



Agenda

Neighborhood Planning and Development Committee

Chairperson Ryana Parks-Shaw

Vice Chair Eric Bunch

Councilmember Nathan Willett

Councilmember Melissa Patterson Hazley

Tuesday, October 28, 2025

12:30 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

[250923](#)

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 10.86 acres generally located on Corporate Drive, just north of the intersection with N. Cambridge Avenue from Districts UR and M3-5 to District UR and approving a development plan to allow for outdoor storage on the property. (CD-CPC-2025-00133)

HELD IN COMMITTEE

Director of City Planning & Development

250850 Sponsor: Director of City Planning and Development Department

Amending Ordinance No. 241051 conditionally approving the application of Historic Northeast Lofts, LLC, for a Brownfields loan to remediate Buildings Nos. 1 and 2 of the former Hardesty Federal Complex by repealing Sections 1 and 3 and enacting new Sections 1 and 3.

Director of City Planning & Development

250858 Sponsor: Director of City Planning and Development Department

Rezoning an area of about 10.98 acres generally located at 8625 Troost Avenue B from District R-2.5 to District B1-1 to allow a mesh security fence with barbed wire to be installed around a utility substation at the site. (CD-CPC-2025-00091)

Director of City Planning & Development

250871 Sponsor: Director of City Planning and Development Department

Rezoning an area of about 15 acres generally located at West 35th Street to the north, Pennsylvania Avenue to the east, Valentine Road to the south, and Summit Street to the west from Districts R-1.5, R-5, R-6, and UR to Districts R-1.5, R-5, R-6, UR /HO in order to designate the area as a local Historic District on the Kansas City Register of Historic Places. (CD-CPC-2025-00100).

Director of City Planning & Development

250875 Sponsor: Director of City Planning and Development Department

Approving a major amendment to a previously approved development plan on about 23 acres to allow additional permitted uses in District B3-2 generally located in an area abutting 150 Highway on the west, W. 135th Street on the north and W. 138th Terrace on the south. (CD-CPC-2025-00120)

Director of City Planning & Development

250877 Sponsor: Director of City Planning and Development Department

Rezoning an area of about 4 acres generally located at the northwest corner of East 135th Street and Oak Street from District B2-2 to District MPD and approving a development plan which serves as a preliminary plat to allow for commercial and storage development. (CD-CPC-2025-00124).

Director of City Planning & Development

250878 Sponsor: Director of City Planning and Development Department

RESOLUTION - Approving an amendment to the Martin City Area Plan on about 4 acres generally located approximately 130 feet north of E. 135th Street, northwest corner of E. 135th Street and Oak Street by changing the recommended land use on the northern portion of the site from mixed use community to commercial for commercial and self-storage development. (CD-CPC-2025-00140)

Parks-Shaw

250887 Sponsor: Mayor Pro Tem Ryana Parks-Shaw

RESOLUTION - Directing the City Manager to review and recommend updates to Chapter 88, the Zoning and Development Code of Kansas City, Missouri in order to improve development processes and align them with current best practices.

Director of City Planning & Development

250908 Sponsor: Director of City Planning and Development Department

Rezoning an area of about 5.5 acres generally located on the east side of North Oak Trafficway at Northeast Hill Street from District B3-2 to District B3-4, and approving a development plan on approximately 8.5 acres to allow for multi-unit residential development. (CD-CPC-2025-00121 and CD-CPC-2025-00122)

Rea

250912 Sponsor: Councilmember Crispin Rea

RESOLUTION - Directing the City Manager to develop minimum maintenance standards for historic buildings and make recommendations to Council within 60 days.

Rea

250913 Sponsor: Councilmember Crispin Rea

RESOLUTION - Directing the City Manager to review best practices in peer cities related to potholes, evaluate policies in Kansas City, and make recommendations for policy improvements within 60 days.

ADDITIONAL BUSINESS

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

2. Closed Session

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

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

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

- Livestream on the city's website at www.kcmo.gov
- Livestream on the city's YouTube channel at <https://www.youtube.com/watch?v=3hOuBlg4fok>
- Watch Channel 2 on your cable system. The channel is available through Time Warner Cable (channel 2 or 98.2), AT&T U-verse (channel 99 then select Kansas City) and Google Fiber on Channel 142.
- To watch archived meetings, visit the City Clerk's website and look in the Video on Demand section: http://kansascity.granicus.com/ViewPublisher.php?view_id=2

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

Adjournment



File #: 250923

ORDINANCE NO. 250923

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 10.86 acres generally located on Corporate Drive, just north of the intersection with N. Cambridge Avenue from Districts UR and M3-5 to District UR and approving a development plan to allow for outdoor storage on the property. (CD-CPC-2025-00133)

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-1512, rezoning an area of about 10.867 acres generally located on Corporate Drive, just north of the intersection with N. Cambridge Avenue from Districts UR (Urban Redevelopment) and M3-5 (Manufacturing 3) to District UR (Urban Redevelopment), said section to read as follows:

Section 88-20A-1512. That an area legally described as:

TRACT I:

Tract A, Executive Park, Fifth plat, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, except that part described as: A tract of land located in the South-half of Section 24, Township 50, Range 33, in Kansas City, Jackson County, Missouri, more particularly described as follows: Beginning at the Southeast corner of Tract "H" as platted in Executive Park - Fourth Plat, a subdivision in Kansas City, Jackson County, Missouri, filed August 26, 1974, Document No. K-238739, in Plat Book K-34 at Pages 15-20; thence North 87° 44' 03" West, along the South line of said Tract "H", a distance of 402.87 feet, to a curve; thence along a curve to the left, the initial tangent to which bears South 25°15'57" West, radius of said curve being 50.00 feet, a distance of 78.54 feet; thence South 64° 44'03" East, a distance of 269.00 feet, to a curve; thence along a curve to the left, radius of said curve being 270.00 feet, a distance of 260.36 feet; thence North 60°00'57" East, a distance of 77.00 feet, to a curve; thence along a curve to the right, radius of said curve being 340.00 feet, a distance of 156.52 feet; thence North 29° 12'13"West, a distance of 65.79 feet, to a curve; thence along a curve to the right, radius of said curve being 74.52 feet, a distance of 61.68 feet, to a point of reverse curvature; thence along a curve to the

left, radius of said curve being 75.00 feet, a distance of 54.32 feet, to a point of reverse curvature; thence along a curve to the right, radius of said curve being 75.00 feet, a distance of 68.40 feet; thence North 28°58'10" East, a distance of 69.98 feet, to a curve; thence along a curve to the right, the initial tangent to which bears North 61°01'05" West, radius of said curve being 280.00 feet, a distance of 10.00 feet, to a point of reverse curvature; thence along a curve to the left, radius of said curve being 90.00 feet, a distance of 93.46 feet; thence South 61°30'57" West, a distance of 79.98 feet, to a curve; thence along a curve to the right, radius of said curve being 140.00 feet, a distance of 159.46 feet, to a point on the East line of said Tract "H"; thence South 02°15'57" West, along the East line of said Tract "H", a distance of 205.43 feet to the point of beginning.

