLINE AND FUEL SALES

Uses primarily engaged in retail sales of personal automobile and vehicle fuels, including principal and accessory structures associated with fuel sales, including DC fast charging, rapid, or level 3 battery charging stations, battery exchange stations and retail electric charging of vehicles.

88-805-04-O. LODGING

Provision of lodging services on a temporary basis of not more than 30 days, with incidental food, drink and other sales and services intended for the convenience of guests. The following are lodging use types:

1. **BED AND BREAKFAST**
A detached house in which the owner offers overnight accommodations and meal service to guests for compensation.
2. **HOTEL/MOTEL**
An establishment, other than a detached house, in which short-term lodging is offered for compensation and that may or may not include the service of one or more meals to guests. Typical uses include hotels, motels, and boarding houses.
3. **RECREATIONAL VEHICLE PARK**
A development site, parcel, or tract of land designed, maintained or intended to be used for the purpose of providing short-term accommodation of not more than 30 days for placement of two or more recreational vehicles, including all buildings used or maintained for the use of the occupants in the recreational vehicle park.

88-805-04-P. OFFICE

1. **ADMINISTRATIVE, PROFESSIONAL OR GENERAL OFFICE**

Professional, governmental, executive, management, or administrative offices of private organizations or government agencies. Typical uses include administrative offices, law offices, architectural firms, insurance companies, and government offices.

2. MEDICAL OFFICE

Personal health services including prevention, diagnosis and treatment; rehabilitation services provided by physicians, dentists, nurses, and other health personnel; and medical testing and analysis services, including marijuana testing facilities. Typical uses include medical and dental offices, health maintenance organizations, blood banks, plasma centers, and government-operated health centers. Excludes use types more specifically classified, such as hospitals.

88-805-04-Q. PARKING, NON-ACCESSORY

Parking that is not provided to comply with minimum off-street parking requirements and that is not provided exclusively to serve occupants of or visitors to a particular use, but rather is available to the public at-large. A facility that provides both accessory parking and non-accessory parking is classified as non-accessory parking.

88-805-04-R. PERSONAL IMPROVEMENT SERVICE

Informational, instructional, personal improvement and similar services of a nonprofessional nature. Typical uses include hair salons, barber shops, beauty shops, nail salons, health clubs, yoga or dance studios, driving schools and martial arts studios.

88-805-04-S. REPAIR OR LAUNDRY SERVICE, CONSUMER

Provision of repair, dry cleaning, or laundry services to individuals and households, but not to firms. Excludes vehicle and equipment repair. Typical uses include laundry/dry cleaning drop-off stations (with no dry cleaning on the premises), hand laundries, appliance repair shops, locksmiths, shoe and apparel repair and musical instrument repair.

88-805-04-T. RESEARCH SERVICE

An establishment that conducts educational, scientific, high-technology or medical research not involving the mass production, distribution, or sale of products. Includes marijuana testing facilities. Research services do not produce odors, dust, vibration, noise, or other external impacts that are detectable beyond the property lines of the subject property. Research-related establishments that do produce such external impacts are classified as "manufacturing, production, and industrial services."

88-805-04-U. RESIDENTIAL SUPPORT SERVICES

Commercial uses provided primarily to serve the needs of residents in large, multi-unit residential buildings. The following are considered residential support services:

1. Restaurants;
2. Financial services, except pawnshops, consumer loan agencies, and payday loan stores;

3. Food and beverage retail sales;
4. Medical office (other than blood/plasma center);
5. Administrative, Professional, or General Offices;
6. Personal improvement service; and
7. Retail sales establishments.

88-805-04-V. RETAIL SALES

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

1. **OUTDOOR RETAIL SALES - CLASS A**
Outdoor retail sales - class A are permanent uses outside of a completely enclosed building or structure used to display goods for sale to the general public as part of and subordinate to retail sales or similar business establishment. This includes but is not limited to garden supplies, building supplies, and plant materials.
2. **OUTDOOR RETAIL SALES - CLASS B**
Outdoor retail sales - class B are permanent uses where the majority of the retail space is outdoors and items are for sale to the general public. This includes but is not limited to garden nurseries, manufactured home sales, and recreational and play equipment sales.

88-805-04-W. SPORTS AND RECREATION, PARTICIPANT

Provision of sports or recreation primarily by and for participants. (Spectators would be incidental and on a nonrecurring basis). Examples include bowling alleys, skating rinks, billiard parlors, driving ranges and miniature golf courses, shooting and archery ranges, batting cages, and go-cart tracks.

88-805-04-X. VEHICLE SALES AND SERVICE

Sales of motor vehicles or services related to motor vehicles. The following are vehicle sales and service use types:

1. **CAR WASH/CLEANING SERVICE**
A building or site containing facilities for washing automobiles. It may use automatic production line methods—a chain conveyor, blower, steam cleaning device, or other mechanical device—or it may provide space, water and equipment for hand washing, cleaning or detailing of automobiles, whether by the customer or the operator.
2. **HEAVY EQUIPMENT SALES/RENTALS**

Sale, retail or wholesale and/or rental from the premises of heavy construction equipment, trucks and aircraft, together with incidental maintenance. Typical uses include heavy construction equipment dealers and tractor trailer sales.

3. LIGHT EQUIPMENT SALES/RENTALS

Sale, retail, wholesale, or rental from the premises of autos, noncommercial trucks, motorcycles, trailers with less than 10,000 lbs. gross cargo weight, recreational vehicles and boat dealers, together with incidental maintenance. Typical uses include automobile and boat dealers, car rental agencies and recreational vehicle sales and rental agencies.

Used Motor Vehicle Sales Special Requirements: Any establishment engaged primarily in the retail sale of used motor vehicles, or any expansion of an existing used motor vehicle sales establishment that increases inventory capacity by 25% or more, shall require a special use permit in accordance with the procedures set forth in Chapter 88 of the Municipal Code and shall comply with the standards established in Section 88-805-04-X(3)(a) of this Code.

(a) USED MOTOR VEHICLE SALES STANDARDS

Purpose: Vehicle sales and rental uses typically involve outdoor display and storage of inventory, frequent customer and delivery traffic, and operational activities that can impact adjacent properties if not properly regulated. Without appropriate standards, these uses may create adverse impacts including visual clutter and poor site aesthetics, inadequate traffic circulation and parking conflicts, noise from vehicle operations and customer activity, security concerns from unsecured inventory and premises, and incompatibility with residential neighborhood character.

These standards are designed to ensure that vehicle sales and rental establishments operate as responsible commercial neighbors while maintaining their economic viability. By establishing clear requirements for site design, operational practices, and structural improvements the City seeks to minimize potential conflicts with surrounding uses while preserving community character and property values.

The following standards shall apply to all used motor vehicle sales establishments requiring a special use permit:

- a) **Minimum Lot Area:** The property must have a minimum lot area of two (2) acres in a single tract or parcel not intersected or divided by any street, alley, or property belonging to other owners.

- b) Frontage Requirements: The property must have at least 250 feet of frontage on an arterial street.
- c) Permanent Structure Required: The property must be developed with at least one permanent structure.
- d) Outdoor Display: Vehicles and equipment displayed for sale may not be parked, displayed, or stored within 10 feet of the public right-of-way or within 10 feet of any R zoning district.
- e) Vehicle Repair: Any on-site vehicle or equipment repair or service must be conducted in a completely enclosed building. Any inoperable, wrecked, junk, or salvage vehicles must be kept within a completely enclosed building and may not be stored outdoors.
- f) Landscape Buffer: All used motor vehicle sales establishments must be screened from the public right-of-way with a landscape buffer meeting the standards of Section 88-425-05 (Perimeter Landscaping of Vehicular Use Areas).
- g) Inventory Limits: The total number of vehicles displayed or stored on-site shall not exceed one vehicle per 400 square feet of lot area, excluding required parking, landscaping, and building areas.
- h) Fencing and Security: Adequate lighting shall be provided for security purposes while minimizing impacts on adjacent properties; Security systems shall be installed and maintained to prevent theft and vandalism.
- i) Traffic and Access: Access points shall be designed to minimize traffic conflicts and provide safe ingress and egress
- j) Site Maintenance: The premises shall be kept clean and free of debris, automotive fluids, and hazardous materials; all buildings and structures shall be maintained in good repair; proper disposal of automotive waste shall be ensured through licensed waste management services

4. MOTOR VEHICLE REPAIR, LIMITED

- a. A vehicle repair establishment that provides lubrication and/or checking, changing, or additions of those fluids and filters necessary to the maintenance of a vehicle. Customers generally

wait in the car or at the establishment while the service is performed. Examples include quick lube services.

- b. Also included vehicle repair establishments that provide replacement of passenger vehicle parts or repairs that do not involve body work or painting or require removal of the engine head or pan, engine transmission or differential. Examples include tire, muffler and transmission shops.

5. MOTOR VEHICLE REPAIR, GENERAL

Any vehicle repair activity other than "minor vehicle repair." Examples include repair or servicing of commercial vehicles or heavy equipment or body work, painting, or major repairs to passenger vehicles.

6. VEHICLE STORAGE AND TOWING

Storage of operating motor vehicles or vehicle towing services. Typical uses include towing services; private tow lots; impound yards; parking station for buses; and fleet storage yards. Includes the use of a site for temporary storage of motor vehicles to be sold, rented, salvaged, dismantled, or repaired for a period of not more than 15 days.

Section 2. Any existing used motor vehicle sales establishment operating as of the effective date of this ordinance shall be deemed a legal nonconforming use and may continue to operate under existing conditions. However, any expansion of the use, increase in inventory capacity, or substantial renovation of the premises shall require compliance with the standards established in this ordinance and obtaining a special use permit.

Section 3. The City Manager or designee is hereby authorized to:

- a) Develop administrative procedures for the review and approval of special use permits for used motor vehicle sales establishments;
- b) Conduct regular inspections to ensure compliance with the standards established in this ordinance;
- c) Issue violations and impose penalties for non-compliance with these standards;
- d) Coordinate with other City departments and external agencies as necessary for enforcement;

Section 4. The City Council finds and declares that all public notices and hearings required by applicable law and the City's Zoning and Development Code shall be given and conducted according to existing City policy.

Section 5. This ordinance shall take effect after notices and hearings in Section 4 are complete, not to exceed 45 days after passage.

..end

Approved as to form:

Sarah Baxter
Senior Associate City Attorney

**No Docket
Memo Provided
for Ordinance
No. 250530**



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)

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.

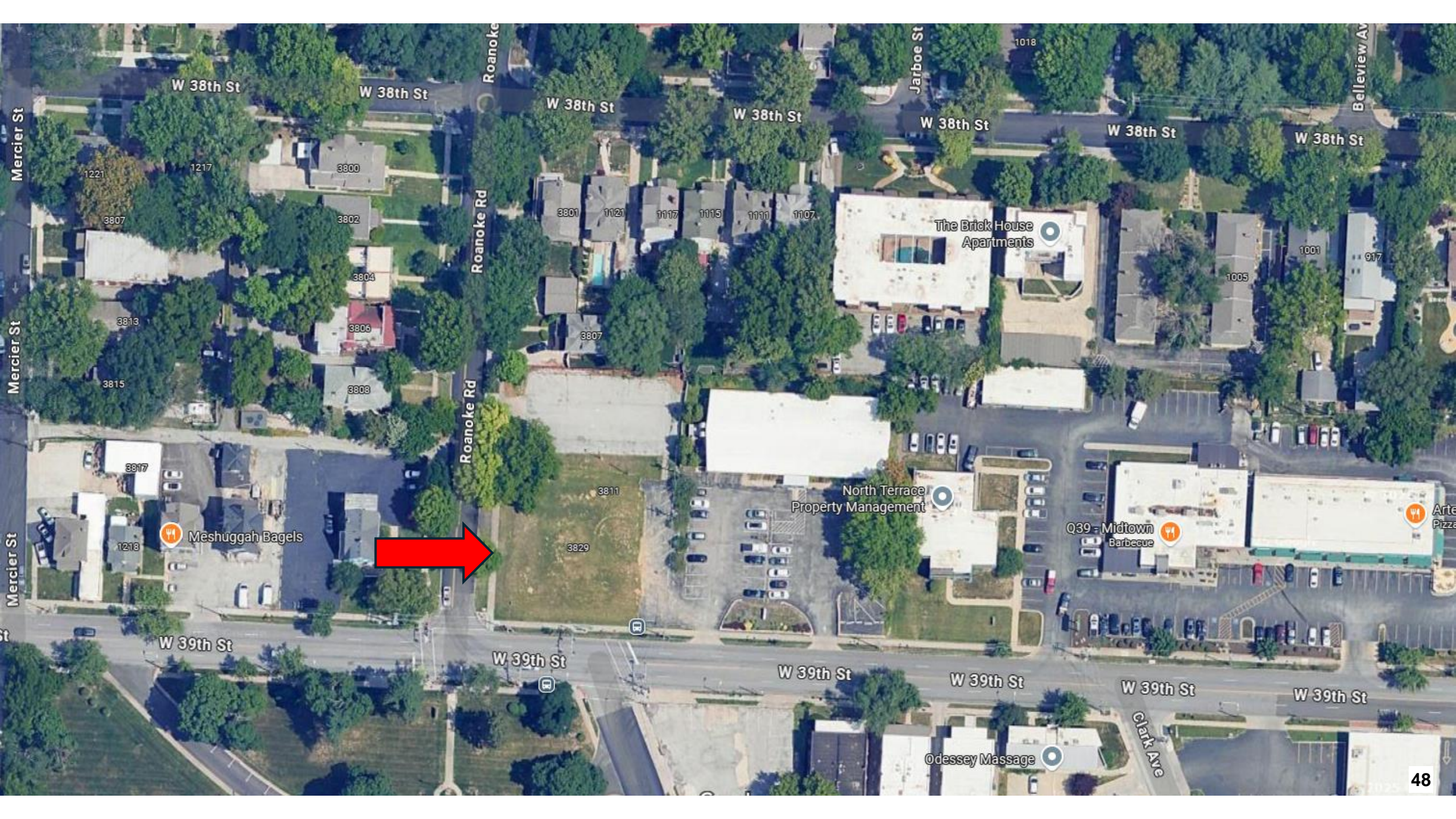
7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

