



Agenda

Neighborhood Planning and Development Committee

Chairperson Ryana Parks-Shaw

Vice Chair Eric Bunch

Councilmember Nathan Willett

Councilmember Melissa Patterson Hazley

Tuesday, November 19, 2024

1:30 PM

26th Floor, Council Chamber

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

PUBLIC OBSERVANCE OF MEETINGS

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

Any closed session may be held via teleconference.

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

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

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

Public Testimony is Limited to Two Minutes

City Manager's Office

240988 Sponsor: City Manager's Office

Determining that the 19th Terrace and Central Tax Increment Financing Plan is making satisfactory progress under the proposed time schedule for completion of the projects therein.

Attachments: [19th Terrace & Central TIF - Progress Report Docket Memo](#)

City Manager's Office

[240989](#) Sponsor: City Manager's Office

Determining that the Bannister & Wornall Tax Increment Financing Plan is making satisfactory progress under the proposed time schedule for completion of the projects therein.

Attachments: [Bannister & Wornall TIF - Plan Progress Report Docket Memo](#)

City Manager's Office

[240990](#) Sponsor: City Manager's Office

Determining that the 9th & Central Tax Increment Financing Plan is making satisfactory progress under the proposed time schedule for completion of the projects therein.

Attachments: [9th & Central TIF - Plan Progress Report Docket Memo](#)

City Manager's Office

[240991](#) Sponsor: City Manager's Office

Determining that the 11th Street Corridor Tax Increment Financing Plan is making satisfactory progress under the proposed time schedule for completion of the projects therein.

Attachments: [11th Street Corridor TIF - Plan Progress Report Docket Memo](#)

City Manager's Office and Robinson

[240995](#) Sponsor: City Manager's Office

Approving the 49th and Montgall PIEA General Development Plan on an irregular shaped tract approximately four acres generally located east of Prospect Avenue to Montgall Avenue between 49th and 51st Street in Kansas City, Missouri, and declaring said area to be blighted and in need of redevelopment and rehabilitation. (CD-CPC-2023-00061)

Attachments: [49th and Montgall Docket Memo](#)

Parks-Shaw

[240997](#) Sponsor: Councilmember Ryana Parks-Shaw

RESOLUTION - Directing the City Manager to develop a comprehensive anti-displacement plan; directing the City Manager to issue requests for information pertaining to additional anti-mitigation policies; and directing the City Manager to review municipally-owned housing development corporations in peer cities.

Attachments: [No Docket Memo 240997](#)

HELD IN COMMITTEE

Director of City Planning & Development

[240919](#) Sponsor: Director of City Planning and Development Department

Approving a development plan on about 7 acres in District O-1 generally located at 12940 Wornall Road to allow for a residential mixed-use development. (CD-CPC-2024-00108) ***This item will be held until 12/3/2024.***

Attachments: [Docket Memo](#)

Director of City Planning & Development

[240953](#) Sponsor: Director of City Planning and Development Department

Rezoning an area of about 45 acres generally located on the south side of E. 27th Street and the west side of Blue Ridge Boulevard from District R-7.5 to District MPD and approving a development plan which also serves as a preliminary plat, allowing for a mix of uses that includes residential, office, agricultural farm, tree service and the preservation and protection of natural resource areas. (CD-CPC-2024-00087)

Attachments: [Docket Memo TMP-4819](#)

Director of City Planning & Development

[240967](#) Sponsor: Director of City Planning and Development Department

Rezoning an area of about 10.75 acres generally located west of Interstate 29 on N.W. Prairie View Road, between N.W. Cookingham Drive to the north and N.W. 112th Street to the south from District B3-3 to District M1-2 to allow for industrial uses. (CD-CPC-2024-00117)

Attachments: [11530NWPrairieViewRd Docket Memo](#)

Director of City Planning & Development

[240971](#) Sponsor: Director of City Planning and Development Department

Vacating an approximately 2,000-square-foot area of unimproved East 34th Street in District M1-5 generally located at the northeast corner of Stadium Drive and Topping Avenue and directing the City Clerk to record certain documents.
(CD-ROW-2024-00021)

Attachments: [Docket Memo East34thStreetVacation CD-ROW-2024-00021](#)

Director of City Planning & Development

[240972](#) Sponsor: Director of City Planning and Development Department

Vacating an approximately 4,500-square-foot area of unimproved White Avenue in District M1-5 generally located at the south corner of White Avenue and East 32nd Street and directing the City Clerk to record certain documents.
(CD-ROW-2024-00020)

Attachments: [Docket Memo CD-ROW-2024-00020 WhiteAvenueVacation](#)

Director of City Planning & Development

[240979](#) Sponsor: Director of City Planning and Development Department

Amending Chapter 74, Article VII, Code of Ordinances, by repealing Section 74-304 entitled "Reporting Requirements" and Section 74-305 entitled "Costs and Fines" and enacting in lieu thereof new sections of like number and subject matter to improve the transparency and reporting compliance of community improvement districts; and requiring already established CIDs to submit adopted bylaws with their next annual report.

Attachments: [Chapter 74 Revisions - Docket Memo](#)

Bunch

[240922](#) Sponsor: Councilmember Eric Bunch

Approving the First Amendment to the 39th and Main General Development Plan to amend the Estimated Completion Time of twenty years from passage of this Ordinance and affirming the findings of the City Council made when approving the Plan.

Attachments: [No Docket Memo 240922](#)

Bunch

[240923](#) Sponsor: Councilmember Eric Bunch

Approving the First Amendment to the Westport-Main General Development Plan to amend the Estimated Completion Time to within twenty years from passage of this ordinance and affirming the findings of the City Council made when approving the Plan.