Being also known as: Tract A-1 of Tract A, Executive Park, Fifth Plat, a subdivision in Kansas City, Jackson County, Missouri, by Certificate of Lot Split Survey recorded July 21, 1977 as Document No. K334499 in Survey Book S-1 at Page 30.

and also except, that part described as:

A tract of land located in the South-half of Section 24, Township 50, Range 33, in Kansas City, Jackson County, Missouri, more particularly described as follows: Beginning at the Northeast corner of Lot Split A-1 of Tract A, Executive Park - Fifth Plat, said Lot A-1 recorded as Document No. K-334499 in Book S-1 at Page 30, recorded July 21, 1977, said point being on the Southerly line of Tract L, Executive Park - Fourth Plat; according to the recorded plat thereof; thence along the South line of said Tract L, on a curve to the left, the tangent to which bears South 61°01'50" East, radius of said curve being 280.00 feet, a distance of 253.92 feet; thence South 22°59'24" East, a distance of 75.00 feet; thence South 14° 21'17" East, a distance of 169.29 feet; thence South 32°00'57" West, a distance of 146.12 feet to a point on the Northerly right of way of Corporate Drive as now established; thence North 57°59'03" West, along said right of way, a distance of 40.24 feet to a point of curvature; thence continuing along said right of way on a curve to the left, the previous course being tangent thereto, radius of said curve being 340.00 feet, a distance of 211.39 feet to the Southeast corner of aforementioned Lot Split A-1; thence North 29°12'13" West, (the following curve being along the East line of said Lot Split A-1), a distance of 65.79 feet to a point of curvature; thence along a curve to the right, the previous course being tangent thereto, radius of said curve being 74.52 feet, a distance of 61.68 feet to a point of curvature; thence along a curve to the left, the tangent to which bears North 18°13'10" East, radius of said curve being 75.00 feet, a distance of 54.32 feet to a point of curvature; thence along a curve to the right, the tangent to which bears North 23° 16'50" West, radius of said curve being 75.00 feet, a distance of 68.40 feet; thence North 28°58'10" East, a distance of 69.98 feet to the point of beginning.

Being also known as: Tract A-2 of Tract A, Executive Park, Fifth Plat, a subdivision in Kansas City, Jackson County, Missouri, by Certificate of Lot Split Survey, recorded June 20, 1980 as Document No. K450374 in Survey Book S-1 at Page 111.

and also except, that part dedicated in Special Warranty Deed recorded as Document No. 2002K0018315, described as follows:

The North 139.86 feet of Tract A, Executive Park, Fifth Plat, a subdivision of land in Kansas City, Jackson County, Missouri, as measured at right angles to the North line of Tract A, being more particularly described as follows: beginning at the Northeast corner of Tract A; thence southerly 142.24 feet along the Easterly line of Tract A (being a 231.38 feet radius curve to the left having an initial tangent bearing of South 16°26'15" West and a central angle of 35°13'16"); thence North 88° 35' 23" west 441.91 feet to a point on the Westerly line of Tract A; thence Northeasterly 67.36 feet along the westerly line of Tract A (being a 270.00 feet radius curve to the right having an initial tangent bearing of North 48° 58' 18" East and a central angle of 14° 17' 39"); thence Northeasterly 162.13 feet along the Westerly line of Tract A, a central angle of 45° 18' 55") to the Northwest corner of Tract A; thence South 72°01' 58" East 75.00 feet along the Northerly line of Tract A to a point; thence South 88°35' 23" East a distance of 209.05 feet to the point of beginning.

TRACT II:

Tract B, Executive Park, Fifth Plat, a subdivision in Kansas City, Jackson County, Missouri.

TRACT III:

The north 139.86 feet of Tract A, Executive Park, Fifth Plat, a subdivision of land in Kansas City, Jackson County, Missouri, as measured at right angles to the north line of tract a, being more particularly described as follows:

Beginning at the northeast corner of Tract A; thence southerly 142.24 feet along the easterly line of tract a (being a 231.38 feet radius curve to the left having an initial tangent bearing of South 16 degrees 26 minutes 15 seconds West and a central angle of 35 degrees 13 minutes 16 seconds); thence North 88 degrees 35 minutes 23 seconds West 441.91 feet to a point on the westerly line of Tract A; thence northeasterly 67.36 feet along the westerly line of tract a (being a 270.00 feet radius curve to the right having an initial tangent bearing of North 48 degrees 58 minutes 18 seconds East and a central angle of 14 degrees 17 minutes 39 seconds); thence northeasterly 162.13 feet along the westerly line of tract a (being a 205.00 feet radius curve to the left having an initial tangent bearing of North 63 degrees 15 minutes 58 seconds East and a central angle of 45 degrees 18 minutes 55 seconds) to the northwest corner of Tract A; thence South 72 degrees 01

minutes 58 seconds East 75.00 feet along the northerly line of Tract A to a point; thence South 88 degrees 35 minutes 23 seconds East a distance of 209.05 feet to the point of beginning.

is hereby rezoned from Districts UR (Urban Redevelopment) and M3-5 (Manufacturing 3) to District UR (Urban Redevelopment), all as shown outlined on a map marked Section 88-20A-1512, 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. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
3. The developer shall secure approval of a UR final plan from Development Management Division staff prior to building permit.
4. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.
5. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to a certificate of occupancy.
6. The developer shall work with Frontier Schools to ensure that any large truck traffic to the site does not conflict with bus and drop-off traffic at the school.
7. 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).
8. 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)

9. Required Fire Department access roads shall be an all-weather surface. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed)
10. Required Fire Department access roads shall be 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. The building's FDC shall be immediately recognizable from the street or nearest point of Fire Department access (IFC-2018 § 912.2.1).
12. All Fire Department Connections (FDC) shall be threaded connections, Storz connections are not allowed in the City of Kansas City, Missouri (IFC-2018 § 903.3.6; NFPA 13-2010 § 6.8.1).
13. 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)
14. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2) Fire hydrant distribution shall follow IFC-2018 Table C102.1.
15. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
16. 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)
17. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
18. Buildings exceeding three (3) stories or 30 feet in height shall have at least two means of fire apparatus access. (IFC-2018: § D104.1)
19. Security gates which span across a fire access road shall provide a means for emergency operation. Electric gates shall require a siren sensor device typically referred to as a "yelp gate" (IFC-2018 § 503.6).
20. 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)

21. 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.
22. 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.
23. 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.
24. The north half of Corporate Drive shall be improved as required by Chapter 88, to current standards, including curbs, gutters, sidewalks, streetlights, relocating any utilities as may be necessary and adjusting vertical grades for the road, and obtaining a required permit from the Land Development Division for said improvement prior to recording the plat or prior to issuance of a building permit, whichever occurs first.
25. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
26. 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.
27. 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.

28. 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.
29. 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.
30. 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.
31. 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.
32. The developer shall provide a copy of any existing covenant to maintain the existing detention.
33. The developer shall obtain a floodplain development permit from Development Services prior to beginning any construction activities within the floodplain.
34. The developer shall show the limits of the 100-year floodplain on the final plat and show the Minimum Low Opening Elevation (MLOE) of any structure on each lot that abuts a 100-year floodplain area (including detention basins and engineered surface drainage conveyances) on any plat and plan, as required by the Kansas City Water Services Department.

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 #: 250923

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Approving a major amendment to an approved UR to amend the allowed uses on Lot 6 of the Executive Park UR Plan to allow outdoor storage. (CD-CPC-2025-00133)

Discussion

The proposed major amendment to the previously approved plan will allow for "outdoor storage" on Lot 6 of the Executive Park UR Plan. The proposed amendment included site plans showing two access points off Corporate Drive on the south and northern portions of the property. The applicant is reducing the building square footage from the previously approved plan to allow for the outdoor storage space. The applicant worked with staff to improve the landscaping on the property along with providing a high quality fence consisting of masonry columns spaced every 30' with 8' tall metal panels.

The City Plan Commission heard the application on October 1, 2025 and recommended approval with conditions with a 6:0 vote. There was no public testimony provided in writing or at the public hearing.

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 approving the allowed uses on the subject property.
3. How does the legislation affect the current fiscal year?
Not applicable as this is a zoning ordinance approving the allowed uses on the 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 approving the allowed uses on the 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 approving the allowed uses on the subject property.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

This legislature does not apportionate any funds

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

10333-URD-3 – approved an amendment to allow for the expansion of the Medline facilities (approved 04/08/2004 via Ordinance No. 040299).

Case No 389-S-1 – Comm. Sub. Ord. No 910047, repealed Ord. No. 63830, declared the redevelopment plan area blighted, approved the Universal Floodwater Detention TIF Plan for construction of 2,800,000 to 3,300,000 of office and warehouse.