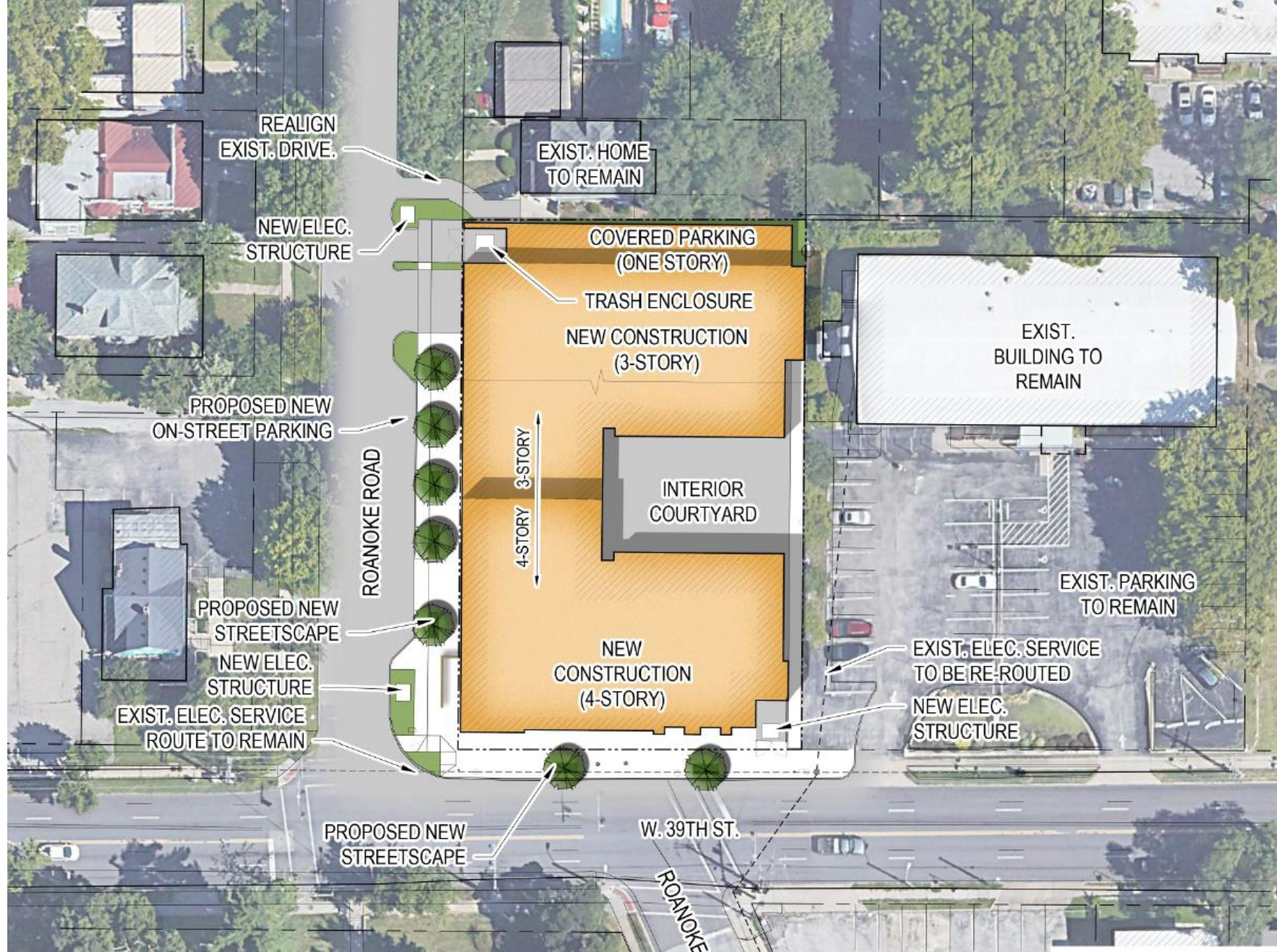
No(Press tab after selecting)

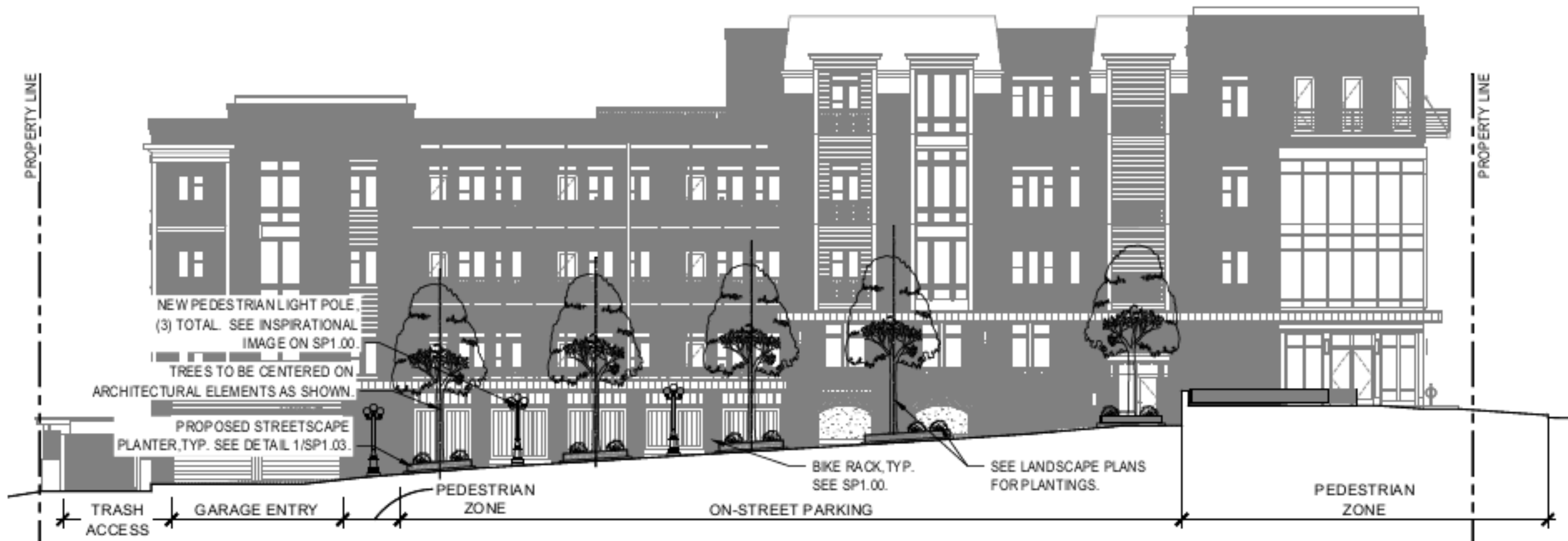
39th & Roanoke

August 19, 2025

NPD Committee







1 ELEVATION
STREETSCAPE - ROANOKE ROAD ELEVATION
1" = 10'-0"

RE: SP1.00 & 1.01



1st Plan - 2022

- 5-Story / 66 feet avg. height
- 94 Units
- Outdoor Space oriented towards Roanoke





2nd Plan - 2023

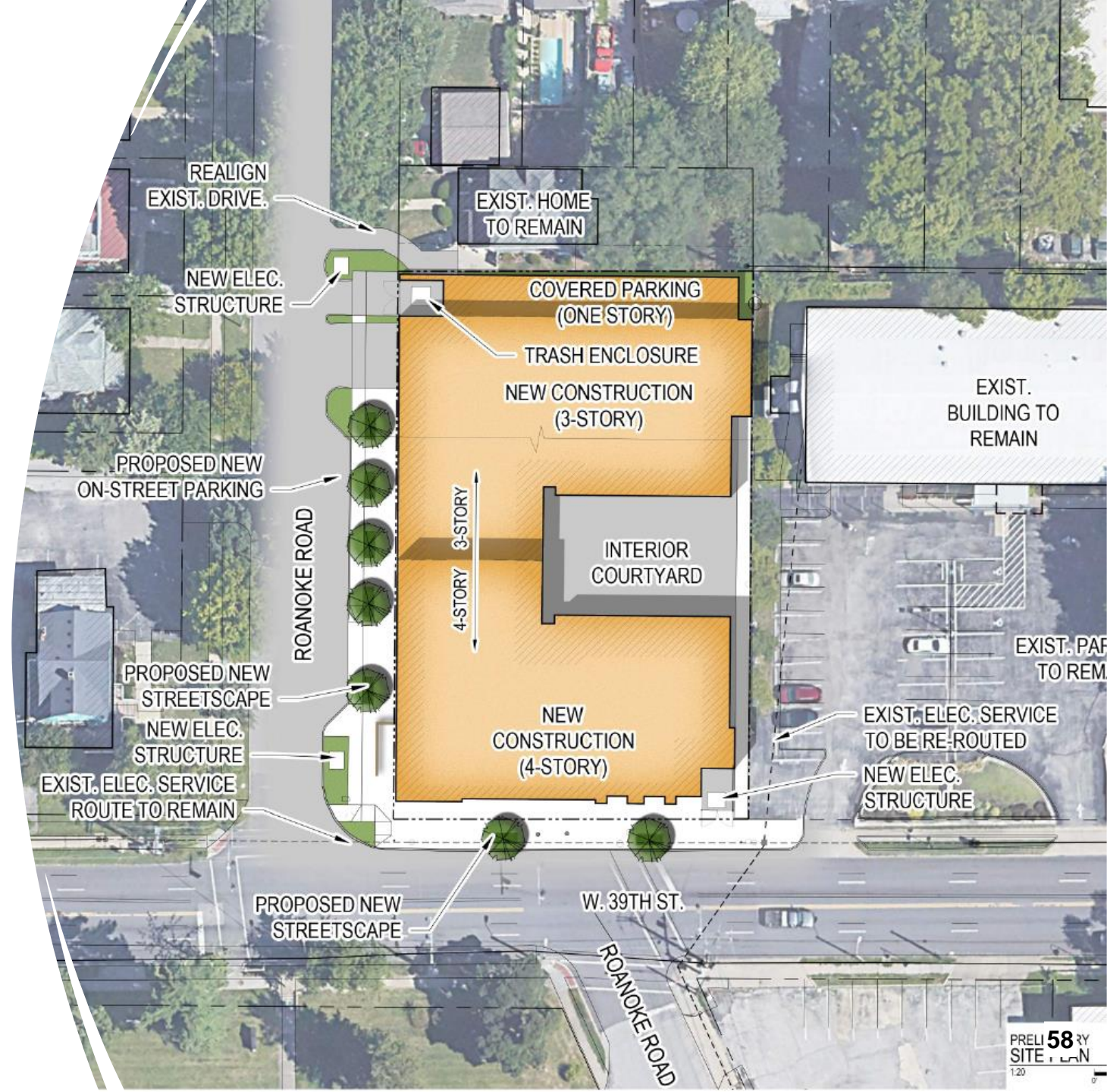
- Stories (5→4)
- Units: 94 → 81
- Flipped building
- Pulled back building from property lines
 - 17' (north)
 - 3' (39th Street)
- House under contract





3rd Plan – March 2025

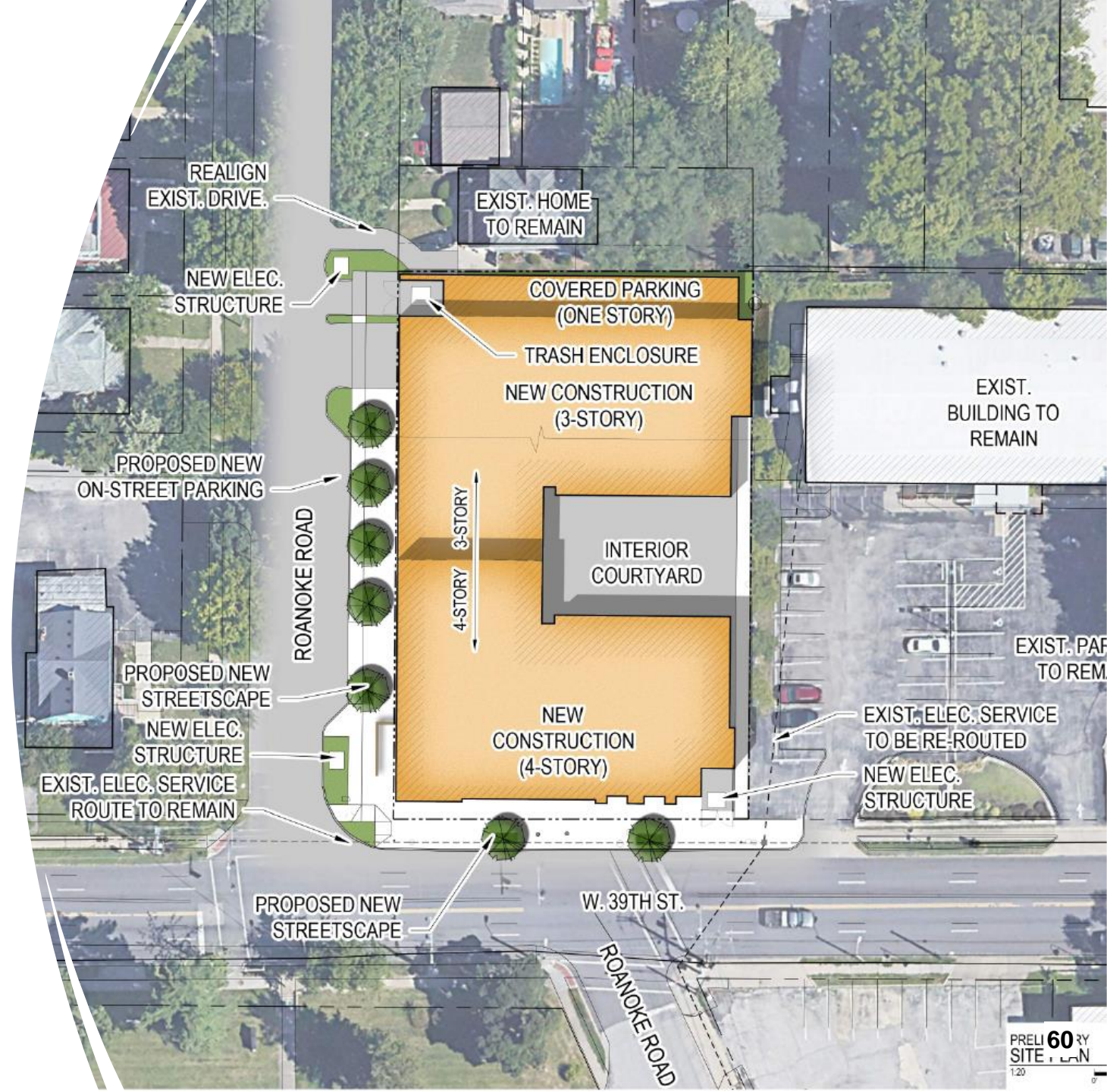
- Stories (5→4) to 3-Story on north ½ and 4-story on 39th Street
- Units: 92 → 81 → 73
- Pulled back building from property lines
 - Still 17 feet (north)
 - 3 → 5 feet (39th Street)
- Purchased House





4th Plan – May 2025

- Stories (5→4) to 3-Story on north ½ and 4-story on 39th Street
- Units: 92 → 81 → 73
- Pulled back building from property lines
 - Still 17 feet (north)
 - 3 → 5 feet (39th Street)
- Removed Balconies from north façade
- Offered to plant evergreen in yard of purchased home.