Attachments: [No Docket Memo 240923](#)

Director of City Planning & Development

[240843](#) Sponsor: Director of City Planning and Development Department

Vacating approximately 84,000 square feet of public right-of-way in Zoning District M1-5 generally located on Topping Avenue between Stadium Drive and East 32nd Street; and directing the City Clerk to record certain documents. (CD-ROW-2024-00015)

Attachments: [Docket Memo CD-ROW-2024-00015 Topping Avenue Vacation](#)

Director of City Planning & Development

[240849](#) Sponsor: Director of City Planning and Development Department

Vacating approximately 5,400 square feet of public right-of-way in Zoning District M1-5 generally described as Bellaire Avenue, south of East 32nd Street; and directing the City Clerk to record certain documents. (CD-ROW-2024-00019)

Attachments: [Docket Memo CD-ROW-2024-00019 Bellaire Vacation](#)

ADDITIONAL BUSINESS

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

3. Closed Session

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

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

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

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

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

Adjournment



File #: 240988

ORDINANCE NO. 240988

Sponsor: City Manager's Office

Determining that the 19th Terrace and Central Tax Increment Financing Plan is making satisfactory progress under the proposed time schedule for completion of the projects therein.

WHEREAS, the 19th Terrace & Central Tax Increment Financing Plan (the "Plan") was approved by the City Council on June 3, 1999 by Committee Substitute for Ordinance No. 990702; and

WHEREAS, Section 99.865.3 RSMo, provides that five years after the establishment of a redevelopment plan, and every five years thereafter, the Council shall hold a public hearing regarding those redevelopment plans and projects created pursuant to Sections 99.800 to 99.865, RSMo, to determine if the redevelopment project is making satisfactory progress under the proposed time schedule contained within the approved plans for completion of such projects; and

WHEREAS, after proper notice, the Council has held such public hearing and received information on the progress of the Plan, NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Council hereby determines that the 19th Terrace & Central Tax Increment Financing plan is making satisfactory progress under the proposed time schedule contained within the approved plan for completion of the projects therein.

..end

Approved as to form:

Emalea Black
Assistant City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240988

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

Determining that the 19th Terrace and Central Tax Increment Financing Plan is making satisfactory progress under the proposed time schedule for completion of the projects therein.

Discussion

The 19th Terrace & Central TIF Plan was approved by City Council on June 3, 1999 under Ordinance No. 990702 and has been amended several times. The Plan was approved as a Conservation Area with 22 projects planned. The original plan was to rehabilitate a large number of buildings in the vicinity of Custom Color Corporaton at 300 W. 19th Street, which now houses Truman Medical Center Behavioral Health. This Project did not receive TiF assistance.

Three projects were undertaken and completed with TIF Assistance by Broadway Development, LLC. The concept was to develop an urban live-work environment with office, studio, retail, and residential units, strengthening the creative arts related business in the area.

Some projects have expired, there are 5 remaining projects that have not expired yet.

TIF Plan Information	Projected	Actual
Number of Project Areas	16	7
Projected Total Project Costs	\$14,000,000	---
Total EATS Since Inception	----	\$239,000
Total PILOTS Since Inception	----	286,000
Total Disbursed to Date		\$4,000,000
Total Jobs to Date	250	402

Fiscal Impact

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

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

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

Additional Discussion (if needed)

Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

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

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

19th Terrace & Central

	Plan Approval	990702	6/3/99
19th Terrace & Central	1st Amendment	000778	6/15/00
19th Terrace & Central	2nd Amendment	040871	8/5/04
19th Terrace & Central	3rd Amendment 3 parts:2a Tower/2b bldgs/2c parking	070088	2/1/07
19th Terrace & Central	4th Amendment	200013	1/16/20
19th Terrace & Central	Project 1 (comm'l 9,250 sf office/27 car pkg)		
19th Terrace & Central	Project 2a (condo tower)	990932	2/1/07
19th Terrace & Central	Project 2b & 2c (b=2nd bldg/c=27 car pkg)	090497	6/11/09
19th Terrace & Central	Project 3 (10 pkg w/curb cuts)	990703	6/3/99
19th Terrace & Central	Project 4 no plan		
19th Terrace & Central	Project 5 (g=10 pkg for h/h-Mo Carriage Bldg rehab offices)	990704	
19th Terrace & Central	Project 6 (20,000sf rest or studios/galleries/common areas)	990705	6/3/99
19th Terrace & Central	Project 7 (11,000 sf rehab studio rental/warehouse)	990706	6/3/99

19th Terrace & Central	Project 8 (50,000 sf off/lab Custom Color)	990707	4/30/09
19th Terrace & Central	Project 9 (pkg for Custom Color)	990708	4/30/09
19th Terrace & Central	Project 10 (5,000 sf sgl story rehab/comm'l)	990709	3/1/01
19th Terrace & Central	Project 11 (24,000 sf 2 story)	000779	6/15/00
19th Terrace & Central	Project 12 (36,000 sf 3 story)	990710	3/1/01
19th Terrace & Central	Project 13 (Faultless pkg + QRS = 150)	990711	6/3/99
19th Terrace & Central	Project 14 (10,000 rehab 2 bldgs)	990712	
19th Terrace & Central	Project 15 (25,000 retail/65 pkg VWXYZ Y=Town Topic)	990713	12/18/08
19th Terrace & Central	Project 16 (5,000 sf 2 story)	990714	
19th Terrace & Central	Project 17 (7,500 sf/10,000 new retail/15 pkg)	990715	10/26/00
19th Terrace & Central	Project 18 (12,000 retail rehab/24,000 resid rehab/75 pkg)	990716	3/1/01

Service Level Impacts

N/A

Other Impacts

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

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

N/A

3. How does this legislation contribute to a sustainable Kansas City?
Acknowledging the continued sustainability of the TIF Plan/Projects

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 #: 240989

ORDINANCE NO. 240989

Sponsor: City Manager's Office

Determining that the Bannister & Wornall Tax Increment Financing Plan is making satisfactory progress under the proposed time schedule for completion of the projects therein.