Case No. 10333-URD-1 – Ord. No. 911480, passed Dec. 19, 1991, rezoned 217.62 acres from M-2a and M-3 to URD and approved a site development plan for 2,800,00 – 3,300,00 sq. ft. of office and warehouse space and 52.5 acres of storm water detention facilities.

CD-AA-2023-00006 – Approved a Minor Amendment to allow for the development of office/warehouse uses in a 108,300 square foot building (approved on February 27, 2023).

Service Level Impacts

Not applicable as this is a zoning ordinance approving the allowed uses on the subject property.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this is a zoning ordinance approving the allowed uses on the subject property.
2. How have those groups been engaged and involved in the development of this ordinance?
Major Amendments require public engagement to occur in compliance with the Zoning and Development Code. The applicant held a public engagement meeting on September 24, 2025.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this is a zoning ordinance approving the allowed uses on the subject property.
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:

N/A

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 #: 250850

ORDINANCE NO. 250850

Sponsor: Director of City Planning and Development Department

Amending Ordinance No. 241051 conditionally approving the application of Historic Northeast Lofts, LLC, for a Brownfields loan to remediate Buildings Nos. 1 and 2 of the former Hardesty Federal Complex by repealing Sections 1 and 3 and enacting new Sections 1 and 3.

WHEREAS, the Council adopted Ordinance No. 241051 conditionally approving the application of Historic Northeast Lofts, LLC (HNEL) to the Kansas City Brownfields Revolving Loan Fund (RLF) Program for a loan in the amount of \$7,575,000.00 to abate asbestos containing materials (ACM), lead-based paint (LBP) and other hazardous substances, and perform other related work necessary for the remediation of Building Nos. 1 and 2 of the former Hardesty Federal Complex located at 5401 Independence Avenue, Kansas City, Missouri (the "Subject Properties" or "Site") (collectively, the "HNEL Loan"); and

WHEREAS, changes to the ownership of the Site and the financial structure of the redevelopment project have made it impracticable for HNEL to satisfy the conditions of Ordinance No. 241051 for approval of the HNEL Loan; and

WHEREAS, such changes include the acquisition of the Site by the Planned Industrial Expansion Authority of Kansas City, Missouri (PIEA) instead of by HNEL, the scope of the redevelopment and budget has increased from \$178.9 million to \$416.1 million, the ratio of private to public investment has increased from 2.7:1 to 6.3:1, and the amount of permanent debt financing will be between \$7 million and \$31 million; and

WHEREAS, after taking into consideration the above-described changes, the approval of the HNEL Loan continues to be in the best interests of the City; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Section 1 of Ordinance No. 241051, is hereby repealed and replaced with the following Section 1:

Section 1. The actions described in Sections 2, 3 and 4 are approved subject to the satisfaction of the following conditions:

1. That HNEL provide to the City an executed agreement between HNEL and the owner of the Site demonstrating that HNEL has possession and control of the Site sufficient to conduct and complete the cleanup activities funded, in part or in whole, by the HNEL loan.
2. That the City prepare a determination that the requirements for borrower eligibility and site eligibility under the EPA Cooperative Agreement are met and that EPA concurs in such determination.
3. That HNEL provide a firm and detailed estimate of the costs of remediation for all hazardous substances identified on the Site and related demolition and construction activities necessary for remediation.
4. That equity investors for low-income housing tax credits and federal and state historic preservation tax credits selected by HNEL for the Project are deemed acceptable to the City, as advised by the City's loan underwriter.
5. That HNEL provide documentation acceptable to the City and its Qualified Environmental Professional (QEP) that the replacement of windows contaminated with LBP and ACM is a reasonable, necessary and eligible remediation expense of the HNEL Loan.
6. That HNEL provide an appraisal of the Subject Properties in accordance with applicable industry standards that determines an "As Stabilized" value of at least \$51 million or such other value that is acceptable to the City's loan underwriter.
7. That HNEL furnishes evidence of an approved permanent debt loan for the Project in an amount acceptable to the City's loan underwriter.

Section B. That Section 3 of Ordinance No. 241051, is hereby repealed and replaced with the following Section 3:

Section 3. In accordance with Section 1, the Director of the City Planning and Development Department is authorized to execute with HNEL and/or PIEA the necessary loan documents to memorialize, issue, and secure the Loan, all in accordance with the terms and conditions of the City's EPA Cooperative Agreement governing the RLF. Copies of the loan documents, approved in substantial form, are on file with the City Planning and Development Department.

..end

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

William Choi
Interim Director of Finance

Approved as to form:

Abigail Judah
Assistant City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250850

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Amending Ordinance No. 241051 conditionally approving the application of Historic Northeast Lofts, LLC for a Brownfields loan to remediate Buildings Nos. 1 and 2 of the former Hardesty Federal Complex by repealing Sections 1 and 3, and enacting new Sections 1 and 3.

Discussion

Council adopted Ord. 241051 conditionally approving the application of Historic Northeast Lofts LLC (HNEL) to the Kansas City Brownfields Revolving Loan Fund (RLF) for a loan in the amount of \$7,575,000.00 to abate asbestos-containing materials (ACM), lead-based paint (LBP) and other hazardous substances from Buildings No. 1 and 2 of the former Hardesty Federal Complex located at 5401 Independence Ave., Kansas City, Missouri. HNEL is the developer and owner of the subject properties for a project with an estimated value of approximately \$413 million that includes over 389 residential units (of which approximately 82% will be affordable with a range of 30% to 80% average median income (AMI)), an approximately 30,000 square foot daycare and after school care facility, 2 MW of solar power generation to supply 50% of the site energy needs, passive house energy efficiency construction standards, transit-oriented development (TOD) features, 60,000 square feet of greenspace, and other common area amenities.

Changes to the ownership of the Site and the financial structure of the redevelopment project have made it impracticable for HNEL to satisfy the conditions of Ordinance 241051 for approval of the HNEL Loan. Such changes include the acquisition of the Site by the Planned Industrial Expansion Authority of Kansas City, Missouri (PIEA) instead of by HNEL, the scope of the redevelopment and budget has increased from \$178.9 million to \$416.1 million, the increase in ratio of private to public investment has increased from 2.7:1 to 6.3:1, and the increase in capital sources has been entirely from private sources of equity or debt, and the permanent debt financing required for the redevelopment project will be of a range between \$7 million and \$31 million. After taking into consideration the above-described changes, the approval of the HNEL Loan continues to be in the City's best interests. This ordinance amends Ord. 241051 to remove the impracticable conditions and replace them with appropriate conditions that HNEL can meet to secure the loan.

Fiscal Impact

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

Related Ordinance No. 241051

Service Level Impacts

The RLF loan related to this ordinance will produce an estimated 600,000 square feet of remediated building space and support construction of 389 housing units of which approximately 82% will be affordable with a range of 30% to 80% average median income.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Sensitive populations and current and future residents living or working on or near the HNEL Project will benefit from the cleanup activities performed with the grant funds accepted by the ordinance.
2. How have those groups been engaged and involved in the development of this ordinance?
Stakeholders, including non-profits, neighborhood organizations, and interested residents were informed and invited to provide input concerning the remediation and redevelopment Project through local newspaper advertisements and a public meeting hosted by HNEL, and through other public meetings of the Kansas City Brownfields Initiative and the Kansas City Brownfields Commission.
3. How does this legislation contribute to a sustainable Kansas City?
The RLF loan helps cleanup and reuse vacant, idle and blighted property, and reuse and improve existing infrastructure. Reuse of the Former Hardesty Federal Complex helps the City make more efficient use of its existing investments, increase density, promote public transit, reduce vehicle

miles traveled and related carbon emissions, and reduce the overall cost of providing services to residents. Moreover, cleanup and redevelopment of the Site enhances environmental quality, helps to address social inequity and environmental justice issues, and contributes to the economic vitality of the old northeast neighborhoods and the City overall.