North Elevation (with balconies)



North Elevation (without balconies)



5th Plan







1117 W. 38th
Street



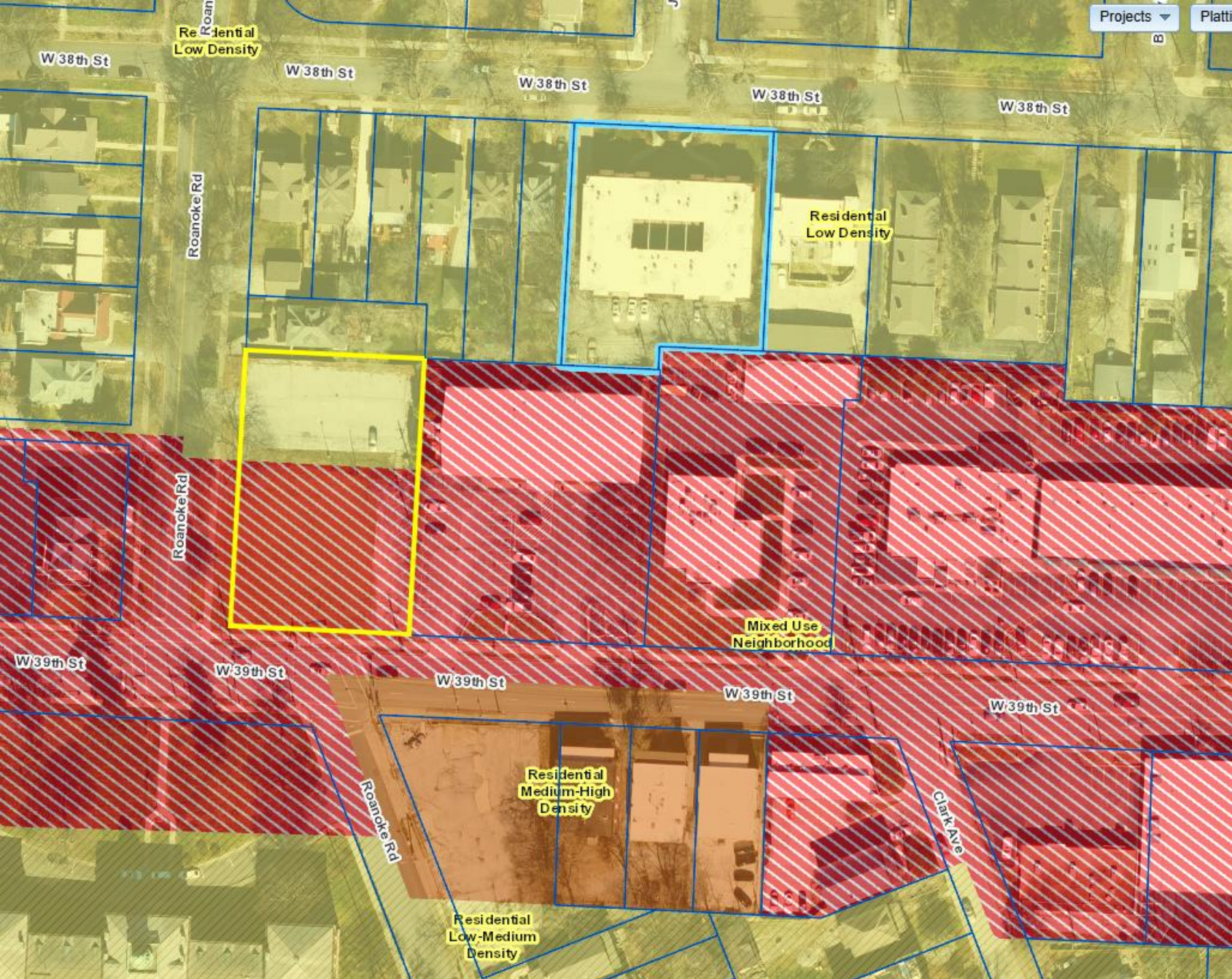


1115 W. 38th
Street





END



- Future Land Use Plan



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)

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.

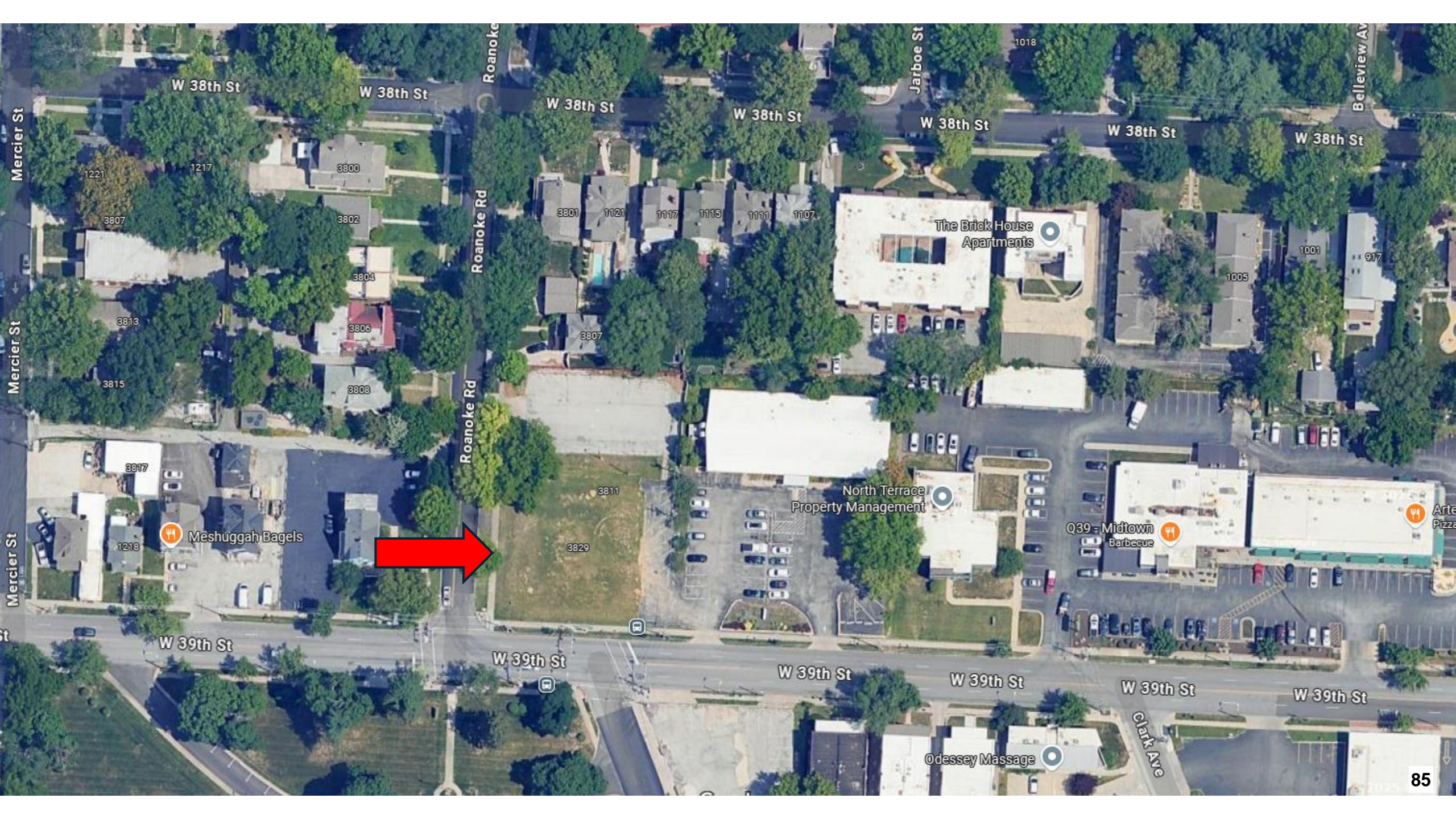
7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

No(Press tab after selecting)

39th & Roanoke

August 19, 2025

NPD Committee



W 38th St

W 38th St

W 38th St

W 38th St

W 38th St

W 38th St

W 38th St

Roanoke Rd

The Brick House
Apartments

North Terrace
Property Management

Meshuggah Bagels

Q39 - Midtown
Barbecue

W 39th St

W 39th St

W 39th St

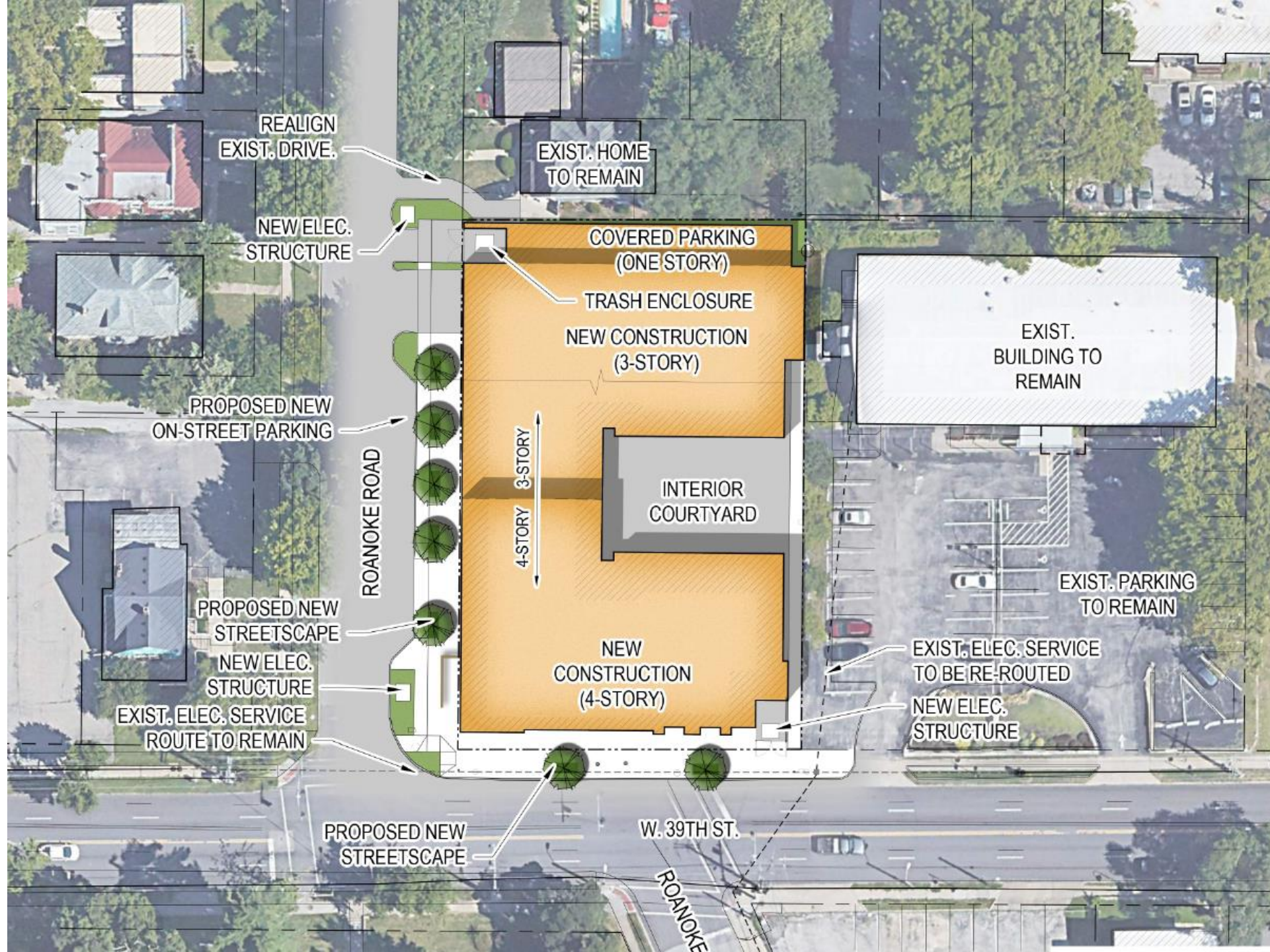
W 39th St

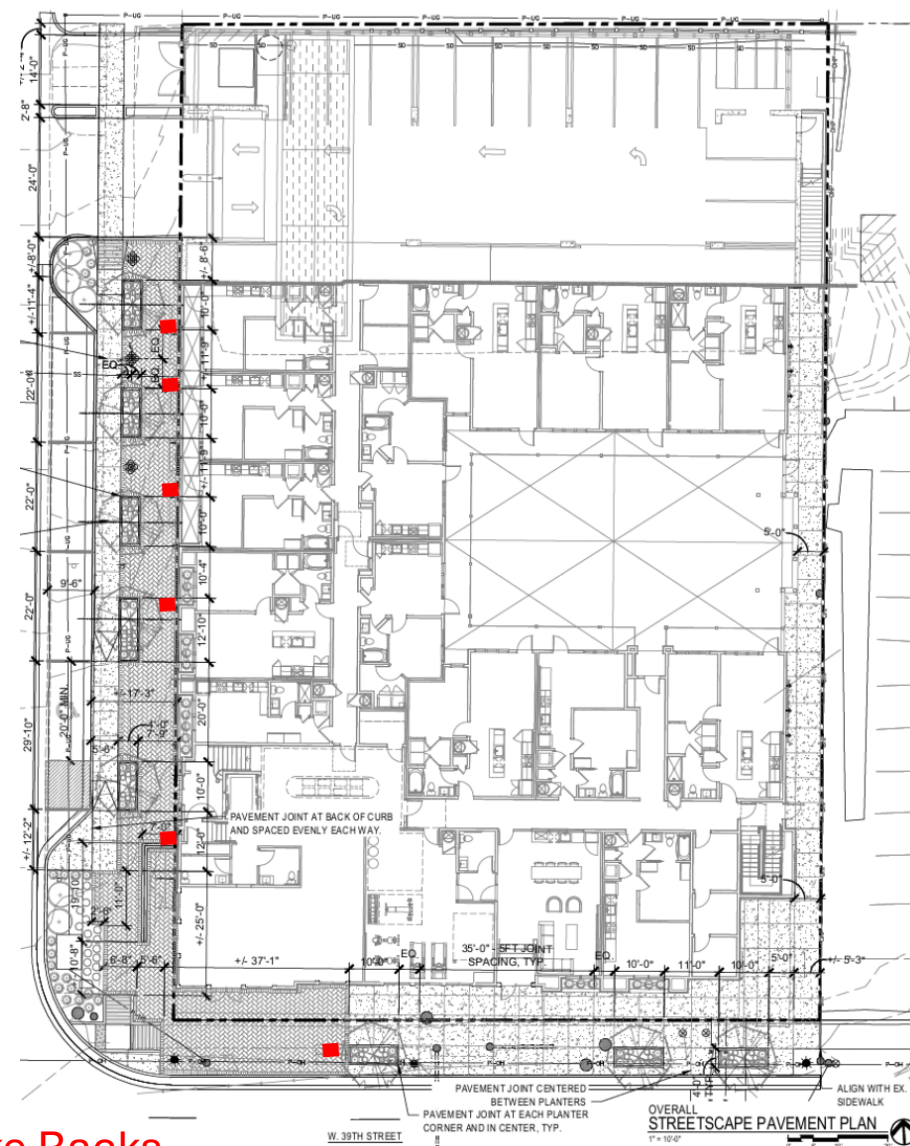
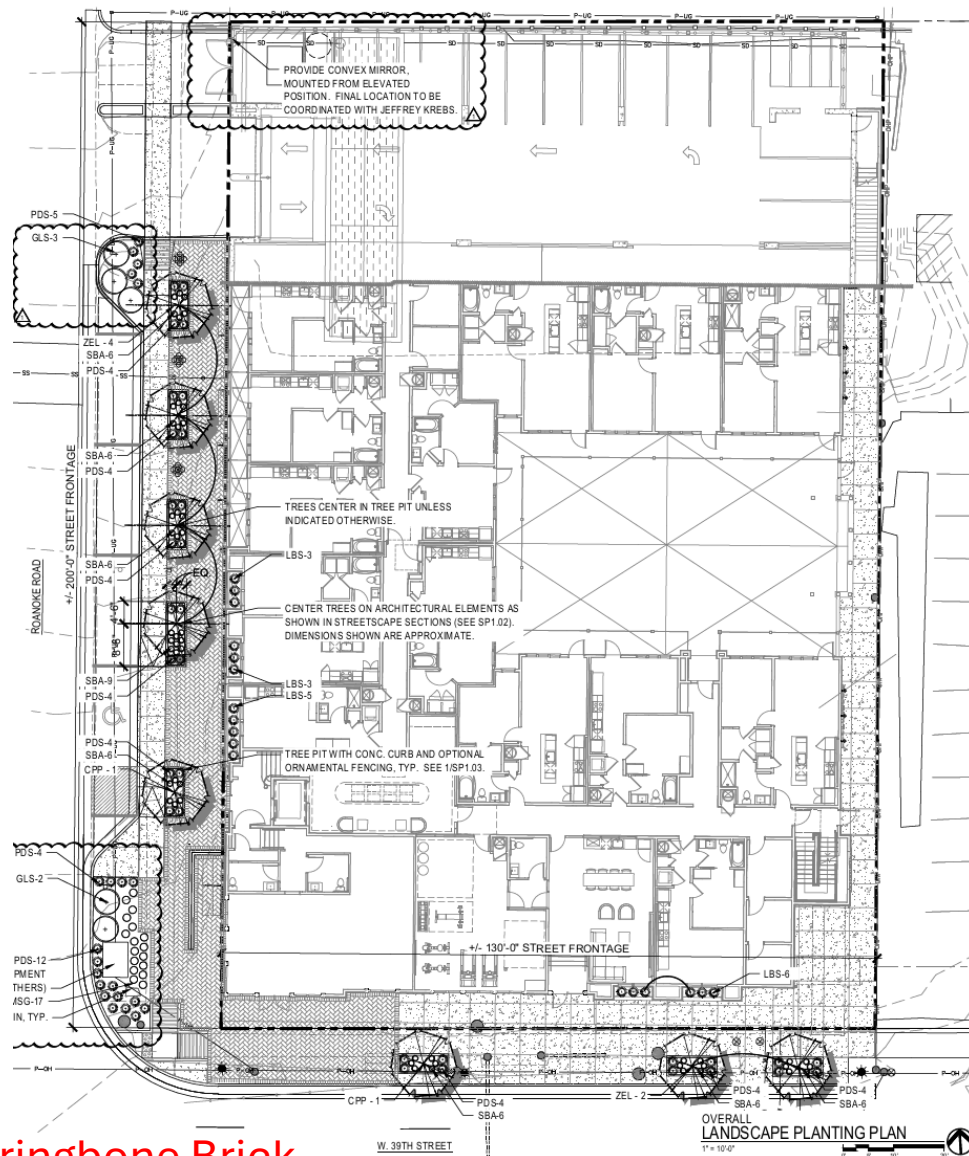
W 39th St