WHEREAS, the Bannister & Wornall Tax Increment Financing Plan (the "Plan") was approved by the City Council on May 15, 2014 by Committee Substitute for Ordinance No. 140372; and

WHEREAS, Section 99.865.3 RSMo, provides that five years after the establishment of a redevelopment plan, and every five years thereafter, the Council shall hold a public hearing regarding those redevelopment plans and projects created pursuant to Sections 99.800 to 99.865, RSMO, to determine if the redevelopment project is making satisfactory progress under the proposed time schedule contained within the approved plans for completion of such projects; and

WHEREAS, after proper notice, the Council has held such public hearing and received information on the progress of the Plan; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Council hereby determines that the Bannister & Wornall Tax Increment Financing plan is making satisfactory progress under the proposed time schedule contained within the approved plan for completion of the projects therein.

..end

Approved as to form:

Emalea Black
Assistant City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240989

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

Determining that the Bannister & Wornall Tax Increment Financing Plan is making satisfactory progress under the proposed time schedule for completion of the projects therein.

Discussion

The Bannister & Wornall TIF Plan was approved by the City Council on may 15, 2014 under Ordinance no. 140372 for the purpose of blight removal and rehabilitation of a 75,000 sq. ft. existing structure located at 9400 Wornall Road and the construction of a 471,467 sq. ft. building for office space and a parking garage plus all the necessary infrastructure which were Projects A & B. The Project Improvements commenced in 2018 and were completed in the summer of 2020.

The Projects was also granted Chapter 100 benefits in the form of one hundred percent (100%) real property tax abatement for 15 years and fifty percent (50%) real property tax abatement for 10 years. Therefore no Payments In Lieu of Taxes are being collected to pay any Reimbursal Project Costs at any time while such real property tax abatement is in effect.

The Developer of the Project was VanTrust Real Estate, LLC and Burns & McDonnell as part Owner of the Building.

TIF Plan Information	Projected	Actual-to-Date
Number of Project Areas	2	2
Projected Total Project Costs	\$232,219,643	\$123,393,979
Total EATS Since Inception	---	\$7,301,987
Total Disbursed to Date	---	\$6,955,553
Job Creation	2,100	4,360
Initial/Current Assessed Value	\$2,645,558	\$53,219,424

Fiscal Impact

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

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

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

Additional Discussion (if needed)

Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

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

Bannister & Wornall	Plan Approval First	140372	5/15/14
Bannister & Wornall	Amendment	180019	1/25/18
Bannister & Wornall	Project A	140373	2/1/17
Bannister & Wornall	Project B	140374	11/3/22
	Second		
Bannister & Wornall	Amendment	220968	11/3/22

Service Level Impacts

N/A

Other Impacts

1. What will be the potential health impacts to any affected groups?
N/A
2. How have those groups been engaged and involved in the development of this ordinance?
N/A
3. How does this legislation contribute to a sustainable Kansas City?
Acknowledgement of the continued sustainability of the Plan/Projects
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 #: 240990

ORDINANCE NO. 240990

Sponsor: City Manager's Office

Determining that the 9th & Central Tax Increment Financing Plan is making satisfactory progress under the proposed time schedule for completion of the projects therein.

WHEREAS, the 9th & Central Tax Increment Financing Plan (the "Plan") was approved by the City Council on November 26, 2013 by Committee Substitute for Ordinance No. 130829; and

WHEREAS, Section 99.865.3 RSMo, provides that five years after the establishment of a redevelopment plan and every five years thereafter, the Council shall hold a public hearing regarding those redevelopment plans and projects created pursuant to Sections 99.800 to 99.865, RSMo, to determine if the redevelopment project is making satisfactory progress under the proposed time schedule contained within the approved plans for completion of such projects; and

WHEREAS, after proper notice, the Council has held such public hearing and received information on the progress of the Plan; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Council hereby determines that the 9th & Central Tax Increment Financing plan is making satisfactory progress under the proposed time schedule contained within the approved plan for completion of the projects therein.

..end

Approved as to form:

Emalea Black
Assistant City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240990

Submitted Department/Preparer: Please Select

Revised 6/10/24

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Executive Summary

Determining that the 9th & Central Tax Increment Financing Plan is making satisfactory progress under the proposed time schedule for completion of the projects therein.

Discussion

The 9th & Central Tax Increment Financing Plan was approved by the City Council on November 26, 2013 by Ordinance No. 130829 and has been amended two additional times. The purpose of the Plan was to facility the rehabilitation of an existing historic hotel building located at 219 W. 9th Street, into a 120 room boutique hotel, approximately 5,800 sq. ft. restaurant and bar are, event space and a contemporary art museum that is open and free to the public, along with all necessary infrasturcure improvements. The rehabilitation was completed in the summer of 2018.

TIF Plan Information	Projected	Actual-to-Date
Number of Project Areas	1	1
Total Project Budget/Costs	\$90,000,000	\$58,300,000
Total EATS Since Inception	----	1,700,000
Total PILOTS Since Inception	----	1,800,000
Total Disbursed to Date	---	3,000,000
Total Jobs to Date	----	113
Initial Assessed Value	\$613,000	----
Current Assessed Value	----	\$4,600,000

Fiscal Impact

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

2. What is the funding source?
Tax Increment Financing and Private Funds
3. How does the legislation affect the current fiscal year?
N/A
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
N/A
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
N/A

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

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

Additional Discussion (if needed)

Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

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

9th & Central	Plan Approval First	130829	11/26/13
9th & Central	Amendment Second	160556	8/11/16
9th & Central	Amendment	170397	6/15/17
9th & Central	Project A	130830	11/25/17

Service Level Impacts

N/A

Other Impacts

1. What will be the potential health impacts to any affected groups?
N/A
2. How have those groups been engaged and involved in the development of this ordinance?
N/A
3. How does this legislation contribute to a sustainable Kansas City?
Acknowledges the continued sustainability of 9th & Central Plan/Project
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 #: 240991

ORDINANCE NO. 240991

Sponsor: City Manager’s Office

Determining that the 11th Street Corridor Tax Increment Financing Plan is making satisfactory progress under the proposed time schedule for completion of the projects therein.