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

No new units. The RLF loan related to this ordinance will support construction of 389 housing units of which approximately 82% will be affordable with a range of 30% to 80% average median income.

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

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

Yes - I have submitted documents for CREO Review (Press tab after selecting)
Please attach or copy and paste CREO's review.

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

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

No(Press tab after selecting)

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

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



File #: 250858

ORDINANCE NO. 250858

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 10.98 acres generally located at 8625 Troost Avenue B from District R-2.5 to District B1-1 to allow a mesh security fence with barbed wire to be installed around a utility substation at the site. (CD-CPC-2025-00091)

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-1505, rezoning an area of about 10.98 acres generally located at 8625 Troost Ave B from District R-2.5 (Residential) to District B1-1 (Neighborhood Business), said section to read as follows:

Section 88-20A-1505. That an area legally described as:

The South 400 feet of all that part of the Southwest 1/4 of the Northwest 1/4 of Section 21, Township 48, Range 33, lying Southwesterly of the right-of-way of the Kansas City Public Service Company, except that part thereof taken for streets.

is hereby rezoned from District R-2.5 (Residential) to District B1-1 (Neighborhood Business), all as shown outlined on a map marked Section 88-20A-1505, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

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

..end

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

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 #: 250858

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 10.98 acres generally located at 8625 Troost Ave B from District R-2.5 (Residential) to District B1-1 (Neighborhood Business). (CD-CPC-2025-00091)

Discussion

The applicant is seeking to rezone the subject property from R-2.5 (Residential) to B1-1 (Neighborhood Business), so the site is subject to different fencing regulations. Proposed maintenance for the site includes installing a 7-foot-tall security mesh fence with barbed wire, which is not permitted in the R-zoned district. As a utility provider, the property owner prefers to be subject to non-residential fencing standards. Thus, their request for the rezoning.

City Council Key Points

- Rezoning from R-2.5 to B-1.
- No area plan amendment is required.
- Property owner seeks to rezone the property to build a 7 ft fence with barbed wire.
- City staff recommended Approval.
- City Plan Commission recommended 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 rezoning of the subject site.

3. How does the legislation affect the current fiscal year?
Not applicable – as this is an ordinance authorizing the rezoning of the subject site.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Not applicable – as this is an ordinance authorizing the rezoning of the subject site.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
This ordinance authorizes the rezoning of the subject site, which may help protect utility assets.

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 direct 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 expected.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable - as this is an ordinance authorizing the rezoning of the subject site
2. How have those groups been engaged and involved in the development of this ordinance?
Section 88-505-12, Public Engagement, does apply to this request. The applicant hosted a meeting on August 27, 2025. A meeting summary is attached to the City Plan Commission staff report.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable - as this is an ordinance authorizing the rezoning of the subject site
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 #: 250871

ORDINANCE NO. 250871

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 15 acres generally located at West 35th Street to the north, Pennsylvania Avenue to the east, Valentine Road to the south, and Summit Street to the west from Districts R-1.5, R-5, R-6, and UR to Districts R-1.5, R-5, R-6, UR /HO in order to designate the area as a local Historic District on the Kansas City Register of Historic Places. (CD-CPC-2025-00100).

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-1502, rezoning an area of roughly 15 acres generally located at West 35th Street on the north, Summit Street on the west, Valentine Road on the south and Pennsylvania Avenue on the east from Districts R-1.5 (Residential 1.5), R-5 (Residential 5), R-6 (Residential 6), and UR (Urban Redevelopment) to Districts R-1.5 (Residential 1.5), R-5 (Residential 5), R-6 (Residential 6), UR/HO (Urban Redevelopment/Historic Overlay), said section to read as follows:

Section 88-20A-1502. That an area legally described as:

Lots 13 through 17 and East 12.52 feet of Lot 18, Merine's 2nd Addition. West 26,74 Feet of Lot 19 and All Lots 20 to 24, Merine's 2nd Addition. Lots 1 through 17, Vinewood

Lots 21 through 23, Vinewood

Lots 1 through 12 Block 1, Roanoke

Lots 15 through 27 Block 2, Roanoke

All that part of the two acres off the South end of the East 1/2 of the Southeast 1/4 of Section 18 and the nine acres off the North end of the East 1/2 of the Northeast 1/4 of Section 19, all in Township 49, Range 33 in Kansas City, Jackson County, Missouri which lies East of the East line of Summit Street and West of the West line of Jefferson Street in said Kansas City, or to more particularly describe the land hereby conveyed: Beginning at a point on the East

line of Summit Street in Kansas City, Missouri, 66 feet North of the South line of Section 18, Township 49, Range 33; thence East along a line parallel to the South line of said Section 18, 261.13 feet more or less to a point in the West line of Jefferson Street in said Kansas City as established by Ordinance No. 14881 approved February 11, 1901; thence South along the West line of said Jefferson Street 363 feet to a point which is 297 feet South of the North line of said Section 19; thence West along a line parallel to the North line of said Section 19, 265.53 feet more or less to a point in the East line of said Summit Street; thence North along the East line of said Summit Street 363 feet to the point of beginning, Except that part in streets and roads. All that part of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 19, Township 49, Range 33, in Kansas City, Jackson County, Missouri, described as follows: Beginning at the Southeast corner of Lot 15, Merine's 2nd Addition then south 363 feet to the Northeast corner of Lot 17, Vinewood, thence West parallel with the North line of said quarter-quarter section and along the North line of said Vinewood, 253.3 feet, more or less, to the East line of Jefferson Street, as now established; thence North along said line 366 feet to the Southwest corner of the East 12.52 Feet of Lot 18, Merine's 2nd Addition, then east 108.52 Feet to the Southeast corner of Lot 16, Merine's 2nd Addition, then southeast to the Southwest corner of Lot 15, Merine's 2nd addition then East 125 Feet to the Point of Beginning.

is hereby rezoned from Districts R-1.5 (Residential 1.5), R-5 (Residential 5), R-6 (Residential 6), and UR (Urban Redevelopment) to Districts R-1.5 (Residential 1.5), R-5 (Residential 5), R-6 (Residential 6), UR/HO (Urban Redevelopment/Historic Overlay), all as shown outlined on a map marked Exhibit A, 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 88-20A-1502 thereof.

Section B. That the district contains 58 contributing resources built between 1902 and 1929.

Section C. That the area was part of the 1897 annexation of Westport and is significant under the National Register of Historic Places Criterion C -- architecture. The district reflects examples of prominent architectural styles of its time, including Kansas City Shirtwaist, Tudor Revival, American Foursquare, Prairie, Dutch Colonial, and Craftsman Bungalow. The District includes the Jacobethan Revival Norman School.

Section D. That the Historic Preservation Commission recommended approval of the Norman School Historic District Overlay on June 25, 2025.

Section E. That the City Plan Commission recommended denial of the Norman School Historic District Overlay on August 20, 2025.

Section F. That the City Council considered the factors set forth in Section 88-580-01-F in reaching its decision.

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

..end

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

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250871

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Approving a local landmark designation for the proposed Kansas City Register of Historic Places (H/O Overlay) generally bounded by West 35th Street to the north, Pennsylvania to the east, Valentine Road to the south, and Summit Street to the west.

Discussion

The applicant is requesting a local landmark designation for the proposed Norman School Historic District to the Kansas City Register of Historic Places (H/O Overlay). City staff has separated the applicant submittal from the CPC staff packet to ease the review of the documents. All documents have been clearly labeled in the attachments.

The overlay map can be found in the CPC staff report (page 2) attached to this ordinance request, the area is generally bounded by West 35th Street (North), Valentine Road (South), Summit Street (West), and Pennsylvania Avenue (East).

The application was submitted by the Valentine Neighborhood Association to identify sites and areas within the Kansas City, Missouri area that are historic and/or have stylistic or thematic significance. The area was annexed in 1897 and has various examples of prominent architectural styles of the time including: Kansas City Shirtwaist, Tudor Revival, American Foursquare, Prairie, Dutch Colonial, and Craftsman Bungalow. The proposed site is locally significant under Criterion C - architecture.