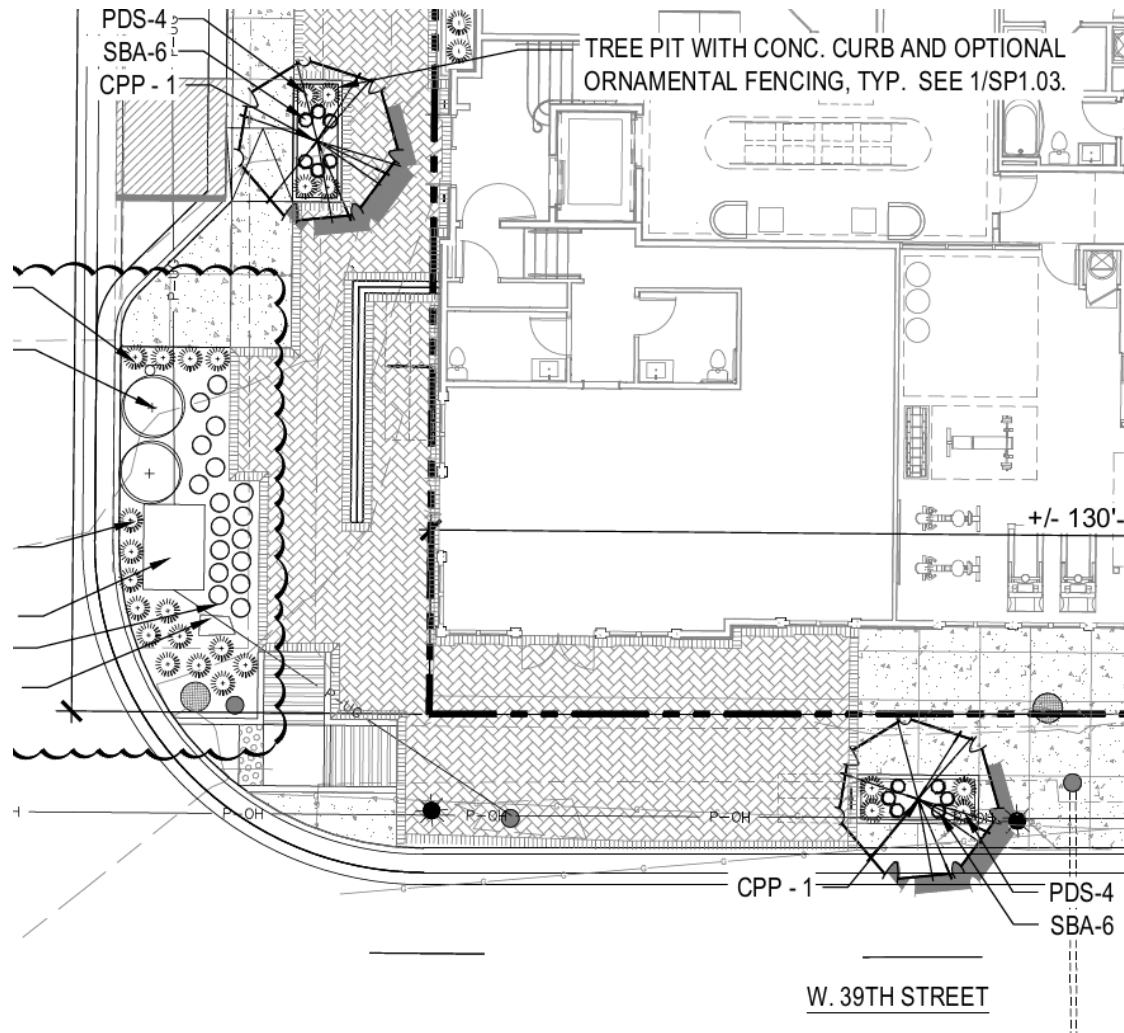
W 39th St

Clark Ave

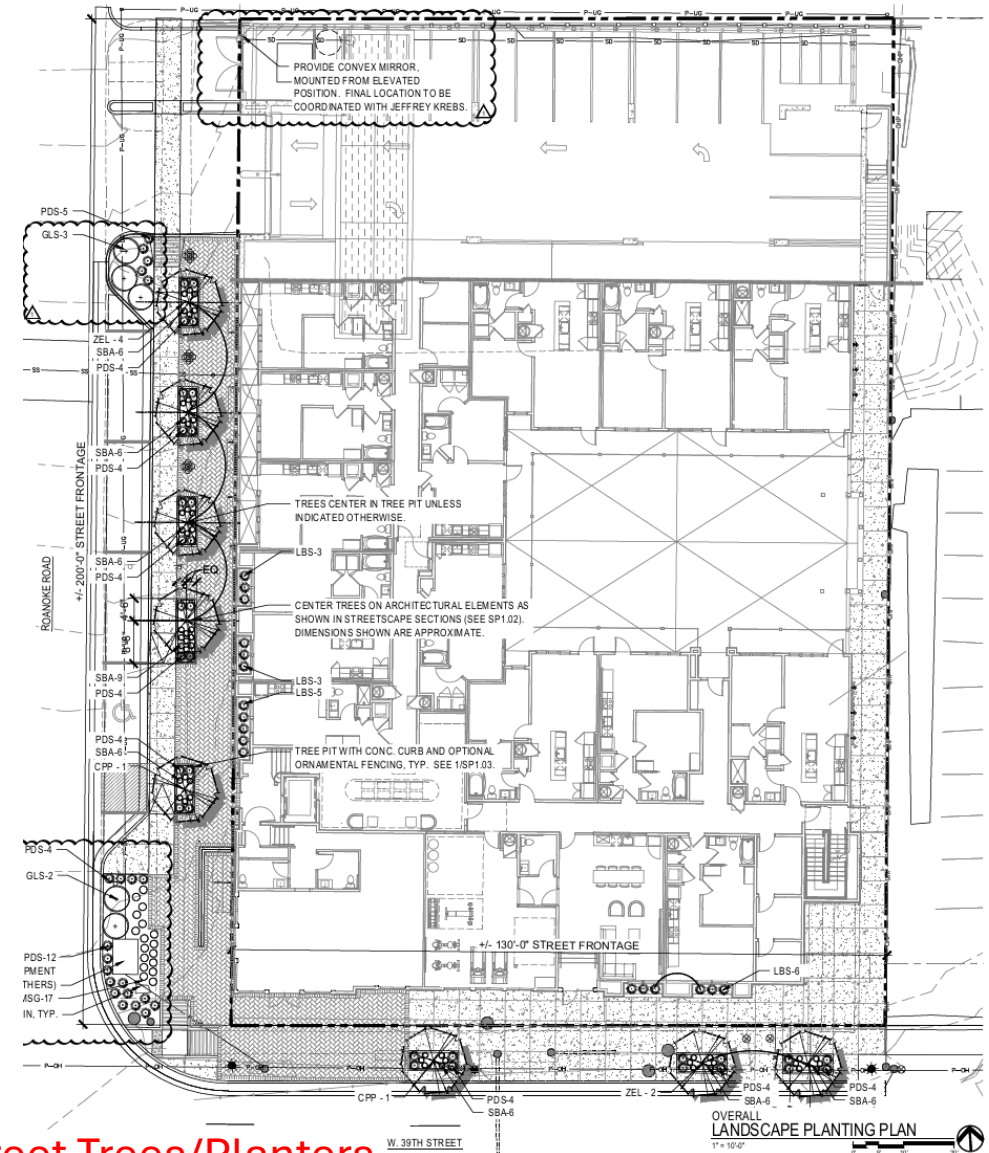
Odessey Massage



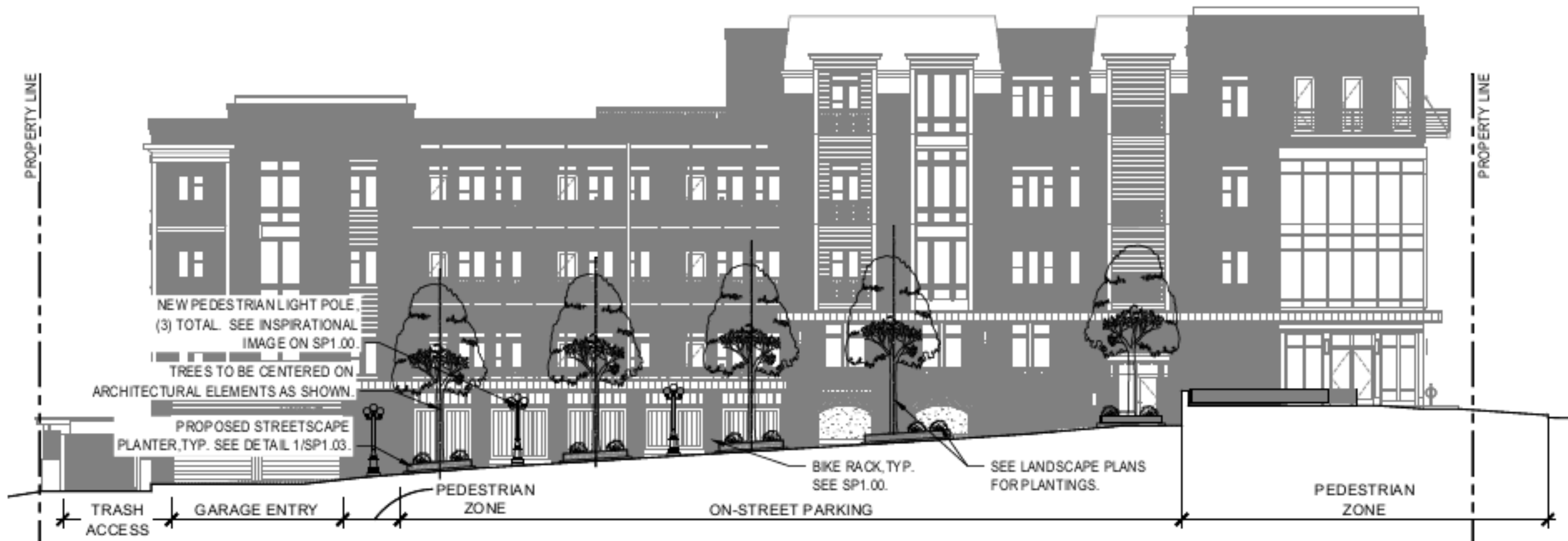




Landscape Corner Feature



Street Trees/Planters



1 ELEVATION
STREETSCAPE - ROANOKE ROAD ELEVATION
1" = 10'-0"

RE: SP1.00 & 1.01



1st Plan - 2022

- 5-Story / 66 feet avg. height
- 94 Units
- Outdoor Space oriented towards Roanoke





2nd Plan - 2023

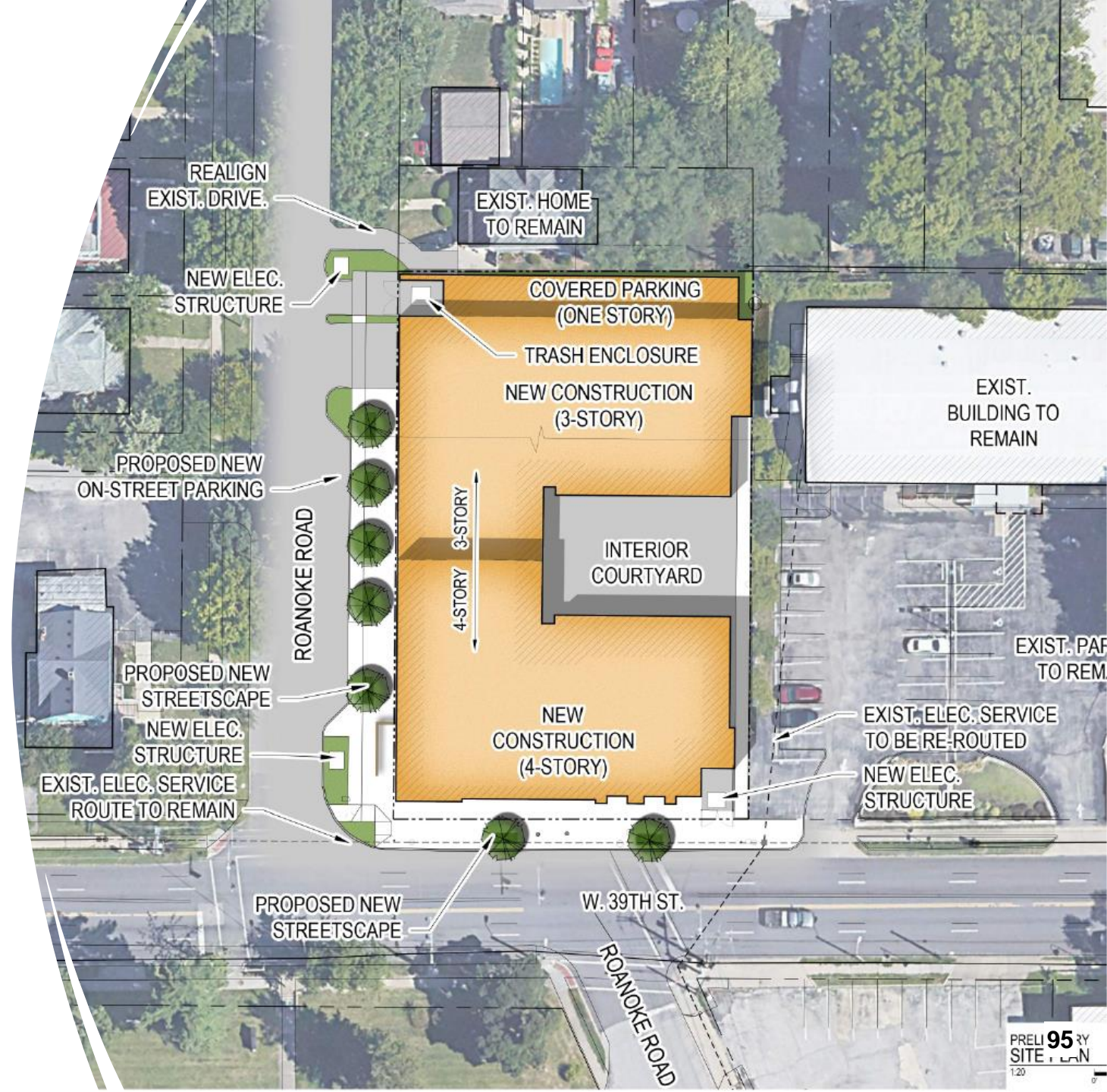
- Stories (5→4)
- Units: 94 → 81
- Flipped building
- Pulled back building from property lines
 - 17' (north)
 - 3' (39th Street)
- House under contract