WHEREAS, the 11th Street Corridor Tax Increment Financing Plan (the “Plan”) was approved by the City Council on December 10, 1992 by Ordinance No. 921355; and

WHEREAS, Section 99.865.3 RSMo, provides that five years after the establishment of a redevelopment plan, and every five years thereafter, the Council shall hold a public hearing regarding those redevelopment plans and projects created pursuant to Sections 99.800 to 99.865, RSMo, to determine if the redevelopment project is making satisfactory progress under the proposed time schedule contained within the approved plans for completion of such projects; and

WHEREAS, after proper notice, the Council has held such public hearing and received information on the progress of the Plan; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Council hereby determines that the 11th Street Corridor Tax Increment Financing plan is making satisfactory progress under the proposed time schedule contained within the approved plan for completion of the projects therein.

..end

Approved as to form:

Emalea Black
Assistant City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240991

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

Determining that the 11th Street Corridor Tax Increment Financing Plan is making satisfactory progress under the proposed time schedule for completion of the projects therein.

Discussion

The Eleventh Street Corridor TIF Plan provided for the Redevelopment and rehabilitation of the Centennial building located at the intersection of West 10th and Central Street, the Hereford Building and the Cancer Society Building located south of West 11th Street between Interstate 29 and Pennsylvania Avenue, the Deramys Building located at the intersection of West 11th and Central Streets; the plan also called for the development of additional office, commercial and residential space; together with all necessary utilities, street improvements and appurtenances throughout the Redevelopment Area.

	TIF Plan Projections	Actuals
Number of Project Areas	29	29
Project Costs	\$284,000,000	Unknown
Total EATS Since Inception	----	\$69,,500,000
Total PILOTS Since Inception	----	\$35,500,000
Total Jobs	N/A	317
Total Disbursed to Date	----	89,000,000
Initial Assessed Value	\$3,800,000	----
Assessed Value	----	\$9,576,117

Fiscal Impact

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

2. What is the funding source?

Tax Increment Financing and Private Funds

3. How does the legislation affect the current fiscal year?
N/A
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
N/A
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
N/A

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

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

11th Street Corridor

	Plan Approval	921355	12/10/92
11th Street Corridor	1st Amendment	940721	6/23/94
	2nd		
11th Street Corridor	Amendment	951478	11/21/95
11th Street Corridor	3rd Amendment	960295	4/11/96
		Not	
11th Street Corridor	4th Amendment	approved	
11th Street Corridor	5th Amendment	981334	11/23/98
11th Street Corridor	6th Amendment	991015	9/2/99
11th Street Corridor	7th Amendment	031223	11/13/03
11th Street Corridor	8th Amendment	041258	11/18/04
11th Street Corridor	9th Amendment	050325	3/24/05
	10th		
11th Street Corridor	Amendment	120025	1/12/12
	11th		
11th Street Corridor	Amendment	140285	4/17/14
	12th		
11th Street Corridor	Amendment	150328	5/7/15
	13th		
11th Street Corridor	Amendment	180748	10/11/18
	14th		
11th Street Corridor	Amendment	180807	10/25/18
	15th		
11th Street Corridor	Amendment	190520	7/11/19
	10-Year Status		
11th Street Corridor	Report	050475	5/19/05
11th Street Corridor	Project A	921356	9/16/99
11th Street Corridor	Project B	921357	11/26/02
11th Street Corridor	Project C	921358	11/26/02
11th Street Corridor	Project D	921359	4/6/95
11th Street Corridor	Project E	921360	12/10/92
11th Street Corridor	Project F	940722	6/23/94
11th Street Corridor	Project G1	940723	4/6/95
11th Street Corridor	Project G2	940724	4/6/95
11th Street Corridor	Project G3	940725	8/8/96
11th Street Corridor	Project H1	940726	4/6/95
11th Street Corridor	Project H2	940727	4/6/95
11th Street Corridor	Project H3	940728	11/26/02
11th Street Corridor	Project I	940729	12/10/98
11th Street Corridor	Project J	940730	11/26/02
11th Street Corridor	Project K	940731	11/26/02

11th Street Corridor	Project L	940732	11/26/02
11th Street Corridor	Project M	951479	11/21/95
11th Street Corridor	Project N	940733	11/26/02
11th Street Corridor	Project O	940734	11/26/02
11th Street Corridor	Project P	940735	11/26/02
11th Street Corridor	Project Q	940736	11/26/02
11th Street Corridor	Project R	940737	11/26/02
11th Street Corridor	Project S	951480	11/26/02
11th Street Corridor	Project T	951481	11/26/02
11th Street Corridor	Project U	951482	12/10/98
11th Street Corridor	Project V	951483	12/10/98
11th Street Corridor	Project W	951484	11/26/02
11th Street Corridor	Project X	981335	3/2/00
11th Street Corridor	ProjectY	991016	9/2/99

Service Level Impacts

N/A

Other Impacts

1. What will be the potential health impacts to any affected groups?
N/A
2. How have those groups been engaged and involved in the development of this ordinance?
N/A
3. How does this legislation contribute to a sustainable Kansas City?
Acknowledging the continued sustainability of the TIF Plan/Projects
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 #: 240995

ORDINANCE NO. 240995

Sponsor: City Manager's Office

Approving the 49th and Montgall PIEA General Development Plan on an irregular shaped tract approximately four acres generally located east of Prospect Avenue to Montgall Avenue between 49th and 51st Street in Kansas City, Missouri, and declaring said area to be blighted and in need of redevelopment and rehabilitation. (CD-CPC-2023-00061)

WHEREAS, the Planned Industrial Expansion Authority of Kansas City, Missouri (the "Authority") did prepare or cause to be prepared the 49th and Montgall PIEA General Development Plan and recommended that the council approve the finding of blight and approve the General Development Plan for the area; and