The City Plan Commission heard the application on August 20, 2025. Public testimony in support and opposition were presented during the hearing. The testimony in support voiced concerns over potential development in the area and retention of the historic character of the area. Testimony in opposition voiced concerns over increasing property taxes, use of the Historic Overlay designation, and increased difficulties due to added restrictions under the Historic Overlay. The CPC voted 2-3 to recommend denial of the application. The Historic Preservation Commission recommended approval on June 27, 2025.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
No funding source applicable to this case. This is a Kansas City Register of Historic Places (H/O Overlay) ordinance authorizing the area in question as a historic district.
3. How does the legislation affect the current fiscal year?
Not applicable as this is a Kansas City Register of Historic Places (H/O Overlay) ordinance authorizing the designation of the area as historic.
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 Kansas City Register of Historic Places (H/O Overlay) ordinance authorizing the designation of the area as historic.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this is a Kansas City Register of Historic Places (H/O Overlay) ordinance authorizing the designation of the area as historic.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

No account string to verify.

Citywide Business Plan (CWBP) Impact

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

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

CH-PRES-2025-00002 - To consider the nomination to the Kansas City Register of Historic Places (H/O Overlay) generally bounded by West 35th Street to the north, Pennsylvania Avenue to the east, Valentine Road to the south, and Summit Street to the west, which was approved.

Service Level Impacts

Not applicable as this is a zoning ordinance authorizing the designation of the area in question to the Kansas City Register of Historic Places (H/O).

Other Impacts

1. What will be the potential health impacts to any affected groups?
This zoning ordinance authorizes the designation of the area in question to the Kansas City Register of Historic Places (H/O Overlay) which is not expected to have health impacts.
2. How have those groups been engaged and involved in the development of this ordinance?
This ordinance requires public engagement prior to a recommendation from the City Plan Commission. The applicant held a public engagement meeting on August 11, 2025.

3. How does this legislation contribute to a sustainable Kansas City?
This ordinance will halt additional parcels from becoming vacant within the proposed Kansas City Register of Historic Places (H/O Overlay).

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:

This is a Kansas City Register of Historic Places (H/O Overlay) that will not require CREO review.

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 #: 250875

ORDINANCE NO. 250875

Sponsor: Director of City Planning and Development Department

Approving a major amendment to a previously approved development plan on about 23 acres to allow additional permitted uses in District B3-2 generally located in an area abutting 150 Highway on the west, W. 135th Street on the north and W. 138th Terrace on the south. (CD-CPC-2025-00120)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District B3-2 (Community Business) generally located in an area abutting 150 Highway on the west, W. 135th Street on the north and W. 138th Terrace on the south, and more specifically described as follows:

State Line Station Unit 2---Lot 1

State Line Station Unit 2---Lot 2

State Line Station Unit 2---Lot 3

State Line Station Condominiums--- Lot 1 (common area)

State Line Station Condominiums--- Unit 1

State Line Station Condominiums--- Unit 2

State Line Station Condominiums--- Unit 3

State Line Station Condominiums--- Unit 4

State Line Station Condominiums--- Unit 5

State Line Station Condominiums--- Unit 6

State Line Station Condominiums--- Unit 7

State Line Station Condominiums--- Unit 8

State Line Station Unit 2---Tract A

State Line Station Unit 2--- Lot 5

State Line Station---Lot 6

is hereby approved, subject to the following conditions:

1. Ordinance No. 180499, including all conditions provided therein, shall remain in full force and effect.

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

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

..end

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

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250875

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Approving a major amendment to a previously approved development plan on about 23 acres to allow additional permitted uses in District B3-2 generally located in an area abutting 150 Highway on the west, W 135th Street on the north and W 138th Terrace on the south. (CD-CPC-2025-00120)

Discussion

The proposed major amendment to the previously approved plan does not include physical changes to the plan or the site, only the permitted uses. Permitted uses were limited on the previous plan to retail and restaurant. The proposed amendment will permit all uses in the B3 zoning district and prohibit vehicle sales and repair uses, except on Lot 2 where there is an existing auto repair use. Additionally, self-storage warehouse is a permitted use on Lot 5 per the previous rezoning and plan amendment.

Staff recommendation: Approval with Conditions

CPC recommendation: Approval with Conditions

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
Not applicable as this is an ordinance approving additional uses to an already developed area on a private property.
3. How does the legislation affect the current fiscal year?
Not applicable as this is an ordinance approving additional uses to an already developed area on a private property.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Not applicable as this is an ordinance approving additional uses to an already developed area on a private property.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this is an ordinance approving additional uses to an already developed area on a private property.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

This ordinance does not have direct 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

9691-P-30, 9691-P-31 – Ordinance 180499 – Rezoning an area of 2.14 acres generally located on the south side of 135th Street and east of MO Highway 150 from District B3-2 to District B4-2, and approving an amendment to a previously approved development plan to allow for a self-storage warehouse. Approved July 19, 2018

Service Level Impacts

None

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 project complies with the public engagement requirements in section 88-505-12.
3. How does this legislation contribute to a sustainable Kansas City?
The ordinance will authorize additional uses in a relatively empty commercial shopping center.
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:

Ordinance authorizing uses on private property.

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

No(Press tab after selecting)

Click or tap here to enter text.

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

No(Press tab after selecting)



File #: 250877

ORDINANCE NO. 250877

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 4 acres generally located at the northwest corner of East 135th Street and Oak Street from District B2-2 to District MPD and approving a development plan which serves as a preliminary plat to allow for commercial and storage development. (CD-CPC-2025-00124).

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-1510, rezoning an area of about 4 acres generally located at the northwest corner of East 135th Street and Oak Street from District B2-2 (Neighborhood Business) to District MPD (Master Planned Development), and approving a development plan which serves as a preliminary plat to allow for commercial and storage development, said section to read as follows:

Section 88-20A-1510. That an area legally described as:

All of Lot 2 and Tract A, Replat of Tract No. 2, Lillis Estates, a subdivision in the City of Kansas City, Jackson County, Missouri.

is hereby rezoned from District B2-2 (Neighborhood Business) to District MPD (Master Planned Development), all as shown outlined on a map marked Section 88-20A-1510, 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 an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, has been installed or preserved in accordance with the plan and is healthy prior to a certificate of occupancy.

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. 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 submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.
6. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, has been installed or preserved in accordance with the plan and is healthy prior to a certificate of occupancy.
7. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with Section 88-425-08 of the Zoning and Development Code.
8. Allowed uses within the storefront units in Building 1 shall be limited to uses allowed within the B2 Zoning District.
9. Allowed uses within Buildings 2, 3, and 4 are limited to self-storage warehouse, manufacturing, production (artisanal), warehousing, wholesaling, storage, and freight movement (indoor), sports and recreation, participant (indoor), personal improvement services, business equipment sales and services, building maintenance services, artist work or sales space, food and food storage, and office, administrative, professional or general. No outdoor storage is permitted.
10. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC 2018: § 503.2.4)
11. Buildings exceeding 62,000 square feet in area shall have at least two means of fire apparatus access. (IFC 2018: § D104.2)

12. Required Fire Department access roads shall be designed to support a fire apparatus with a gross axle weight of 85,000 pounds. (IFC 2018: § 503.2.3)
13. Fire Department access roads shall be provided before construction/demolition projects begin. (IFC 2018 § 501.4 and 3310.1; NFPA 241 2013 § 7.5.5)
14. Required Fire Department access roads shall be an all-weather surface. (IFC 2012: § 503.2.3) (No Grass Pavers Allowed)
15. Required Fire Department access roads shall be a minimum unobstructed width of twenty 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)
16. 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.
17. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC 2018 § 507.1)
18. Security gates which span across a fire access road shall provide a means for emergency operation. Electric gates shall require a siren sensor device typically referred to as a “yelp gate” (IFC 2018 § 503.6).
19. The developer shall be responsible for tree preservation in an easement or platted tract, mitigation planting, or payment of cash in lieu of preservation or mitigation planting, or any combination thereof in accordance with 88-424. Should the developer choose to pay cash in lieu of preservation or mitigation of all or a portion of the required area, the amount due shall be based upon the rate specified in 88-424. This requirement shall be satisfied prior to issuance of a certificate of occupancy, or prior to the recording of the final plat, whichever occurs first.
20. 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.
21. 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.
22. 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.