3rd Plan – March 2025

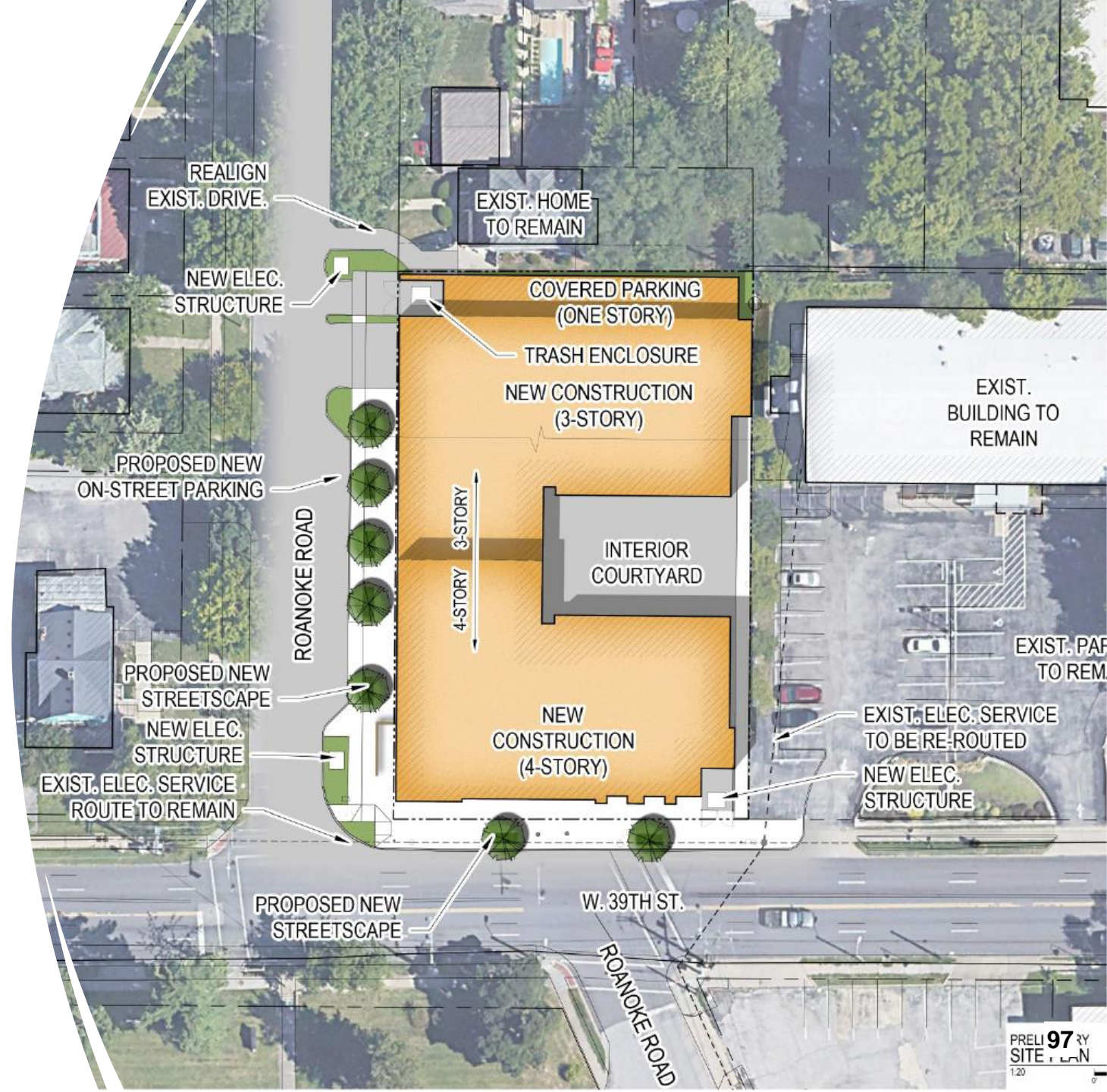
- Stories (5→4) to 3-Story on north ½ and 4-story on 39th Street
- Units: 92 → 81 → 73
- Pulled back building from property lines
 - Still 17 feet (north)
 - 3 → 5 feet (39th Street)
- Purchased House





4th Plan – May 2025

- Stories (5→4) to 3-Story on north ½ and 4-story on 39th Street
- Units: 92 → 81 → 73
- Pulled back building from property lines
 - Still 17 feet (north)
 - 3 → 5 feet (39th Street)
- Removed Balconies from north façade
- Offered to plant evergreen in yard of purchased home.



North Elevation (with balconies)



North Elevation (without balconies)



5th Plan







1117 W. 38th
Street



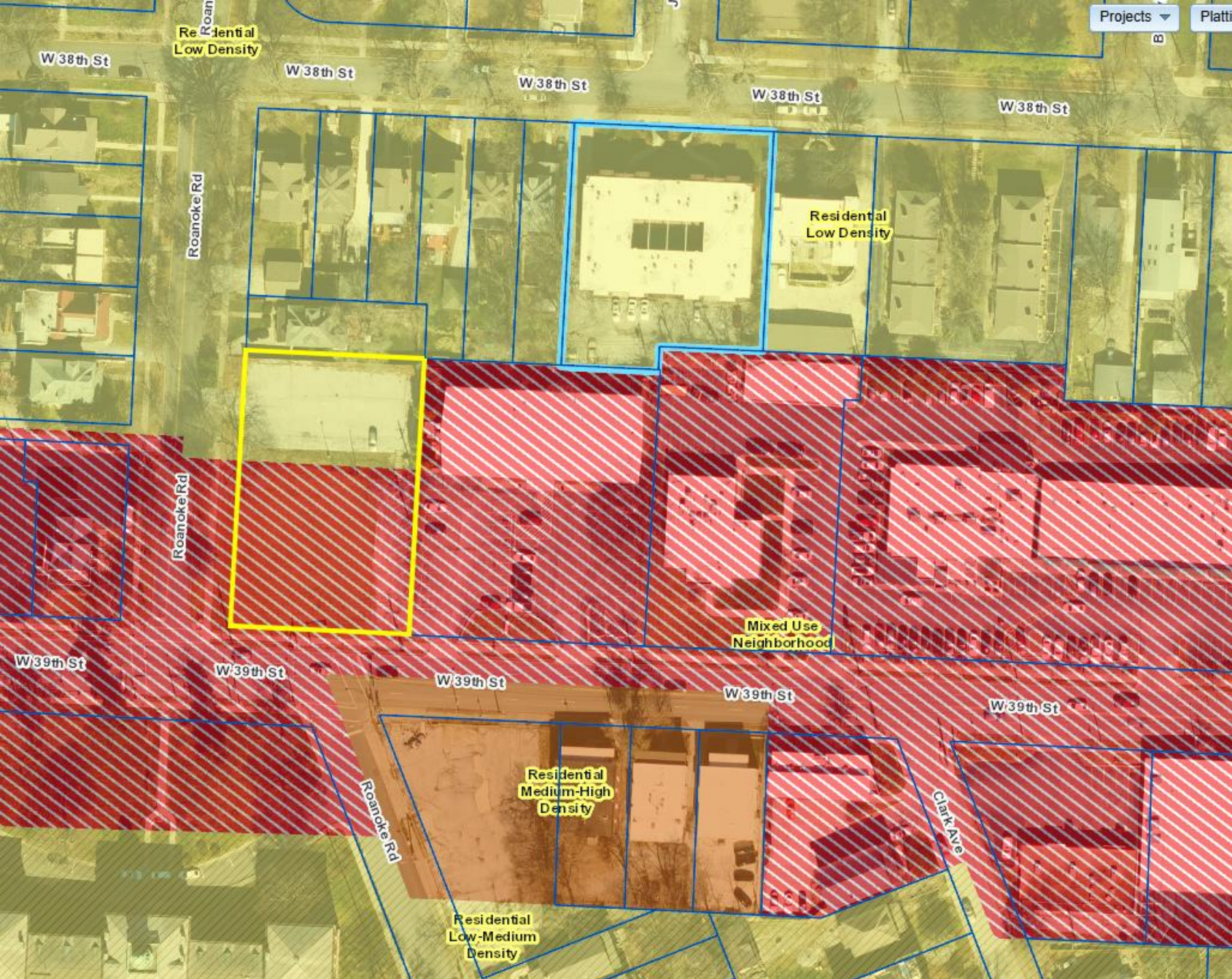


1115 W. 38th
Street





END



- Future Land Use Plan



Legislation Text

File #: 250637

ORDINANCE NO. 250637

Sponsor: Director of Neighborhood Services Department

Amending Chapter 48, Code of Ordinances, entitled “Nuisances,” by repealing Section 48-1, Definitions, and Section 48-30, Rank weeds and noxious plants; amending Chapter 56, Code of Ordinances, entitled “Property Maintenance Code,” by repealing Section 56-433, Noxious weeds and enacting new sections of like number and subject matter, and by enacting a new Section 56-116, Excessive growth of vegetation, invasive and noxious plants and poisonous plants to the touch; amending Chapter 34, Code of Ordinances, entitled “Health and Sanitation,” by repealing Article VII, Weeds and noxious plants; and amending Chapter 62, Code of Ordinances, entitled “Solid Waste,” by repealing Article VIII, Nuisances.

WHEREAS, the City acknowledges that the climate crisis is here, and Kansas City is already experiencing climate change through hotter temperatures, drought, and flooding, and will likely see in the future more frequent and intense heat waves, more severe flooding, increased air pollutants and diseases, and more people displaced from their homes because of these disasters; and

WHEREAS, the City adopted an updated Climate Protection & Resiliency Plan in September 2022 to address the climate crisis with strategies focused on both mitigating and adapting to our changing climate; and

WHEREAS, the Climate Protection & Resiliency Plan contains a section focused on Natural Systems strategies that use nature to cool our city, prevent flood damage, and clean our air and water, including expanding the network of trees and natural areas, promoting regenerative, ecologically healthy soils and landscapes, promoting sustainable water supply and use, and using natural systems to manage stormwater runoff; and

WHEREAS, planting native plants supports the health of ecosystems, enhances biodiversity, and contributes to the sustainability and resilience of landscapes in the face of environmental challenges; and

WHEREAS, amending the current Nuisance and Property Maintenance Codes will allow residents of the City to increasingly grow native plants throughout the City and contribute to the sustainability and climate resiliency of the City; and

WHEREAS, Chapter 34, Article VII of the Code of Ordinances, Weeds and noxious plants, provides a separate, similar violation as the current Section 48-30 with enforcement procedures substantially mirroring those the Neighborhood Services Director already possesses via Chapters 48 and 56, and, thus, can be repealed to limit duplication and confusion in City's Code; and

WHEREAS, Chapter 62, Article VIII of the Code of Ordinances, Nuisances, also contains substantially similar violations and enforcement procedures that exist in other portions of the City's Code, including Section 48-30, and, thus, can be repealed to limit duplication and confusion in City's Code; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 48, Code of Ordinances," is hereby amended by repealing Section 48-1, Definitions, and Section 48-30, Rank weeds and noxious plants, and enacting new sections of like number and subject matter to read as follows:

Sec. 48-1. Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Boat means any device used or capable of being used for navigation on water.

Camper shell means but is not limited to any unit primarily designed as temporary living quarters for recreation, camping or travel use, or an enclosed space that is capable of being occupied and designed to be temporarily attached to the bed or frame of a truck or similar self-powered vehicle.

City means the City of Kansas City, Missouri.

Debris means detritus, dirt, mud, gravel, sand, silt, leaves, organic material, litter, rubble, scrap, loose material.

Detention basin means any facility designed for the purpose of temporarily holding water that is then released at a predetermined rate and controls the flow of stormwater downstream.

Director of finance means the director of finance or any authorized representative.

Director of health means the director of health or any authorized representative.

Director means the director of neighborhood services or any authorized representative.

Director of parks and recreation means the director of parks and recreation or any authorized representative.

Director of public works means the director of public works or any authorized representative.

Excessive growth of vegetation means any vegetation that is ten (10) inches or more in height, including, but not limited to, turf grasses or unattended growths of other plants. Excessive growth of vegetation shall not mean plants more than ten (10) inches in height that are part of a managed natural landscape as defined in this chapter.

Fence means a structure serving as an enclosure, barrier or boundary, usually made of posts, boards, wires, masonry or rails.

Garbage means the animal and vegetable waste resulting from the handling, preparation, cooking, serving and nonconsumption of food.

Invasive plant means any plant, excluding trees over three (3) inches in diameter and thirteen (13) feet in height, outside its native range whose presence causes or is likely to cause harm to the economy, human health or the environment, including but not limited to harm to native plant communities. Invasive plants include but are not limited to any plant:

- (1) designated as invasive by the State of Missouri's Department of Conservation or Department of Agriculture;
- (2) designated as invasive by any other authority the State of Missouri's Department of Conservation or Department of Agriculture has referenced or acknowledged as an authority on Missouri invasive plants, such as the Missouri Prairie Foundation's Invasive Plant Council; or
- (3) designated as invasive on a list made publicly available by the director.

Managed natural landscape means any part of a premise, lot, tract, or parcel of land that consists of intentionally and continuously maintained vegetation allowed to grow to its natural height and form for the purpose(s) of benefiting the city's natural environment, improving stormwater retention, increasing water quality, reducing greenhouse gas emissions, using fewer potentially harmful or costly inputs, increasing biodiversity, and/or providing habitats for wildlife such as birds, bees, and butterflies. In addition, a managed natural landscape must meet the following requirements:

- (1) No turf grass ten (10) inches or more in height, noxious plants or invasive plants, all as defined in this chapter, shall be present;
- (2) The defined landscape area, if it includes any plants that are not trees, must maintain clearly defined boundaries through edging or containment;
- (3) No vegetation may encroach onto a neighboring property or right-of-way; and

- (4) At least one unobstructed safety corridor three (3) feet in width and seven and a half (7.5) feet in height must be present to allow emergency medical professionals to enter the property quickly and safely should the need arise. Additionally, no vegetation shall overhang the pedestrian sidewalk, excluding trees that allow a clearance of at least seven and a half (7.5) feet above the pedestrian sidewalk.

Native means evolving and naturally occurring in the region without human intervention.