WHEREAS, the City Plan Commission has reviewed and recommended approval of the finding of blight of the 49th and Montgall PIEA Street General Development Plan on June 20, 2023, as evidenced by its disposition of the case and its written recommendations submitted to the City; and

WHEREAS, Section 100.400, RSMo, authorizes the Council to make a finding that an area is a blighted area and approve a general development plan for such area if the Council finds that the plan is feasible and in conformity with the general plan for the development of the community as a whole; and

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

WHEREAS, Section 9 of Ordinance No. 160383, as amended, as modified by Second Committee Substitute for Ordinance 200497, as amended, provides that notwithstanding the guidelines set forth therein, the Council retains its discretion to authorize the capture and redirection, or abatement or exemption, in whole or in part, of ad valorem real property taxes to the full extent authorized by any provision of law; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Council declares the area of approximately 4.0 acres generally located east of Prospect Avenue to Montgall Avenue between 49th and 51st Street in Kansas City,

Missouri, and more specifically described on Exhibit A attached hereto and incorporated herein by reference, to be a blighted area as defined in Section 100.310, RSMo, and more specifically finds that there is a predominance of insanitary and unsafe conditions, deterioration of site improvements, and/or the existence of conditions which endanger the life and property by fire and other causes in such planning area and, as a result of the predominance of those conditions the planning area in its present condition and use, constitutes an economic and social liability and a serious menace to public health, safety, morals and welfare.

Section 2. That the 49th and Montgall PEIA General Development Plan prepared by the Authority and recommended to the Council is intended to and shall affect and be applicable to only the real property specifically described in Section 1 above and is hereby approved. A copy of said General Development Plan is attached to this ordinance and is made a part hereof.

Section 3. That the Council has duly made the findings necessary for compliance with Sections 100.300-100.620, RSMo.

Section 4. That the General Development Plan is hereby found to be feasible and in conformance with the general plan for the development of the community as a whole.

Section 5. That the ad valorem tax exemption benefits as authorized in Section 100.570, RSMo, are hereby extended to the General Development Plan area to the extent and in the manner as provided for in said General Development Plan and subject to the execution of a development agreement with the Authority and the developer.

Section 6. That pursuant to Section 9 of Second Committee for Ordinance No. 160383, as amended, as modified by Section E of Second Committee Substitute for Ordinance No. 200497, as amended, the City Council hereby authorizes the abatement of ad valorem real property taxes to the full extent authorized by Section 100.570, RSMo with respect to any project in the General Development Plan area located in a severely distressed census tract that has continuously maintained such status for not less than ten years immediately prior to the effective date of the request.

..end

I hereby certify that as required by Chapter 100, RSMo, as amended, all public notices have been given and public hearings held, as required by law.

Approved as to form:

Emalea Black
Assistant City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution#: 240995
Submitted Department/Preparer: Please Select
Revised 8/3/23

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

Executive Summary

Consider approval of 49th & Montgall PIEA General Development Plan.

Discussion

Onyx Development Corporation ("Onyx"), the proponent of the 49th & Montgall PIEA General Development Plan, is a Missouri nonprofit corporation organized to redevelop blighted property east of Troost Avenue in Kansas City, Missouri. Onyx is planning to construct independent living structures for senior citizens on properties that have been non-revenue generating, non-tax producing status for 20 to 25 years. Most of the parcels in the Plan Area had been owned by Land Bank of Kansas City. Land Bank recently transferred the properties to Onyx which is pursuing the development plan to construct independent living structures for senior citizens.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes 0 No
2. What is the funding source?
The ordinance has no impact on the adopted city budget or Kansas City's finances.
3. How does the legislation affect the current fiscal year?
The legislation does not affect the current fiscal year but will release the city from needing to cut grass or remove illegally dumped trash and debris.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
The legislation will release the city of any obligation to cut grass or remove illegally dumped trash and debris in the future.

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

The legislation has the affect of returning parcels that have been in nonrevenue generating, nontax producing status for a substantial number of years to productive use and to address Kansas City's critical need for affordable housing. Furthermore, returning the property to productive use will generate construction jobs and greatly deter the illegal dumping that otherwise plagues the area.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

1. View the [FY23 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):
 - Maintain and increase affordable housing supply to meet the demands of a diverse population
 - Broaden the capacity and innovative use of funding sources for affordable housing
 - Invest in neighborhood stabilization and revitalization to reduce blight, ensure sustainable housing, and improve the wellbeing of residents while sustaining their diverse cultures
 - Ensure all occupants of residences have quality, efficient, and healthy housing with minimal economic or regulatory barriers
 - Address the various needs of the City's most vulnerable population
 - Utilize planning approaches to improve the City's neighborhoods

Prior Legislation

There are no prior related ordinances or resolution related to this particular matter

Service Level Impacts

This legislation will relieve the City of Kansas City of the need to cut the grass or remove the illegally dumped trash, debris, appliances, etc. that has plagued this area for a lifetime.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Senior citizens will have the opportunity to purchase affordable homes in a planned community where lawn maintenance and snow removal will be provided uniformly by a homeowner association.
2. How have those groups been engaged and involved in the development of this ordinance?
The board of directors and executive director of the proponent are senior citizens.
3. How does this legislation contribute to a sustainable Kansas City?
This legislation will turn land that has been nonrevenue generating, nontax producing status to productive status and provide much-needed, independent living structures for senior adults that are affordable.
4. Department staff certifies the submission of any applicable Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), Non-Discrimination documents, and Letters of Intent to Subcontract (LOIs) to CREO prior to 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.