23. 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.
24. 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.
25. 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.
26. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
27. 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.
28. 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.
29. 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.

30. 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.
31. The developer shall secure permits to extend public 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.
32. 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.
33. The developer shall submit a macro storm drainage study with the first plat or phase, from a Missouri licensed civil engineer to the Kansas City Water Services Department showing compliance with current adopted standards in effect at the time of submission, including water quality BMP's, to the Kansas City Water Services Department for review and acceptance for the disturbed area, and submit a micro storm drainage study with each subsequent plat or phase showing compliance with the approved macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a building permit, whichever occurs first, as required by the Kansas City Water Services Department.
34. The developer must enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by the Kansas City Water Services Department, prior to recording the plat.

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

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

..end

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

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250877

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 4 acres generally located at the northwest corner of East 135th Street and Oak Street from District B2-2 (commercial) to District MPD (Master Planned Development) and approving a development plan which serves as a preliminary plat to allow for commercial and storage development. (CD-CPC-2025-00124).

Discussion

The applicant is seeking approval of a Rezoning from District B2-2 (Commercial) to District MPD (Master Planned Development) with an associated plan, which serves as a preliminary plat, and an amendment to the Martin City Area Plan on approximately 3.19 acres generally located at the northwest corner of East 135th Street and Oak Street. This will allow for development of the Martin City FlexCaves, a commercial and storage facility.

The development is proposed to consist of 4 buildings, three of which will include individual units leased for private use or storage and will not be accessible to the general public at large. These buildings will be marketed towards customers with high end collectables or cars and “man caves” and will have 40 units of various sizes. The building adjacent to East 135th Street is marketed as a “ShopCave”. These 11 units are marketed towards retailers who are looking for a space which is open to the public but also need a place for storage/logistics. The development will utilize one new curb cut along East 135th Street in addition to the existing curb cut that is shared with the property to the west. The plan provides a single row of angled parking along the front of the buildings to serve the shopfronts. The parking area will be screened with heavy landscaping. Staff requested additional screening in the form of a masonry wall to fully screen the parking; however, the applicant moved forward with the fence designed as shown on the plan, consisting of galvanized steel channel rail. .

Landscaping includes a mix of tree and shrub species such as Black Gum Trees, Bald Cypress, Forest Pansy Redbuds, Hillspire Juniper, Skyrocket Juniper, and Maiden Grass.

The proposed buildings will feature concrete cast panels with integrated brick inlay. Elevations along East 135th Street will incorporate storefront glazing to create an active, pedestrian-oriented frontage consistent with the character of the corridor to the east. Facades not fronting a public right-of-way will

utilize concrete cast panels with multi-colored banding to provide visual variety and reduce blank wall appearance. The northern elevation, facing the school, will include clerestory windows to introduce natural light while maintaining privacy and compatibility.

Staff requested that the applicant move the “ShopCaves” to the street and move the parking to the side to more closely align with the Area Plan and context of the corridor to the north. The applicant did not update plans; however they did provide additional screening of the parking area in the form of landscaping.

Staff Recommendation: Approval with Conditions

CPC Recommendation: Approval with Conditions

Fiscal Impact

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

This ordinance has no direct 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

No prior legislation on this site.

Service Level Impacts

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

Other Impacts

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

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

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

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

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

No (Press tab after selecting)

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

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

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

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

Please provide reasoning why not:

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

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

No(Press tab after selecting)

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

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

No(Press tab after selecting)



File #: 250878

RESOLUTION NO. 250878

Sponsor: Director of City Planning and Development Department

RESOLUTION - Approving an amendment to the Martin City Area Plan on about 4 acres generally located approximately 130 feet north of E. 135th Street, northwest corner of E. 135th Street and Oak Street by changing the recommended land use on the northern portion of the site from mixed use community to commercial for commercial and self-storage development. (CD-CPC-2025-00140)

WHEREAS, on March 5, 2020, the City Council by Resolution No. 200184 adopted the Martin City Area Plan as a guide for future development and public investment; and

WHEREAS, after further review it has been deemed appropriate to amend the Martin City Area Plan as it affects the area of approximately 4 acres generally located approximately 130 feet north of E. 135th Street, northwest corner of E. 135th Street and Oak Street by changing the on the northern portion of the site from mixed use community to commercial; and

WHEREAS, the City Plan Commission considered this amendment to the Martin City Area Plan on September 17, 2025; and

WHEREAS, after all interested persons were given an opportunity to present testimony, the City Plan Commission did, on September 17, 2025, recommend approval of the proposed amendment to the Martin City Area Plan to the City Council; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section A. That the Martin City Area Plan is hereby amended as to the Future Land Use Map for that area described above by changing the recommended land use from mixed use community to commercial.

Section B. That the amendment to the Martin City 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 #: 250878

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 Martin City Area Plan on about 4 acres generally located approximately 130 feet north of E 135th Street, northwest corner of East 135th Street and Oak Street by changing the recommended land use on the norther portion of the site from Mixed Use Community to Commercial for commercial and self storage development. (CD-CPC-2025-00140)

Discussion

The proposed MPD Plan for a commercial and storage development is not consistent with the future land use plan which necessitates the accompanying Area Plan Amendment. The applicant has submitted an Area Plan Amendment application to update the northern portion of the site from Mixed Use Community to Commercial.

The Martin City Area Plan calls for mixed-use, pedestrian-oriented development along 135th Street, with customer-facing businesses and higher-density housing to support commercial activity. The Applicant's request to add heavier commercial and industrial uses (self-storage and warehousing) is not consistent with these goals and could negatively affect nearby housing and the school.

Design guidelines in the Area Plan – also reflected in the KC Spirit Playbook – emphasize active street edges, pedestrian visibility, safe circulation, and quality site design. While the proposal makes some adjustments, additional improvements are needed to better align with these principles.

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 resolution authorizing the development of private land.

3. How does the legislation affect the current fiscal year?
Not applicable, as this is an resolution authorizing the development of private land.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Not applicable, as this is an resolution authorizing the development of private land.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable, as this is an resolution authorizing the development of private land.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

This ordinance has no direct 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

No prior legislation on this site.

Service Level Impacts

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

Other Impacts

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

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

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

Please provide reasoning why not:

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

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

No(Press tab after selecting)

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

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

No(Press tab after selecting)



File #: 250887

RESOLUTION NO. 250887

Sponsor: Mayor Pro Tem Ryana Parks-Shaw

RESOLUTION - Directing the City Manager to review and recommend updates to Chapter 88, the Zoning and Development Code of Kansas City, Missouri in order to improve development processes and align them with current best practices.

WHEREAS, the City's zoning and development framework plays a critical role in shaping growth, attracting investment, ensuring housing opportunities, and protecting neighborhood character; and

WHEREAS, since the adoption of the Zoning and Development Code, Kansas City has experienced significant changes in population, housing demand, infrastructure needs, and development trends that require modernized processes to keep pace; and

WHEREAS, updating the City's development processes can improve efficiency, transparency, predictability, and responsiveness to the needs of residents, businesses, and developers; and

WHEREAS, a comprehensive review of Chapter 88 is necessary to ensure alignment with the City's long-term goals, including housing affordability, neighborhood stabilization, equitable economic development, sustainability, and resilience; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the City Manager is hereby directed to conduct a comprehensive review of the City's Zoning and Development Code with a focus on identifying areas where development processes can be streamlined, clarified, or modernized. In conducting his review, the City Manager shall:

- a) Engage stakeholders, including neighborhood associations, development professionals, housing advocates, and business leaders to gather input on current challenges and opportunities for improvement;
- b) Review best practices from peer cities to identify approaches that promote housing diversity, equitable growth, and high-quality development outcomes;

- c) Provide interim updates to the Council's Neighborhood, Planning and Development Committee to ensure transparency and opportunities for Council input throughout the review process;
- d) Prepare recommendations for updates and improvements to Chapter 88, including draft ordinance language as appropriate, and present recommendations to the City Council within 180 days.