Noxious plant means any plant designated as noxious pursuant to 2 CSR 70-45.005, Missouri Code of State Regulations, or by other rule or regulation promulgated by the State of Missouri's Department of Agriculture.

Occupant means any person who has a legal or equitable interest in a parcel of real property other than a fee interest, including a life tenant, tenant, lessee, tenant at will, tenant at sufferance or adverse possessor, as well as a person in possession or a person who has charge, care or control of the parcel of real property, as the agent or personal representative of the person holding legal title to a fee interest. Possession, charge, care or control may include living, sleeping, cooking or eating in the parcel of real property.

Owner means any person who, alone or jointly or severally with others:

- (1) Shall have legal title to any parcel of real property, building or structure, or part thereof, with or without accompanying actual possession thereof; or
- (2) Shall have charge, care or control of any parcel of real property, building or structure, or part thereof, as agent or personal representative of the person having legal title to the building or structure, or part thereof; or
- (3) Shall have equitable title to real property by inheritance and has not disclaimed the interest in the property; or
- (4) Shall have possession or right to possession under a contract for deed;

Parking space means an area on a lot satisfying all of the following requirements:

- (1) The area must be as wide and as long as the vehicle parked thereon, but shall not be less than seven and one-half feet wide and 15 feet in length if an automobile is parked thereon;
- (2) The area must be connected to a public street or alley by a driveway not less than seven and one-half feet wide; and
- (3) The parking space shall be surfaced in accordance with sections 88-420 and 56-112.

A parking space may be provided in the front yard if the parking space is at least 20 feet from the front property line or if it is authorized by a development plan or variance approved in accordance with the zoning ordinance.

Person means and includes any individual, or entity or other representative thereof.

Poisonous plant to the touch means any plant at any height or state of maturity that is poisonous to the touch, including, but not limited to, poison ivy, poison oak and poison sumac.

Premises means any public or private property, vacant or occupied lot, plot, parcel of land, street, sidewalk, alley, boulevard, highway, right-of-way, park, parkway, public square or viaduct, including the structures or buildings thereon.

Recreational vehicle means any unit primarily designed as a temporary living quarters for recreation, camping or travel use that either:

- (1) Contains its own motive power, as in the case of but not limited to motor homes, motor coaches, mini-motor homes or recreational vans; or
- (2) Is permanently mounted on a vehicle such as a truck camper or pickup camper.

Refuse means unwanted or discarded waste materials in a solid or semisolid state consisting of garbage or rubbish or a combination thereof.

Rubbish means solid wastes consisting of combustible and noncombustible waste materials from residential, commercial, industrial and institutional establishments, including yard wastes and items commonly referred to as trash.

Sewage disposal system means any arrangement of devices and structures used for receiving, transporting, treating and disposing of sewage, including private and community sewer lines.

Spillover Light means light produced by an exterior light on premises that spills over onto another property and exceeds 0.186 foot-candle at the property line of any other property zoned R-10, R-7.5 or R.6.

Trailer means but is not limited to any vehicle designed or utilized for the transportation of a boat, automobile, snowmobile, livestock, cargo or similar items, or as temporary living quarters for recreation, camping or travel use as in the case of a travel, tent, camp, pop-up or fifth wheel trailer and the like, which does not have motive power of its own, but is designed to be drawn by another vehicle.

Turf grass means any grass commonly used in regularly cut lawns or play areas, such as, but not limited to, bluegrass, fescue, and ryegrass blends, intended to be maintained at a height of no more than ten (10) inches.

Vehicle means any self-propelled device, or portion thereof, not operated exclusively upon tracks, and shall include, without limitation, automobiles, trucks, buses, motor homes, tractors and motorcycles.

Sec. 48-30. Excessive growth of vegetation, invasive and noxious plants and poisonous plants to the touch.

Excessive growth of vegetation, invasive plants, noxious plants and poisonous plants to the touch, all as defined by this chapter, allowed to stand at any season of the year upon any premise, lot, tract or parcel of land, or unpaved alley, or along any sidewalk, street or paved alley adjacent to such premise, lot, tract or parcel of land, or along any right-of-way area adjoining such premise, lot, tract or parcel of land are hereby declared to constitute a nuisance. This section shall not apply to either:

- (1) land zoned or used for agricultural use which is more than 150 feet distant from any occupied residential subdivision, lot, tract or parcel of land; or
- (2) any vegetation that falls within any portion of land that meets the definition of a managed natural landscape as defined by this chapter.

Section 2. That Chapter 56, Code of Ordinances, is hereby amended by enacting a new Section 56-116, Excessive growth of vegetation, invasive and noxious plants and poisonous plants to the touch, to read as follows:

Sec. 56-116. Excessive growth of vegetation, invasive and noxious plants and poisonous plants to the touch.

All exterior property areas shall be subject to the requirements of section 48-30, excessive growth of vegetation, invasive and noxious plants and poisonous plants to the touch.

Section 3. That Chapter 56, Code of Ordinances, is hereby amended by repealing Section 56-433, Noxious weeds, and enacting a new section of like number and subject matter to read as follows:

Sec. 56-433. Excessive growth of vegetation, invasive and noxious plants and poisonous plants to the touch.

All exterior property areas shall be subject to the requirements of section 48-30, excessive growth of vegetation, invasive and noxious plants and poisonous plants to the touch.

Section 4. That Chapter 34, Code of Ordinances, Article VII, “Weeds and noxious plants,” is hereby amended by repealing all sections therein.

Section 5. That Chapter 62, Code of Ordinances, Article VIII, “Nuisances,” is hereby amended by repealing all sections therein.

..end

Approved as to form:

Bret Kassen
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250637

Submitted Department/Preparer: Neighborhoods

Revised 6/10/24

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

Executive Summary

Amending Chapter 48, Code of Ordinances, entitled "Nuisances," by repealing Section 48-1, Definitions, and Section 48-30, Rank weeds and noxious plants; amending Chapter 56, Code of Ordinances, entitled "Property Maintenance Code," by repealing Section 56-433, Noxious weeds and enacting new sections of like number and subject matter; amending Chapter 34, Code of Ordinances, entitled "Health and Sanitation," by repealing Article VII, Weeds and noxious plants; amending Chapter 62, Code of Ordinances, entitled "Solid Waste," by repealing Article VIII, Nuisances; and recognizing this ordinance as having an accelerated effective date.

Discussion

Currently, any plant over ten inches in height is considered a "rank weed" per the City's Nuisance Code (Chapter 48) and similar chapters. However, many native plants exceed ten inches when allowed to grow to their natural height and form. These native plants are beneficial to the environment and community by providing stormwater retention, increased water quality, reduced greenhouse gas emissions, increased biodiversity, and increased habitats for wildlife.

The proposed amendments to the City's codes would expand allowances for native plants in "managed natural landscapes," meaning a premise, lot, tract, or parcel of land that consists of intentionally and continuously maintained vegetation allowing growth to its natural height for the purpose of benefiting the city's natural environment. In order for these managed natural landscapes to maintain their appearance, they must also meet additional requirements including no turfgrass ten inches or more in height, noxious plants, invasive plants, or rank weeds. The defined landscape area must have defined boundaries, no vegetation may encroach onto neighboring property or the right-of-way, and at least one unobstructed safety corridor three feet in width and seven and a half feet in height must be present.

These requirements help to maintain the aesthetics associated with life in a large urban metro area, while still allowing for native plant yards and gardens so long as they are intentionally maintained.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
None/not applicable. Code update.
3. How does the legislation affect the current fiscal year?
It does not impact the budget.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
No
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
No

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

This ordinance has no fiscal impact.

Citywide Business Plan (CWBP) Impact

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

- ☐ Engage in thoughtful planning and redesign of existing road networks to ensure safety, access, and mobility of users of all ages and abilities.
- ☐ Enhance the City's connectivity, resiliency, and equity through a better-connected multi-modal transportation system for all users.
- ☐ Build on existing strengths while developing a comprehensive transportation plan for the future.
- ☒ Develop environmentally sustainable infrastructure strategies that improve quality of life and foster economic growth.
- ☒ Ensure adequate resources are provided for continued maintenance of existing infrastructure.
- ☐ Focus on delivery of safe connections to schools.

Prior Legislation

49861, 971346, 991334, 000199, 050191, 050676, 190537, 190718

Service Level Impacts

These amendments for the allowance of native plants will allow residents to have additional plants in their yards without defying the City's code. Additionally, the public and the Neighborhood Services Department Community Engagement Officers will benefit from educational native plant training provided by a local contractor and funded through a cooperative agreement with the Missouri Department of Conservation. Residents will be able to engage with native plant landscaping and explore the environmental benefits of ecosystem health, biodiversity, and sustainability when planting native plants.

As part of the public trainings, the general public will also receive vouchers for native plants from a local nursery and have the opportunity to sign up for free consultation appointments with an expert to help them determine the best plants for their yard.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Amending the Nuisance Code to include native plants for managed natural landscapes will aid in improving air and water quality. Native plants can absorb carbon dioxide, filter air pollutants, filter and reduce stormwater runoff, and the low maintenance of native plants will reduce the number of emissions from lawn maintenance equipment. Native plants will also contribute to the sustainability and resilience of the City.

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

Yes, a local stakeholder group was convened to discuss potential updates to the code and has made comments on the various versions proposed.

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

Making amendments to the Nuisance Code to allow the growth of native plants in managed natural landscapes aligns with the short-term and long-term goals and strategies in the Natural Systems section of the City's Climate Protection & Resiliency Plan. Some specifically touched on include:

N-1.3: Promote and incentivize the use of native plants, grasses, shrubs, groundcover, and trees.

N-2.1: Maintain healthy ecosystems supportive of biodiversity.

N-2.3: Promote urban- and landscape-scale sequestration projects.

N-2.5: Revise policies for City operations to protect ecological health for City-managed landscapes and encourage other public and private entities to do the same.

N-4.3: Educate and advocate for the value of healthy soil to infiltrate stormwater on all surfaces

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

No (Press tab after selecting)

[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; just updating code.

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 #: 250639

ORDINANCE NO. 250639

Sponsor: Councilmember Andrea Bough and Mayor Quinton Lucas

Amending Chapter 88, Zoning and Development Code, by repealing Section 88-120-03, "Uses;" Section 88-120-04, "Lot and Building Standards;" and Section 88-810-395, "Country Club Plaza" and enacting in lieu thereof new sections of like number and subject matter to adjust the area included in the area known as the Country Club Plaza.

WHEREAS, the Midtown Plaza Plan recognizes that the Country Club Plaza is a significant community asset and a regional business district that requires careful consideration and after discussions with the Country Club Plaza owner, the Council desires to adjust the area known as the Country Club Plaza to ensure the growth and redevelopment of the area; NOW THEREFORE,

BE IT ORDERED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 88, Zoning and Development Code, is hereby amended by repealing Section 88-120-03, "Uses," and enacting in lieu thereof a new section of like number and title, with said new section to read as follows:

88-120-03 USES

88-120-03-A. USE TABLE

Uses are allowed in O and B zoning districts in accordance with Table 120-1, below.

88-120-03-B. USE CLASSIFICATION SYSTEM

For the purpose of this zoning and development code, uses are classified into "use groups," "use categories," and "specific use types." These are described and defined in 88-805. The first column of Table 120-1 lists the groups, categories, and types allowed in one or more O or B districts.

88-120-03-C. PERMITTED USES

Uses identified with a "P" in Table 120-1 are permitted as-of-right in the subject zoning district, subject to compliance with any use standards identified in the final column of the table and all other applicable standards of this zoning and development code.

88-120-03-D. SPECIAL USES

Uses identified with an "S" in Table 120-1 may be allowed if reviewed and approved in accordance with any special use permit procedures of 88-525. Special uses are subject to

compliance with the use standards identified in the final column of the table and all other applicable standards of this zoning and development code.

88-120-03-E. PROHIBITED USES

Uses not listed in the table and those identified with a "-" are expressly prohibited.

88-120-03-F. USE STANDARDS

The "use standards" column of Table 120-1 identifies use-specific standards that apply to some uses. Compliance with such standards is required regardless of whether the use is permitted as-of-right or requires special use approval.

88-120-03-G. SPECIAL STANDARDS ADJACENT TO AND WITHIN 150 FEET OF PARKS, BOULEVARDS, AND PARKWAYS

Additional regulations and restrictions on uses adjacent to parks, boulevards and parkways are imposed in Table 120-1, as follows:

1. Uses identified with a bracketed numeral one "[1]" are prohibited adjacent to and within 150 feet of any park, boulevard, or parkway.
2. Uses identified with a bracketed numeral two "[2]" require special use permit approval if adjacent to and within 150 feet of any park, boulevard, or parkway. (Refer to special use permit procedures in 88-525).
3. Uses identified with a bracketed numeral three "[3]":
 - a. are prohibited adjacent to and within 150 feet of any park or boulevard or within a development node, and
 - b. require special use permit approval if adjacent to and within 150 feet of any parkway.



Land use restrictions apply to property adjacent to and within 150 feet of parks, boulevards, and parkways. The 150-foot distance is measured from the nearest edge of the right-of-way of the boulevard or parkway or the property boundary of the park to the nearest property line of the lot occupied by, or proposed to be occupied by, the restricted use type. These restrictions apply only

to that portion of the adjacent property (parcel or lot) located within 150 feet of the park, boulevard, or parkway.

Further, all uses or development adjacent to and within 150 feet of any boulevard or parkway (not including a park) and within ¼ mile of a development node shall comply with Boulevard and Parkway Standards per 88-323.



Boulevard and Parkway Standards (88-323) apply to property adjacent to and within 150 feet of, boulevards and parkways (not parks). The 150-foot distance is measured from the nearest edge of the right-of-way of the boulevard or parkway to the nearest property line of the lot occupied by, or proposed to be occupied by, the regulated land use. The standards apply only to that portion of the adjacent property (parcel or lot) located within 150 feet of the boulevard or parkway.

88-120-03-H. SPECIAL STANDARDS FOR PROPERTIES LOCATED WITHIN THE AREA KNOWN AS THE COUNTRY CLUB PLAZA

Additional restrictions on uses located within the Country Club Plaza are imposed in Table 120-1, as follows:

1. Uses identified with a bracketed numeral four "[4]" are prohibited within the Country Club Plaza.
2. Uses identified with a bracketed numeral five "[5]" require special use permit approval if located within the Country Club Plaza. (Refer to special use permit procedures in 88-525.)
3. Detached houses are prohibited within the Country Club Plaza.