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

No(Press tab after selecting)

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

No(Press tab after selecting)

ORDINANCE NO. _____

Approving the 49th and Montgall PIEA General Development Plan on an irregular shaped tract approximately four acres generally located east of Prospect Avenue to Montgall Avenue between 49th and 51st Street in Kansas City, Missouri, and declaring said area to be blighted and in need of redevelopment and rehabilitation. (CD-CPC- 2023-00061)

WHEREAS, the Planned Industrial Expansion Authority of Kansas City, Missouri (the "Authority") did prepare or cause to be prepared the 49th and Montgall PIEA General Development Plan and recommended that the Council approve the finding of blight and approve the General Development Plan for the area; and

WHEREAS, the City Plan Commission has reviewed and recommended approval of the finding of blight of the 49th and Montgall PIEA General Development Plan on June 20, 2023, as evidenced by its disposition of the case and its written recommendations submitted to the City; and

WHEREAS, Section 100.400, RSMo, authorizes the Council to make a finding that an area is a blighted area and approve a general development plan for such area if the Council finds that the plan is feasible and in conformity with the general plan for the development of the community as a whole; and

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

WHEREAS, Section 9 of Ordinance No. 160383, as amended, provides that notwithstanding the guidelines set forth therein, the Council retains its discretion to authorize the capture and redirection, or abatement or exemption, in whole or in part, of ad valorem real property taxes to the full extent authorized by any provision of law;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Council declares the area of approximately 4.0 acres generally located generally located east of Prospect Avenue to Montgall Avenue between 49th and 51st Street in Kansas City, Missouri, and more specifically described on **Exhibit A** attached hereto and incorporated herein by reference, to be a blighted area as defined in Section 100.310, RSMo, and more specifically finds that there is a predominance of insanitary and unsafe conditions, deterioration of site improvements, and/or the existence of conditions which endanger life and property by fire and other causes in such planning area and, as a result of the predominance of those conditions the planning area in its present condition and use, constitutes an economic and social liability and a serious menace to the public health, safety, morals, and welfare.

Section 2. That the 49th and Montgall PIEA General Development Plan prepared by the Authority and recommended to the Council is intended to and shall affect and be

ORDINANCE NO. _____

applicable to only the real property specifically described in Section 1 above and is hereby approved. A copy of said General Development Plan is attached to this ordinance and is made a part hereof.

Section 3. That the Council has duly made the findings necessary for compliance with Sections 100.300-100.620, RSMo.

Section 4. That the General Development Plan is hereby found to be feasible and in conformance with the general plan for the development of the community as a whole.

Section 5. That the ad valorem tax exemption benefits as authorized in Section 100.570, RSMo, are hereby extended to the General Development Plan area to the extent and in the manner as provided for in said General Development Plan and subject to the execution of a development agreement with the Authority and the developer.

Section 6. That pursuant to Section 9 of Second Committee Substitute for Ordinance No. 160383, as amended, the City Council hereby authorizes the abatement of ad valorem real property taxes to the full extent authorized by Section 100.570, RSMo with respect to any project in the General Development Plan area providing affordable housing or housing at deeper levels of affordability, as such terms are defined in Code Section 74-11.

I hereby certify that as required by Chapter 100, RSMo, as amended, all public notices have been given and public hearings held, as required by law.

Secretary, City Plan Commission

Approved as to form and legality:

[Emalea Black]
Assistant City Attorney

ORDINANCE NO. _____

EXHIBIT A

LEGAL DESCRIPTION

49th & Montgall PIEA Planning Area**Legal Description**

The 49th & Montgall PIEA Planning Area is generally bound by Dr. Martin Luther King, Jr. Boulevard and E. 49th Street on the north, the eastern property line of those properties fronting Montgall Avenue and E. 49th Street on the east, the eastern right-of-way of U.S. Highway 71 on the south and west, and Prospect Avenue on the west in Kansas City, Jackson County, Missouri, and more specifically described as follows:

BEGINNING at the intersection of the Easterly right-of-way line of Montgall Avenue, as now established and the Southerly right-of-way line of E. 49th Street as now established; thence Easterly along the Southerly right-of-way line of E. 49th Street to a point of intersection with the Northwesterly corner of Lot 69, LEBANON, a subdivision in Kansas City, Jackson County, Missouri; thence Southerly along the Westerly boundary of said Lot 69 and of Lots 70 through 83, LEBANON, a subdivision in Kansas City, Jackson County, Missouri, to a point of intersection with the Southwesterly point of Lot 83, LEBANON, a subdivision in Kansas City, Jackson County, Missouri; thence Westerly along the Westerly prolongation of the Southerly boundary of said Lot 83 to a point of intersection with the Westerly right-of-way line of Montgall Avenue, as now established; thence Northwesterly along said right-of-way to a point of intersection with the Southerly point of parcel 31-430-11-28-00-0-00-000 (this and all subsequent Parcel numbers referenced herein are based on the parcel identification numbers used by the Jackson County, Missouri Assessment Department); thence Northwesterly along the Southerly boundary of said parcel to a point of intersection with the Easterly right-of-way line of Prospect Avenue, as now established; thence Northerly along said right-of-way line of Prospect Avenue to a point of intersection with the Northerly boundary of parcel 31-430-10-23-00-0-00-000; thence Easterly along said Northerly boundary of parcel 31-430-10-23-00-0-00-000 and continuing Easterly along the Northerly boundary of parcel 31-430-10-25-00-0-00-00, to a point of intersection with the Westerly right-of-way line of Montgall Avenue, as now established; thence Southerly along said Westerly right-of-way line of Montgall Avenue to a point of intersection with the Southerly right-of-way line of E. 49th Street as now established; thence Easterly along the prolongation of the Southerly right-of-way line of E. 49th Street to the Point of Beginning.



File #: 240997

RESOLUTION NO. 240997

Sponsor: Councilmember Ryana Parks-Shaw

RESOLUTION - Directing the City Manager to develop a comprehensive anti-displacement plan; directing the City Manager to issue requests for information pertaining to additional anti-mitigation policies; and directing the City Manager to review municipally-owned housing development corporations in peer cities.