..end



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250887

Submitted Department/Preparer: Please Select

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

Directing the City Manager to review and recommend updates to Chapter 88, the Zoning and Development Code of Kansas City, Missouri in order to improve development processes and align them with current best practices.

Discussion

The City Planning and Development Department has undertaken a development process mapping project to identify improvements to the development process, from initial land use approvals to construction permitting. Building on that work, a comprehensive review of the Zoning and Development Code may assist in identifying areas where development process can be streamlined, clarified, or modernized to support ongoing development within the city and support investment in Kansas City neighborhoods.

This project proposes to use existing processes as a baseline to guide the review process, conduct public engagement to identify areas of improvements, and coordinate with partner departments and stakeholders to ensure a comprehensive approach.

Findings and recommendations will be presented to the City Manager and City Council to guide next steps.

Fiscal Impact

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

3. How does the legislation affect the current fiscal year?
Not applicable
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Unknown at this time
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Unknown at this time

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 direct 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

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

Service Level Impacts

No service level impacts are expected from this review.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this is a review of the Zoning and Development Code
2. How have those groups been engaged and involved in the development of this ordinance?
Not applicable as this is a review of the Zoning and Development Code

3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this is a review of the Zoning and Development Code

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

Click or tap here to enter text.
Click or tap here to enter text.

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

No - CREO's review is not applicable (Press tab after selecting)
Please provide reasoning why not:
Click or tap here to enter text.

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

No(Press tab after selecting)

Click or tap here to enter text.

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

No(Press tab after selecting)



Legislation Text

File #: 250908

ORDINANCE NO. 250908

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 5.5 acres generally located on the east side of North Oak Trafficway at Northeast Hill Street from District B3-2 to District B3-4, and approving a development plan on approximately 8.5 acres to allow for multi-unit residential development. (CD-CPC-2025-00121 and CD-CPC-2025-00122)

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-1511, rezoning an area of about 5.5 acres generally located on the east side of North Oak Trafficway at Northeast Hill Street from District B3-2 (Community Business) to B3-4 (Community Business), said section to read as follows::

Section 88-20A-1511. That an area legally described as:

A tract of land in the Northeast quarter of Section 11, Township 50, Range 33, Kansas City, Clay County, Missouri including Lot 10, Braecklein's Subdivision, being more particularly described as follows: Commencing at the center corner of said Section 11, being a 2" aluminum monument in a monument box; Thence South 89°07'19" East, along the South line of the Northeast Quarter of said Section 11, a distance of 41.19 feet to the true point of beginning; Thence North 00°51'43" East, a distance of 298.32 feet to a point on the East right of way line of North Oak Trafficway, as now established; Thence North 01°28'42" East, along said East right of way line, a distance of 291.67 feet; Thence South 89°05'47" East, a distance of 238.20 feet; Thence South 01°47'48" West, a distance of 1,040.33 feet to a point on the South line of said Lot 10; Thence North 89°02'23" West, along said South line, a distance of 221.82 feet to a point on said East right of way line; Thence North 00°18'56" East, along said East right of way line, a distance of 298.58 feet; Thence North 01°32'14" East, continuing along said East right of way line, a distance of 25.41 feet; Thence North 00°51'43" East, a distance of 126.03 feet to the true point of beginning. Containing 241,403 square feet or 5.54 acres more or less.

is hereby rezoned from District B3-2 (Community Business) to B3-4 (Community Business), all as shown outlined on a map marked Section 88-20A-1511, 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 as:

A tract of land in the Northeast quarter of Section 11, Township 50, Range 33, Kansas City, Clay County, Missouri including Lot 10, Braecklein's Subdivision except that part thereof in U.S. Highway No. 169 more particularly described as follows: Commencing at the center corner of said Section 11, being a 2" aluminum monument in a monument box (Grid N: 1089761.88', Grid E: 2766896.86'); Thence South 89°07'19" East, a distance of 57.98 feet to the east right of way of U.S. highway 169 and the true point of beginning; Thence North 01°28'37" East, a distance of 298.13 feet; Thence North 88°31'18" West, a distance of 20.00 feet; Thence North 01°28'42" East, a distance of 191.68 feet; Thence North 01°28'42" East, a distance of 99.99 feet; Thence, departing said right of way, South 89°05'47" East, a distance of 238.20 feet; Thence South 01°47'48" West, a distance of 589.95 feet; Thence South 89°07'19" East, a distance of 288.13 feet; Thence South 01°45'02" East, a distance of 451.25 feet; Thence North 89°02'23" West, a distance of 339.56 feet; Thence North 89°02'23" West, a distance of 198.31 feet; Thence North 00°18'56" East, a distance of 298.58 feet; Thence North 01°32'14" East, a distance of 25.41 feet; Thence South 88°31'24" East, a distance of 25.22 feet; Thence North 01°39'00" East, a distance of 74.34 feet; Thence North 88°31'51" West, a distance of 10.00 feet; Thence North 01°28'37" East, a distance of 51.86 feet to the true point of beginning. Said tract containing 369,253 square feet or 8.477 acres more or less.

is hereby approved, subject to the following conditions:

1. Prior to recording the final plat, the developer shall upload and secure approval of a street tree planting plan from the City Forester.
2. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
3. 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.
4. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.
5. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown

on the approved lighting plan at the property lines prior to a certificate of occupancy.

6. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, has been installed or preserved in accordance with the plan and is healthy prior to a certificate of occupancy.
7. Required Fire Department access roads shall be an all-weather surface. (IFC 2012: § 503.2.3) (No Grass Pavers Allowed)
8. 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)
9. Fire hydrants shall be installed and operable before 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.
10. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC 2018 § 507.1)
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. Required Fire Department access roads shall be designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC 2018: § 503.2.3)
13. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC 2018: § 503.2.4)
14. 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).
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. All units in the multi-family development shall have 180 degree eye viewers, such as peep holes which will allow a person to view outside their apartment prior to opening the door.

17. The developer shall addng 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.
18. 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.
19. The developer shall submit a final plan detailing recreational amenities proposed within each private open space tract serving to satisfy the parkland dedication requirements. Please note, each area shall provide recreational amenities. The final plan shall be submitted prior to release of the final plat.
20. 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.
21. The developer shall be responsible for tree preservation in an easement or platted tract, mitigation planting, or payment of cash in lieu of preservation or mitigation planting, or any combination thereof in accordance with 88-424. Should the developer choose to pay cash in lieu of preservation or mitigation of all or a portion of the required area, the amount due shall be based upon the rate specified in 88-424. This requirement shall be satisfied prior to issuance of a certificate of occupancy, or prior to the recording of the final plat, whichever occurs first.
22. 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.
23. 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.

24. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right-of-way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
25. The developer shall petition for the right-of-way vacation along the property frontage of N. Oak Trafficway as shown on the development plan and relocate sewers as required by the Departments of Water Services, the Land Development Division, and Development Services prior to recording of the final plat.
26. The developer shall ensure that water and fire service lines meet current Water Services Department rules and regulations prior to issuance of a certificate of occupancy.
27. No water service tap permits will be issued until the public water main is released for taps.
28. Branch service lines one and one half inches and larger in diameter for domestic water services or fire protection lines shall be connected to the main by cutting in a minimum 6" branch service tee, installing three gate valves, and two solid sleeves on the main. Line valves on the main shall be the same nominal size as the main.
29. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
30. A full flow fire meter shall be required when the fire protection service line serves more than one building, or combination service lines 6 inches and larger, or that have private fire hydrants connected to them.
31. The developer shall employ a Missouri professional engineer to design water main extension plans to provide adequate water distribution along the North Oak frontage to provide for service line connections and public fire hydrants at 300' max. spacing. The water main extension plans shall follow the Kansas City Water rules and regulations for water main extensions and shall be under contract (permitted) prior to building permit issuance.
32. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, by making application under said code for a minor subdivision and submitting and recording a lot consolidation plat or replatting the property in accordance therewith.