USE GROUP (refer to 88-805 Use Groups and Categories)	ZONING DISTRICT					Use Standards
Use Category » specific use type	O	B1	B2	B3	B4	
RESIDENTIAL						
Household Living						
» Detached houses	P	P	P	P	P	88-120-03-H.3
» In any other residential building type	-	P	P	P	P	88-323
» In mixed-use building	P	P	P	P	P	
Group Living	P	P	P	P	P[5]	
PUBLIC/CIVIC						
Bicycle Sharing Facilities	P	P	P	P	P	88-322
Club, Lodge, or Fraternal Organization	P	P	P	P	P[5 for Ground Floor Uses]	
College/University	P	P	P	P	P[5 for Ground Floor Uses]	
Day Care						
» Home-based (1—5)	P	P	P	P	P[5 for Ground Floor Uses]	
» Family (up to 10)	P	P	P	P	P[5 for	

					Ground Floor Uses]	
» Group (up to 20)	P	P	P	P	P[5 for Ground Floor Uses]	
» Center (21+)	P	P	P	P	P[5 for Ground Floor Uses]	
Hospital	S	P	P	P	P[5 for Ground Floor Uses]	
Library/Museum/Cultural Exhibit	P	P	P	P	P	
Park/Recreation	P	P	P	P	P	
Religious Assembly	P	P	P	P	P	
Safety Service						
» Fire station	P	P	P	P	P[4]	
» Police station	P	P	P	P	P	
» Ambulance service	S	S	S	P	P[4]	
School	P	P	P	P	P[5 for Ground Floor Uses]	
Utilities and Services (except as noted below)	S[1]	S[1]	S[1]	S[1]	S[1][5]	
» Basic, minor	P	P	P	P	P	88-425-08-B

COMMERCIAL**Adult Business**

» Adult media store	-	-	P[1]	P[1]	P[1][4]	88-310-03
» Adult motion picture theater	-	-	-	P[1]	P[1][4]	88-310-02
» Sex shop	-	-	-	P[1]	P[1][4]	88-310-02

Animal Service

» Sales and grooming	-	P	P	P	P	88-315
» Shelter or boarding	-	-	P	P	P[4]	88-315
» Stable	-	-	-	-	S[4]	88-315
» Veterinary	-	-	P	P	P[5 for Ground Floor Uses]	88-315

Artist Work or Sales Space

	-	P	P	P	P	
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Building Maintenance Service

	-	-	-	P	P[5]	
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Business Equipment Sales and Service

	-	-	P	P	P	
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Business Support Service (except as noted below)

» Day labor employment agency	-	-	-	-	S[1][4]	88-331
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Communications Service Establishments

	P/S	P/S	P/S	P/S	P/S[5]	88-327
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Drive-Through Facility

	-	-	P[2]	P[2]	P[2]	88-338 and 88-340
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Eating and Drinking Establishments

	P	P	P	P	P	
--	---	---	---	---	---	--

(except as noted below)						
» Tavern or nightclub	-	-	P	P	P	
Entertainment Venues and Spectator Sports						
» Indoor small venue (1—149 capacity)	-	-	P	P	P[5 for Ground Floor Uses]	
» Indoor medium venue (150—499 capacity)	-	-	S	P	P[5 for Ground Floor Uses]	
» Indoor large venue (500+ capacity)	-	-	-	S	P[5 for Ground Floor Uses]	
» Outdoor (all sizes)	-	-	-	S	P[5]	
Financial Services (except as noted below)	S	P	P	P	P	
» Pawn shop	-	P	P	P	P	
» Short-term loan establishment	-	-	P[1]	P[1]	P[1][4]	88-325
Food and Beverage Retail Sales	-	P	P	P	P	
Funeral and Interment Service						
» Cemetery/columbarium/mausoleum	S	S	S	S	S	88-345
» Cremating	-	S	S	S	S	88-345-02
» Undertaking	-	S	P	P	P[5]	88-345
Gasoline and Fuel Sales	-	S[3]	S[3]	S[3]		88-323

					S[3][5]	88-347
Lodging						
» Bed and Breakfast	-	P	P	P	P[5 for Ground Floor Uses]	88-320
» Hotel/motel	-	-	-	P[2]	P[2]	88-323
» Recreational vehicle park	-	-	-	S[1]	S[1][4]	
» Short term rental, non resident	-	P	P	P	P	Chapter 56
» Short term rental, resident	-	P	P	P	P	Chapter 56
Mobile Vendor Park	-	-	-	P	P	88-358
Office, Administrative, Professional or General	P	P	P	P	P[5 for Ground Floor Uses]	
Office, Medical	P	P	P	P	P[5 for Ground Floor Uses]	
» Blood/plasma center	-	-	-	S	S	
Parking, Accessory	P	P	P	P	P	88-323
Parking, Non-accessory	-	-	S[1]	P[1]	P[1]	
Personal Improvement Service	P	P	P	P	P	
Repair or Laundry Service, Consumer	-	P	P	P	P	
Research Service	P	P	P	P	P[5 for Ground Floor	

					Uses]	
Retail Sales	-	P	P	P	P	
» Outdoor Retail Sales - Class A	-	P	P	P	P	88-366-01
» Outdoor Retail Sales - Class B	-	-	-	P	P[4]	88-366-02
Reuse of officially designated historic landmark (local or national) if proposed use is not permitted	S	S	S	S	S	
Sports and Recreation, Participant						
» Indoor	-	P	P	P	P[5 for Ground Floor Uses]	
» Outdoor	-	-	-	P	P[5 for Ground Floor Uses]	
Vehicle Sales and Service						
» Car wash/cleaning service	-	-	S[1]	P[1]	P[1][5, if not within a parking structure]	
» Heavy equipment sales/rental	-	-	-	S[1]	P[1][4]	
» Light equipment sales/rental (indoor)	-	-	P[2]	P[2]	P[2]	88-323
» Light equipment sales/rental (outdoor)	-	-	S[1]	S[1]	P[1][5, if not within a parking structure]	
» Motor vehicle repair, limited	-	-	S[2]	P[2]	P[2][5]	88-323

» Motor vehicle repair, general	-	-	-	S[2]	P[2][5]	88-323
» Vehicle storage/towing	-	-	-	-	P[1][4]	88-375
INDUSTRIAL						
Manufacturing, Production and Industrial Service						
» Artisan	-	P/S	P	P	P	88-318
» Limited	-	-	-	-	S[4]	
» General	-	-	-	-	S[2][4]	88-323
» Intensive	-	-	-	-		
Recycling Service						
» Limited	-	-	-	-	S[1][4]	
Self-Storage Warehouse						
	-	-	-	-	P[2][4]	88-323 , 88-369
Warehousing, Wholesaling, Storage, Freight Movement						
» Indoor	-	-	-	-	P[2][4]	88-323 , 88-378
» Outdoor	-	-	-	-	-	88-378
AGRICULTURAL						
Agriculture, Animal	P/*	P/*	P/*	P/*	P/*[4]	*Chapter 14
Agriculture, Crop	P	P	P	P	P[4]	88-312-01
Agriculture, Urban						
» Home Garden	P	P	P	P	P	88-312-02-A
» Community Garden	P	P	P	P	P[4]	88-312-02-B

» Community Supported Agriculture (CSA)	P	P	P	P	P[4]	88-312-02-C
ACCESSORY SERVICES						
Wireless Communication Facility						
» Freestanding	-	-	P[1]	P[1]	P[1][4]	88-385
» Co-located antenna	P	P	P	P	P[5]	88-385

Sec
tion 2.
That
Chapter
88, Zoning
and
Developme
nt Code, is
hereby
amended

by repealing Section 88-120-04, "Lot and Building Standards," and enacting in lieu thereof a new section of like number and title, with said new section to read as follows:

88-120-04 LOT AND BUILDING STANDARDS

88-120-04-A. GENERAL

This section establishes basic lot and building standards for all development in O and B districts. The standards that apply vary according to the intensity designator that is attached to the zoning district symbol. These intensity designators are identified by the numeral following the dash (-) in the district name, as in "B1-2" (B1 dash 2).

88-120-04-B. BASIC STANDARDS

All residential and nonresidential development in O and B districts must comply with the lot and building standards of Table 120-2, except as otherwise expressly provided. General exceptions to lot and building standards and rules for measuring compliance can be found in 88-820.

Table 120-2 Lot and Building Standards (O and B Districts)					
	-1	-2	-3	-4	-5
Lot Size					
» Min. lot area (square feet)	None	None	None	None	None
» Min. lot area per unit (sq. ft.)					
» in single purpose residential building	1,250	750	400	300	200
» mixed-use building ³	None	None	None	None	None
» Min. lot width (feet)	None	None	None	None	None
Floor area ratio					
» Maximum	1.4	2.2	3.0	4.0	6.0
Min. Front Setback^{1,4}					
» Abutting residential district	1	1	1	1	1
» Not abutting R district	None	None	None	None	None
Min. Rear Setback⁴					
» Abutting residential district					

» % of lot depth	25	25	25	25	25
» Maximum required (feet)	30	30	30	30	30
» Not abutting R district	None	None	None	None	None
Side Setback					
» Abutting residential district	2	2	2	2	2
» Not abutting R district	None	None	None	None	None
Maximum Height⁵					
» Mixed-use buildings ³	40	50	60	70	None
» All other buildings	35	45	55	65	None

Notes to Table 120-2

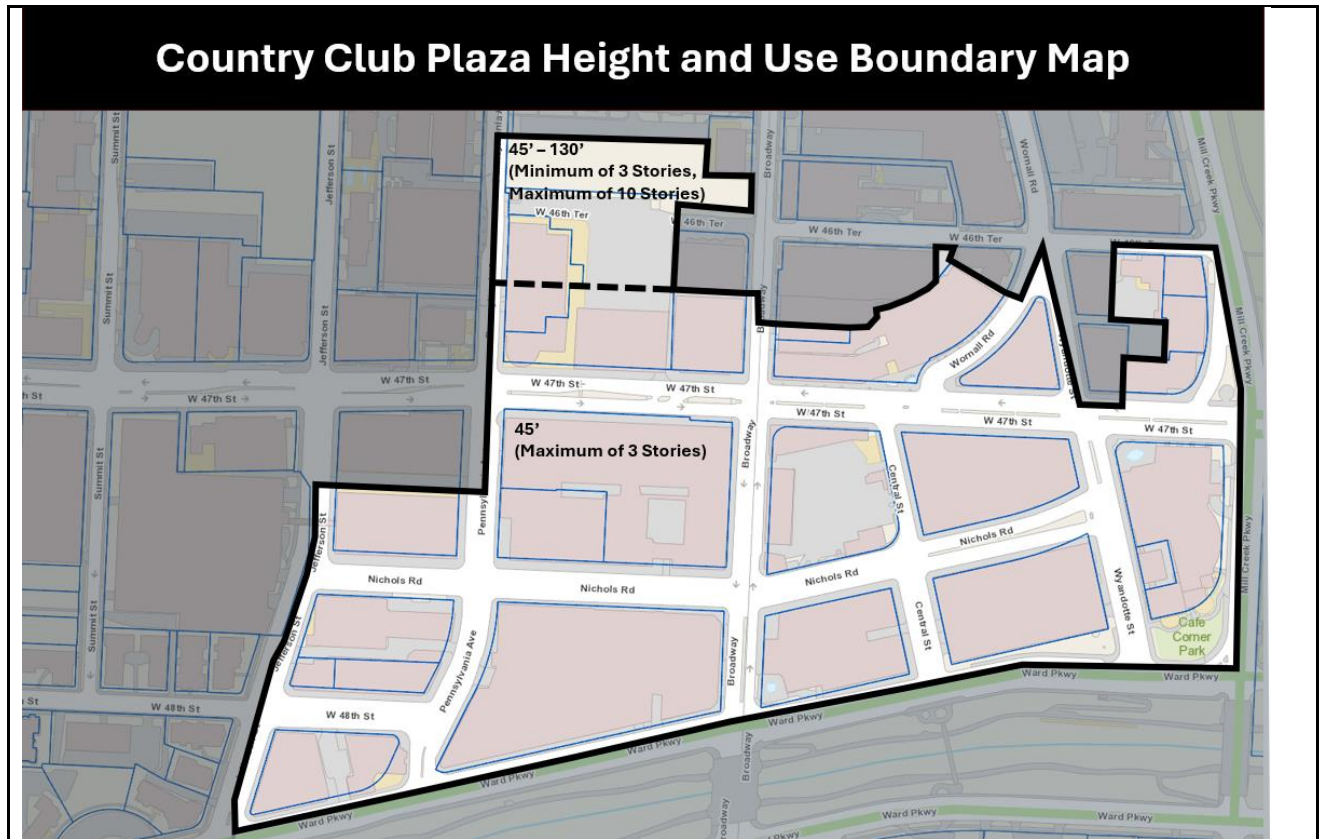
¹ Front setback required only when O- or B-zoned lot abuts R-zoned lot with frontage on the same street. In such cases, the O- or B-zoned lot must match the platted front setback of the abutting R-zoned lot. If there is no platted setback, the O- or B-zoned lot must provide at least 50% of the front setback that applies to the abutting R-zoned lot.

² Side setback required only when the side yard of an O- or B-zoned lot abuts R-zoned lots. In such cases, the O- or B-zoned lot must provide the same side setback as required for the abutting R-zoned lot.

³ Only mixed-use buildings that comply with the ground-floor commercial space requirements of 88-120-07 are eligible to use the mixed-use building density and height provisions of Table 120-2.

⁴ Buffer and setback regulations of 88-425 apply.

⁵ For buildings located within the Country Club Plaza, building heights shall be limited or allowed to the heights and stories as shown on the Country Club Plaza Height and Use Boundary Map set forth below in Table 120-2.

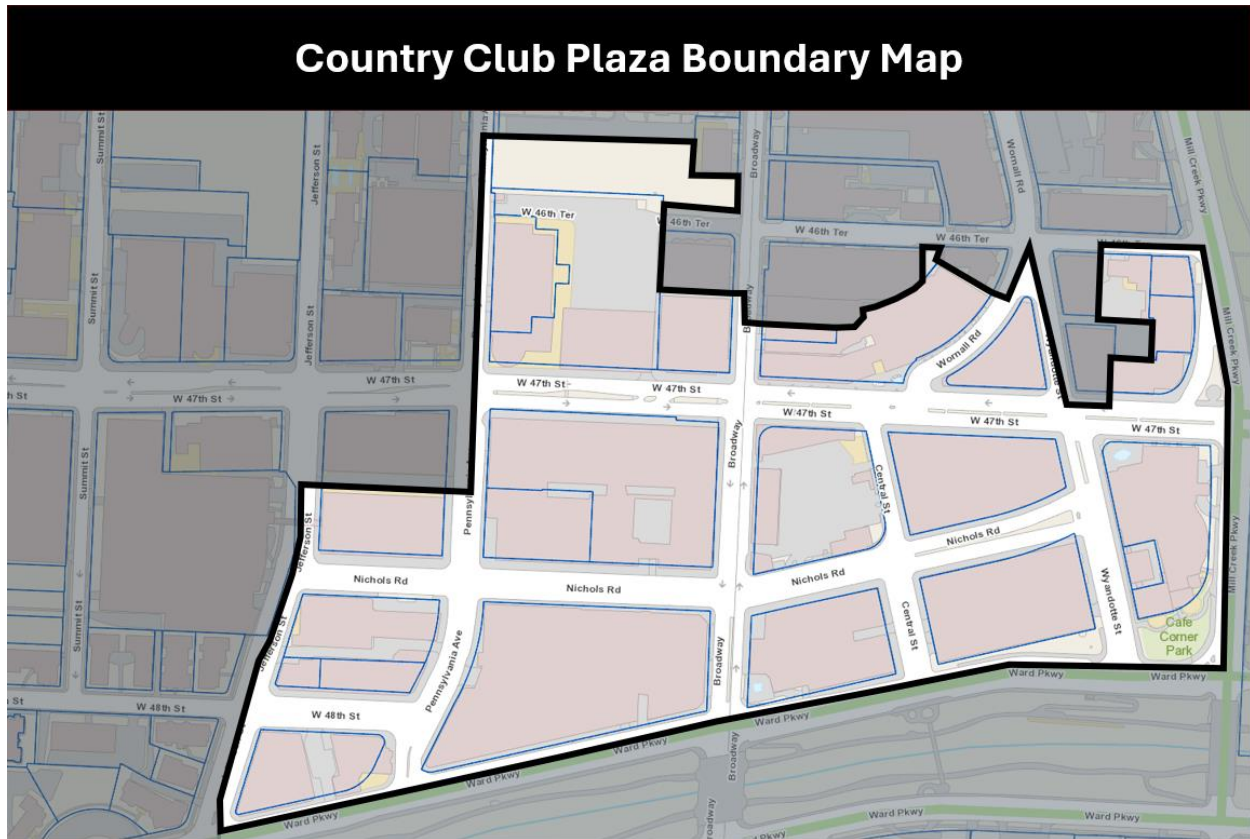


88-120-04-C. A lot shall be occupied by only one principal building and any customarily accessory uses, unless otherwise approved.