WHEREAS, on April 20, 2023, the City Council passed Resolution 230257 and adopted the KC Spirit Playbook as the City's comprehensive plan; and

WHEREAS, the KC Spirit Playbook recommended adopting anti-displacement policies; and

WHEREAS, on February 8, 2024, the City Council passed Resolution 240094 and directed the City Manager to review displacement mitigation policies and recommend an implementation plan; and

WHEREAS, the Displacement Mitigation Best Practices Report provided implementation recommendations; and

WHEREAS, the City Council seeks to protect Kansas Citizens from displacement and adverse effects of gentrification; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the City Manager is hereby directed to develop and present a comprehensive anti-displacement plan to Council within 90 days. Said plan shall include, but not be limited to, the following:

- 1) Strategies to track data regarding populations and neighborhoods identified as at-risk of gentrification and displacement as measured by methods identified in Resolution 240094; and
- 2) Processes for leveraging existing city programs and community resources and new policies recommended by Resolution 240094 for identified at-risk communities; and

- 3) Recommendations for additional anti-displacement programs and policies to support neighborhood stabilization and preserve affordability.

Section 2. That the City Manager is hereby directed to issue a Request for Information within 30 days to provide legal assistance to neighborhood associations and residents in areas at risk of gentrification and displacement with governance assistance, stabilization, and revitalization, including targeted services such as:

- 1) Assisting nonprofit neighborhood groups to build organizational capacity; and
- 2) Facilitating legal access to vacant and abandoned properties to remove nuisance conditions and create additional housing stock; and
- 3) Estate planning and title clearance to build generational wealth and prevent displacement and/or abandonment.

Section 3. That the City Manager is hereby directed to issue a Request for Information within 30 days to partner with the City in providing Community Land Trust services to assist at-risk neighborhoods with the following:

- 1) Preservation and creation of affordable housing; and
- 2) Blight remediation; and
- 3) Technical assistance for Community Land Trusts.

Section 4. That the City Manager is directed to review municipally-owned housing development corporations in other municipalities and report back within 45 days. The report shall include, but not be limited to, a description of how such entities were created, how they are funded, their success in meeting stated goals and objectives, potential benefits should the City create such an entity, and possible next steps.

..end

**No Docket
Memo Provided
for Ordinance
No. 240997**



File #: 240919

ORDINANCE NO. 240919

Sponsor: Director of City Planning and Development Department

Approving a development plan on about 7 acres in District O-1 generally located at 12940 Wornall Road to allow for a residential mixed-use development. (CD-CPC-2024-00108)
This item will be held until 12/3/2024.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District O-1 generally located at 12940 Wornall Road, and more specifically described as follows:

A tract of land situate in the Township of Kaw, Sections 17 & 18, Township 47 North, Range 33 West, Jackson County, Mississippi, known as being Tracts 1, 2, 3, 4, and 5 of the Blue Hills Retirement Center as shown on Document No. K709805 in Plat Book 36, Page 72, and being further bounded and described as follows: Beginning at an Aluminum disk stamped "Aylett Rutherford and Eustler LS 1560" at the intersection of Aylett Rutherford and Eustler LS 1560" at the intersection of at the intersection of the North right-of-way of Blue Ridge Boulevard (a public right-of-way) and the West right-of-way of Wornall Road (a public right-of-way), said point being located N 42°51'36" W, 72.93' from 1/2" iron rebar marking the Southeast Corner of the Southwest 1/4 of the Southwest 1/4 of section 17; thence along the North right-of-way of Blue Ridge Boulevard, N 85°45'12" W, for a distance of 1351.33' to a 1/2" iron rebar stamped "KS LS-776 SK&W MO LS-2057"; thence leaving said right-of-way along the KS LS-776 SK&W MO LS-2057"; thence leaving said right-of-way along the; thence leaving said right-of-way along the Blue Hills South Subdivision (Book 33, Page 92) N 36°16'32" E, for a distance of 130.95' to an Aluminum disk stamped "Aylett Rutherford and Eustler LS 1560"; thence N 48°55'44" E, for a distance Aylett Rutherford and Eustler LS 1560"; thence N 48°55'44" E, for a distance; thence N 48°55'44" E, for a distance of 284.58' to a 3/8" iron rebar; thence N 55°20'46" E, for a distance of 274.48' to a 1/2" iron rebar iron rebar; thence N 55°20'46" E, for a distance of 274.48' to a 1/2" iron rebar stamped "KS LS-776 SK&W MO LS-2057"; thence N 01°07'39" E, for a distance of 154.13' to a point; KS LS-776 SK&W MO LS-2057"; thence N 01°07'39" E, for a distance of 154.13' to a point; thence N 01°07'39" E, for a distance of 154.13' to a point; thence N 53°58'14" E, for a distance of 133.50' to a 1/2" iron rebar stamped "KS LS-776 SK&W MO KS LS-776 SK&W MO LS-2057"; thence along the land

conveyed to Blue Hills Country Club, S 34°51'38" E, for a distance of; thence along the land conveyed to Blue Hills Country Club, S 34°51'38" E, for a distance of 264.25' to a 1/2" iron rebar stamped "KS LS-776 SK&W MO LS-2057"; thence S 85°35'33" E, for a KS LS-776 SK&W MO LS-2057"; thence S 85°35'33" E, for a; thence S 85°35'33" E, for a distance of 599.91' to an Aluminum disk stamped "Aylett Rutherford and Eustler LS 1560"; thence Aylett Rutherford and Eustler LS 1560"; thence; thence along the West right-of-way of Wornall Road S 03°21'07" W, for a distance of 519.25' to the point of beginning.

Containing 614,467 square feet (14.106 acres) of land, more or less, as surveyed by Timothy Leigh Fish, LS No. 2018005041 in August of 2023, for and on behalf of Millman Surveying, Inc. d.b.a. CBRE Land Surveying.