33. The developer shall submit a macro storm drainage study with the first plat or phase, from a Missouri licensed civil engineer to the Kansas City Water Services Department showing compliance with current adopted standards in effect at the time of submission, including water quality BMP's, to the Kansas City Water Services Department for review and acceptance for the disturbed area, and submit a micro storm drainage study with each subsequent plat or phase showing compliance with the approved macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a building permit, whichever occurs first, as required by the Kansas City Water Services Department.
34. 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.
35. The developer shall submit plans for grading, siltation, and erosion control to KC 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.
36. 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.
37. The developer shall grant a BMP and surface drainage easement to the City as required by the Kansas City Water Services Department, prior to recording the plat or issuance of any building permits.
38. The developer shall submit a preliminary stream buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements.
39. 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.
40. 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.

41. The developer shall submit covenants, conditions and restrictions to the Kansas City Water Services Department for approval by the Law Department and enter into covenant agreements for the maintenance of any private open space tracts with stream buffer zones or stormwater detention area tracts, prior to recording the plat.

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 #: 250908

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 5.5 acres generally located on the east side of North Oak Trafficway at Northeast Hill Street from District B3-2 (Commercial) to B3-4 (Commercial) and approving a development plan on approximately 8.5 acres to allow for multi-unit residential development. (CD-CPC-2025-00121 & CD-CPC-2025-00122).

Discussion

REZONING REVIEW

The applicant is requesting to rezone approximately 5 acres from District B3-2 to District B3-4. This rezoning would not change the permitted uses but would update the intensity designation, which affects lot and building standards. Specifically, the change would increase the maximum floor area ratio from 2.2 to 4.0 and increase the allowable building height from 45 feet to 65 feet.

The request is tied to an accompanying Development Plan that proposes construction of a multi-unit residential building with a height of 60 feet. The project site consists of five lots, two of which currently contain existing buildings.

The eastern portion of the site, which contains the stream buffer and tree preservation area is not proposed to be rezoned and will remain R-6.

Staff Recommendation Rezoning: Approval

CPC Recommendation Rezoning: Approval

PLAN REVIEW

The applicant is seeking approval of a Development Plan in proposed District B3-4 acres generally located on the east side of North Oak Trafficway at the intersection of Northeast Hill Street.

The proposal consolidates the existing unplatted parcels into one lot and three tracts to accommodate three multi-unit residential buildings. No deviations from the standards of the B3-4 District are requested.

The development includes two apartment buildings with footprints of approximately 14,300 square feet each and one building with a footprint of approximately 18,800 square feet, for a total of 167 dwelling units. The site plan identifies 255 parking spaces located east of the buildings. Vehicular access will be provided from two existing curb cuts along North Oak Trafficway on the west side of the site, with internal circulation routed to the east behind the buildings. No access is provided on the eastern side of the site due to elevation change of 40 feet. This area will be left undisturbed.

Pedestrian connections are proposed along the north and south property lines and between the buildings to ensure site connectivity.

The landscape plan includes street trees, building-adjacent plantings, and interior parking lot landscaping. Proposed species include Eastern Redbud, Autumn Brilliance Serviceberry, Swamp White Oak, Regal Prince Oak, Hydrangea, Gem Box Inkberry Holly, Sea Green Juniper, and Fairview Yew.

The architectural design incorporates materials and articulation consistent with surrounding development. Primary materials include brick veneer, cement lap siding, and textured masonry.

Staff Recommendation Development Plan: Approval with Conditions
CPC Recommendation Development Plan: Approval with Conditions

Fiscal Impact

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

This ordinance has no direct fiscal impact as it is approving the rezoning of private property.

Citywide Business Plan (CWBP) Impact

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

Prior Legislation

No prior legislation on this site.

Service Level Impacts

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

Other Impacts

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

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

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

No(Press tab after selecting)

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

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



File #: 250912

RESOLUTION NO. 250912

Sponsor: Councilmember Crispin Rea

RESOLUTION - Directing the City Manager to develop minimum maintenance standards for historic buildings and make recommendations to Council within 60 days.

WHEREAS, the City has an interest in preserving historic buildings to promote sustainable development, revitalize neighborhoods, and maintain neighborhood character; and

WHEREAS, historic buildings, if not properly maintained, can deteriorate and fall into disrepair to such a degree that demolition is required; and

WHEREAS, the City Council desires to prevent the unnecessary destruction of historic properties by establishing minimum maintenance standards for historic properties; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

That the City Manager is hereby directed to develop minimum maintenance standards and requirements for historic properties for the purpose of preventing the deterioration or demolition of such buildings due to neglect and to make policy recommendations to Council within 60 days.

..end



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: Resolution 250912

Submitted Department/Preparer: Mayor/Council's Office

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

Directing the City Manager to develop minimum maintenance standards for historic buildings and make recommendations to Council within 60 days..

Discussion

The City has an interest in preserving historic buildings to promote sustainable development, revitalize neighborhoods, and maintain neighborhood character; and

Historic buildings, if not properly maintained, can deteriorate and fall into disrepair to such a degree that demolition is required; and

The City Council desires to prevent the unnecessary destruction of historic properties by establishing minimum maintenance standards for historic properties;

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
No funding appropriated in this ordinance
3. How does the legislation affect the current fiscal year?
No funding appropriated in this ordinance
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
No funding appropriated in this ordinance

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
No funding appropriated in this ordinance

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)

N/A, No funding appropriated in this ordinance

Citywide Business Plan (CWBP) Impact

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

N/A

Service Level Impacts

Unknown

Other Impacts

1. What will be the potential health impacts to any affected groups?
None
2. How have those groups been engaged and involved in the development of this ordinance?
Unknown
3. How does this legislation contribute to a sustainable Kansas City?
Yes
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 #: 250913

RESOLUTION NO. 250913

Sponsor: Councilmember Crispin Rea

RESOLUTION - Directing the City Manager to review best practices in peer cities related to potholes, evaluate policies in Kansas City, and make recommendations for policy improvements within 60 days.

WHEREAS, potholes cause property damage and have a deleterious impact on driving conditions; and

WHEREAS, incorporating new technology and increasing coordination between departments can assist in quickly identifying and repairing potholes; and

WHEREAS, the City Council seeks to proactively address potholes in an efficient and effective manner; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

That the City Manager is hereby directed to review best practices from peer cities in proactively identifying potholes, evaluate City policies related to potholes and how they may be improved through additional technology or interdepartmental coordination, and make recommendations to council within 60 days.

..end



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: Resolution 250913

Submitted Department/Preparer: Mayor/Council's Office

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

Directing the City Manager to review best practices in peer cities related to potholes, evaluate policies in Kansas City, and make recommendations for policy improvements within 60 days.

Discussion

Potholes cause property damage and have a deleterious impact on driving conditions; Incorporating new technology and increasing coordination between departments can assist in quickly identifying and repairing potholes. The City Council seeks to proactively address potholes in an efficient and effective manner.

Fiscal Impact

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

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)

N/A, No funding appropriated in this ordinance

Citywide Business Plan (CWBP) Impact

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

Prior Legislation

N/A

Service Level Impacts

Unknown

Other Impacts

1. What will be the potential health impacts to any affected groups?
None
2. How have those groups been engaged and involved in the development of this ordinance?
Unknown
3. How does this legislation contribute to a sustainable Kansas City?
Yes
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)