Section 3. That Chapter 88, Zoning and Development Code, is hereby amended by repealing Section 88-810-395, “Country Club Plaza,” and enacting in lieu thereof a new section of like number and title, with said new section to read as follows

88-810-395 - COUNTRY CLUB PLAZA

The area of the city included within the following general boundaries: Jefferson Street and Pennsylvania Avenue on the west; W 47th Street, W 46th Street, and W 46th Terrace on the north; Broadway, Wyandotte Street, and Mill Creek Parkway on the east; and Ward Parkway on the south and more specifically portrayed by the Country Club Plaza Boundary Map set forth below.



..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 Planning Commission

Approved as to form :

Sarah Baxter
Senior Associate City Attorney

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

250639



File #: 250668

RESOLUTION NO. 250668

Sponsor: Director of City Planning and Development Department

Approving an amendment to Shoal Creek Valley Area Plan by changing the recommended land use from mixed use community, residential low density, and residential medium density to residential high density, in an area generally located at the northeast corner of N.E. Shoal Creek Parkway and Maplewoods Parkway. (CD-CPC-2025-00079)

WHEREAS, on December 21, 2017, the City Council by Resolution No. 170989 adopted the Shoal Creek Valley Area Plan; and

WHEREAS, after further review it has been deemed appropriate to amend the Shoal Creek Valley Area Plan as it affects the area of approximately 30 acres generally located at the northeast corner of N.E. Shoal Creek Parkway and Maplewoods Parkway by changing the recommended land use from mixed use community, residential low density, and residential medium density to residential high density; and

WHEREAS, the City Plan Commission considered this amendment to the Shoal Creek Valley Area Plan on July 16, 2025; and

WHEREAS, after all interested persons were given an opportunity to present testimony, the City Plan Commission did, on July 16, 2025, recommend approval of the proposed amendment to the Shoal Creek Valley Area Plan to the City Council; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section A. That the Shoal Creek Valley Area Plan is hereby amended as to the residential high density for that area described above by changing the recommended land use from mixed use community, residential low density, and residential medium density to residential high density.

Section B. That the amendment to the Shoal Creek Valley 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 #: 250668

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

Sponsor: Director of City Planning and Development Department

Approving an amendment to Shoal Creek Valley Area Plan by changing the recommended land use from Mixed Use Community, Residential Low Density, and Residential Medium Density to Residential High Density, in an area generally located at the northeast corner of NE Shoal Creek Parkway and Maplewoods Parkway. (CD-CPC-2025-00079)

Discussion

This area plan amendment seeks to amend the Shoal Creek Valley Area Plan by changing the recommended future land use from Mixed Use Community, Residential Low Density, and Residential Medium Density to Residential High Density, in an area generally located at the northeast corner of NE Shoal Creek Parkway and Maplewoods Parkway.

City Staff Recommended approval.

The CPC Recommends 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 area plan amendment authorizing the change in the future land use designation (subdivision of subject property/physical development of subject property/allowed uses on subject property).
3. How does the legislation affect the current fiscal year?
Not applicable as this is an area plan amendment authorizing the change in the future land use designation (subdivision of subject property/physical development of subject property/allowed uses on subject property).

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

Not applicable as this is a an area plan amendment authorizing the change in the future land use designation (subdivision of subject property/physical development of subject property/allowed uses on subject property).

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

Not applicable as this is a an area plan amendment authorizing the change in the future land use designation (subdivision of subject property/physical development of subject property/allowed uses on subject property).

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

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

Additional Discussion (if needed)
This resolution has no fiscal impact.

Citywide Business Plan (CWBP) Impact

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

None

Service Level Impacts

Minimal impact anticipated.

Other Impacts

1. What will be the potential health impacts to any affected groups?
This resolution requires public engagement prior to a recommendation from City Plan Commission. The developer held a public engagement meeting on July 9, 2025. See attached summary as part of the staff report.
2. How have those groups been engaged and involved in the development of this ordinance?
This resolution requires public engagement prior to a recommendation from City Plan Commission. The developer held a public engagement meeting on July 9, 2025. See attached summary as part of the staff report.
3. How does this legislation contribute to a sustainable Kansas City?
City Planning and Development Staff evaluated this against the following sustainability goals/objectives in The KC Spirit Playbook:
 - Healthy Environmental Systems: We will promote and value the health of our environmental and natural systems and protect them from degradation.
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 #: 250674

ORDINANCE NO. 250674

Sponsor: Director of City Planning and Development Department

Rezoning an area of approximately 30 acres generally located at the northeast corner of N.E. Shoal Creek Parkway and Maplewoods Parkway from Districts B3-2 and R-2.5 to District R-2.5 and approving a development plan which also serves as a preliminary plat allowing for 177-unit cottage house development on one lot. (CD-CPC-2025-00077 and CD-CPC-2025-00076)

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 approximately 30 acres generally located at the northeast corner of N.E. Shoal Creek Parkway and Maplewoods Parkway from Districts B3-2 (Community Business) and R-2.5 (Residential 2.5) to District R-2.5 (Residential 2.5), said section to read as follows:

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

A tract of land in the Northeast Quarter of Section 25, Township 52 North, Range 33 West of the 5th Principal Meridian in Kansas City, Clay County, Missouri being bounded and described by or under the direct supervision of Jason S. Roudebush, P.L.S. 2002014092 as follows: Beginning at the Southwest Quarter of Lot 1, Benton House of Staley Hills, a subdivision of land in said Kansas City, recorded as Document No. 2016043280, in Book H, at page 176.4; thence South 89°25'00" East, on the south line of said Lot 1 and Tract A, said Benton House of Staley Hills, 608.35 feet to the southeast corner of said Tract A; thence North 00°35'00" East, on the east line of said Tract A, 240.00 feet; thence North 07°41'20" West, on the east line of said Tract A, 125.46 feet to the northeast corner thereof, also being a point on the westerly right of way line of N. Euclid Avenue, as established by said Benton House of Staley Hills; thence North 55°28'56" East, on the southerly line of said N. Euclid Avenue and the northerly line of Tract D, said Benton House of Staley Hills, 220.86 feet; thence South 44°47'03" East, on the westerly line of said Tract D, 103.19 feet; thence North 83°15'29" East, on the westerly line of said Tract D, 25.39 feet; thence South 44°47'03" East, on the westerly line of said Tract D, 207.31 feet; thence South 24°29'25" East, on the westerly line of said Tract D, 101.80 feet; thence South 34°38'55" East, on the westerly line of said Tract D, 115.44 feet; thence South

71°02'35" East, on the westerly line of said Tract D, 75.30 feet; thence North 63°23'35" East, on the southeasterly line of said Tract D, 119.14 feet to the westerly line of Tract A, Staley Hills - First Plat, a subdivision of land in said Kansas City, recorded as Document No. 2005044944, in Book F, at page 198; thence South 26°36'25" East, on the westerly line of said Tract A, 242.38 feet; thence South 34°12'55" West, on the westerly line of said Tract A, 272.37 feet; thence South 26°36'25" East, on the westerly line of said Tract A, 350.92 feet to an angle point on the northerly line of Tract A, Staley Hills - Ninth Plat, a subdivision of land in said Kansas City, recorded as Document No. 2019031803, in Book I, at page 80.3; thence South 46°34'42" West, on the northerly line of said Tract A, 171.74 feet; thence North 66°47'08" West, on the northerly line of said Tract A, 340.28 feet; thence South 23°12'52" West, on the westerly line of said Tract A, and westerly line of Lot 18, said Staley Hills - Ninth Plat, 250.13 feet to a point on the northerly right of way line of N.E. Shoal Creek Parkway as establish by Document No. 2008018527, in Book 5980, at page 34; thence westerly on said northerly right of way line on a curve to the left having an initial tangent bearing of North 71°39'02" West with a radius of 2,812.00 feet, a central angle of 09°08'18" and an arc distance of 448.50 feet to a point on the northerly right of way line of said N.E. Shoal Creek Parkway as established by the Missouri Special Warranty Deed, recorded as Document No. 2022009482, in Book 9327, at page 144; thence on said northerly line, on a line non-tangent to said curve, North 89°38'19" West, a distance of 128.34 feet; thence westerly, on said northerly line, on a curve to the left having an initial tangent bearing of South 84°59'16" West with a radius of 1,857.92 feet, a central angle of 03°06'34" and an arc distance of 100.83 feet; thence on said northerly line, on a line non-tangent to said curve, South 85°17'16" West, a distance of 32.51 feet; thence North 87°39'13" West, on said northerly line, 164.97 feet; thence North 83°34'51" West, on said northerly line, 6.42 feet; thence northwesterly on said northerly line, on a curve to the right being tangent to the last described course with a radius of 36.00 feet, a central angle of 43°28'52" and an arc distance of 27.32 feet; thence on said northerly line, on a line non-tangent to said curve, North 40°05'56" West, a distance of 10.60 feet; thence northwesterly on said northerly line, on a curve to the right being tangent to the last described course with a radius of 76.00 feet, a central angle of 30°45'32" and an arc distance of 40.80 feet; thence continuing on said Document No. 2022009482, now being the easterly right of way line of Maplewoods Parkway (N. Woodland Avenue), on a line non-tangent to said curve, North 09°20'30" West, a distance of 48.55 feet; thence northerly on said easterly line, on a curve to the right being tangent to the last described course with a radius of 68.00 feet, a central angle of 13°49'37" and an arc distance of 16.41 feet; thence on said easterly line, on a line non-tangent to said curve, North 04°29'04" East, a distance of 13.72 feet; thence North 06°15'39" East, on said easterly line, 29.51 feet; thence North 08°02'13" East, on said easterly line, 168.78 feet; thence northerly on said easterly line, on a curve to the left being tangent to the last described course with a radius of 1,037.33 feet, a central angle of 07°27'13" and an arc distance of 134.95 feet to a point on the easterly right of way line of said Maplewoods Parkway (N. Woodland Avenue) as established by aforesaid

Document No. 2008018527, in Book 5980, at page 34; thence North 00°35'00" East, on said easterly right of way line as established by said Document No. 2008018527 and by Document No. 2022009477, in Book 9327 at page 139, 295.35 feet to the point of beginning. Containing 1,230,708 square feet or 28.253 acres, more or less.

is hereby rezoned from Districts B3-2 (Community Business) and R-2.5 (Residential 2.5) to District R-2.5 (Residential 2.5), 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 a development plan for the area legally described above is hereby approved which also serves as a preliminary plat, 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 submittal of a final plat for the initial phase of the development, the applicant must submit a street name plan for the entire development and obtain approval from the Street Name Committee. Any subsequent amendments to the approved plan may, at the discretion of the Director of City Planning and Development, require submission and approval of a revised street name plan.
4. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with Section 88-425-08 of the Zoning and Development Code.
5. The developer shall secure approval of a project plan from the City Plan Commission for all private open spaces tracts prior to a building permit.
6. Prior to recording the final plat the developer shall upload and secure approval of a street tree planting plan from the City Forester.
7. 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.

8. The developer shall obtain a variance to the setback required by 88-323-03-A or revise the development plan to meet the R-2.5 district setback prior to issuance of a building permit.
9. 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)
10. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. (IFC-2018 503.1.1) (The cottage style homes shall not interfere with the 150 ft reach.)
11. 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)
12. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC- 2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2)
13. Fire hydrant distribution shall follow IFC-2018 Table C102.1.
14. Required Fire Department access roads shall designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
15. 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)
16. 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)
17. 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)
18. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)

19. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
20. Required Fire Department access roads shall be an all-weather surface. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed)
21. The developer shall provide fire lane signage on fire access drives. With the density of the project emergency access shall not be impeded by parking on the streets.
22. Dumpster screening plans need to be submitted and reviewed with the project plan. The dumpster screening should have one side elevated 6"-1' off the ground, or a convex mirror should be added to the area to remove the areas of concealment created by the screenings. This will increase safety to the area.
23. 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.
24. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2025 acquisition rate of \$20,065.67 per acre. This requirement shall be satisfied prior to release of final plat.
25. 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.
26. The developer shall submit plans to Parks and Recreation Department and obtain permits prior to beginning construction of streetscape improvements (including but not limited to sidewalks, curbs, gutters, streetscape elements, pedestrian and

street lighting) on the Parks jurisdictional streets and 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 the Parks and Recreation Department standards.

27. N.E. Shoal Creek Parkway and Maplewoods Parkway are both classified as parkways creating a development node; therefore, any new developments, façade changes, or additions as listed in the applicability section of 88-323-01-A, shall comply with the parkway and boulevard standards with regards to development nodes or obtain a variance from the Board of Zoning Adjustments prior to obtaining a building permit.
28. Trails to be credited towards satisfying the parkland dedication requirements shall be a minimum width of 7', constructed of concrete, and meet the construction standards of the Parks and Recreation Department.
29. 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.
30. 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.
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 submit construction plans in compliance with adopted standards for all improvements required by the traffic study approved by the Public Works Department, and shall secure permits for those improvements as required by the Land Development Division, prior to recording the plat.
33. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
34. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to issuance of a certificate of occupancy.

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 submit water main extension plans for a new public fire hydrant along the south side of Shoal Creek Parkway. The plans shall be reviewed and under contract (permit) prior to building permit issuance and prior to final plat recording.
37. 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.
38. 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.
39. 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.
40. 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.
41. 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.
42. 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.
43. 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.

44. 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.
45. 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.
46. 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.
47. 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.
48. 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.
49. 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.

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

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

..end

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

Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250674

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

Sponsor: Director of City Planning and Development Department

Approving the rezoning of an area of approximately 30 acres generally located at the northeast corner of NE Shoal Creek Parkway and Maplewoods Parkway from Districts B3-2 and R-2.5 to District R-2.5, and approving a development plan which also serves as a preliminary plat allowing for 177-unit cottage house development on one lot. (CD-CPC-2025-00077 & CD-CPC-2025-00076)

Discussion

This rezoning and development plan seeks to provide for 177-unit cottage house (detached) development on one lot.

City Staff Recommended approval.

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

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

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

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

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

Additional Discussion (if needed)
This 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

None

Service Level Impacts

Minimal impact anticipated.

Other Impacts

1. What will be the potential health impacts to any affected groups?
This ordinance requires public engagement prior to a recommendation from City Plan Commission. The developer held a public engagement meeting on July 9, 2025. See attached summary as part of the staff report.
2. How have those groups been engaged and involved in the development of this ordinance?
This ordinance requires public engagement prior to a recommendation from City Plan Commission. The developer held a public engagement meeting on July 9, 2025. See attached summary as part of the staff report.
3. How does this legislation contribute to a sustainable Kansas City?
City Planning and Development Staff evaluated this against the following sustainability goals/objectives in The KC Spirit Playbook:
 - Healthy Environmental Systems: We will promote and value the health of our environmental and natural systems and protect them from degradation.
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)