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, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.
3. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
4. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
5. 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.
6. The developer shall combine Tracts 1-4 (500 W. Blue Ridge Boulevard, 450 Blue Ridge Boulevard, and 12940 Wornall Road) by General Warranty Deed and record with the county prior to a certificate of occupancy. A copy of the deed should be sent to lotmapping@kcmo.org upon completion of recording.
7. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)

8. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2) Fire hydrant distribution shall follow IFC-2018 Table C102.1.
9. 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)
10. Fire Protection Systems shall be modified to fit the new plan.
11. Required Fire Department access roads shall be an all-weather surface. (IFC-2012: § 503.2.3). Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5). Required Fire Department access roads shall be designed to support a fire apparatus with gross axle weight of 85,000 pounds (IFC-2018: § 503.2.3) and shall provide fire lane signage on fire access drives. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
12. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus (i.e., cul-de-sac, hammerhead Appendix D). (IFC-2018: § 503.2.5)
13. 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.
14. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks and Recreation Department's Forestry Division prior to beginning work in the public right-of-way.
15. The developer shall 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 2024 acquisition rate of \$64,220.18 per acre. This requirement shall be satisfied prior to a certificate of occupancy.
16. 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

17. 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.
18. 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.
19. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
20. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to a certificate of occupancy.
21. Water/sewer service lines shall serve only one lot or tract and shall not cross a separate lot or tract.
22. All onsite water mains and fire hydrants shall be private.
23. The developer shall provide a storm drainage letter indicating that the total disturbed area for this project is less than 10,000 square feet and request an exception for the storm water management requirements for the site.
24. The developer shall work with the Kansas City Water Services Department to provide an indemnification agreement for the portion of the public sanitary sewer that is currently located beneath existing buildings prior to the issuance of any building permits.
25. The developer shall provide a signed and sealed letter from a Missouri professional engineer to request an exception to the City's stream buffer ordinance based on the current condition of the site and previous development prior to the adoption of the stream buffer ordinance.

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 #: 240919

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Approving a development plan on about 7 acres to allow for a residential mixed-use development in District O-1 generally located at 12940 Wornall Road. (CD-CPC-2024-00108)

Discussion

This development plan proposes the reuse of 3 existing buildings from a skilled nursing facility into 133 residential dwelling units and 594 square feet of commercial space. The buildings have been vacant for the last few years and the developer is proposing to change the use to multi-unit apartment buildings.

The site is not expected to change, except for remodeling of the buildings. 138 parking spaces are provided.

The CPC received written testimony, primarily concerned about existing traffic issues. The anticipated traffic for the proposed development wasn't enough to require a traffic impact study by Public Works.

CPC voted to recommend approval with conditions.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
Not applicable as this is a zoning ordinance authorizing physical development of a property by a private developer.
3. How does the legislation affect the current fiscal year?

Not applicable as this is a zoning ordinance authorizing physical development of a property by a private developer.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
There are no public improvements with the propose ordinance; therefore, there is not anticipated future fiscal impact on the City.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
This ordinance authorizes physical development of the subject property, which may generate revenue.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

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

Citywide Business Plan (CWBP) Impact

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

- Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
-

Prior Legislation

CD-CPC-2021-00068 - Ordinance 210552 - Approving a rezoning without plan from R-7.5 (Residential 7.5) to O (Office) to allow the change of use of an existing building from residential to a hospital along with renovation and expansion work on about 14.178 acres generally located at the northwest corner of W. Blue Ridge Boulevard and Wornall Road. Approved 7/27/2021

CD-SUP-2021-00022 - A request to approve a Special Use Permit to allow the change of use of an existing building from residential to a hospital along with renovation and expansion work on about 14.178 acres generally located at the northwest corner of W. Blue Ridge Boulevard and Wornall Road. Expired 7/13/2024

Service Level Impacts

No impact expected.

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?
This ordinance will authorize 133 new residential units, providing housing in the city.
4. Does this legislation create or preserve new housing units?
Yes (Press tab after selecting)

Total Number of Units 133

Number of Affordable Units unknown

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:

Private development project.

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 #: 240953

ORDINANCE NO. 240953

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 45 acres generally located on the south side of E. 27th Street and the west side of Blue Ridge Boulevard from District R-7.5 to District MPD and approving a development plan which also serves as a preliminary plat, allowing for a mix of uses that includes residential, office, agricultural farm, tree service and the preservation and protection of natural resource areas. (CD-CPC-2024-00087)

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-1452, rezoning an area of about 45 acres generally located on the south side of E. 27th Street and the west side of Blue Ridge Boulevard from District R-7.5 (Residential 7.5) to District MPD (Master Planned Development), and approving a development plan which also serves as a preliminary plat allowing for a mix of uses that includes residential, office, agricultural farm, tree service and the preservation and protection of natural resource areas, said section to read as follows:

Section 88-20A-1452. That an area legally described as:

TRACT 1:

The North 30 acres of the Northwest Quarter of the Northwest Quarter of Section 17, Township 49, Range 32, in Kansas City, Jackson County, Missouri.

TRACT 2 PARCEL: A

That part of Lot 3. Commissioner's Plat of Robert Fogle Lands described as follows: Beginning at the Northwest corner of Northeast Quarter of Northwest Quarter of Section 17, Township 49, Range 32, Thence South 141 feet; thence East 154.5 feet; Thence North 141 feet, Thence West 154.5 feet to beginning, Except that part in 27th Street, in Kansas City, Jackson County, Missouri.

That part of Lot 4, Commissioner's Plat of Robert Fogle lands described as follows: Beginning 141 feet of South of Northwest corner of Northeast Quarter of Northwest Quarter of Section 17, Township 49, Range 32; thence South 172.7 feet; thence East 154.6 feet; thence North 172.7 Feet; Thence West 154.6 feet to Beginning. In Kansas City, Jackson County, Missouri. Subject to that part in streets and/or roads if any.

TRACT 3:

The West 154.6 feet of lots 1 and 2, FOGLE HEIGHTS, a subdivision in Kansas City, Jackson County, Missouri.

TRACT 4:

Lots 6 to 8, and 13 to 15 Inclusive, Hollyvale, a subdivision in Kansas City, Jackson County, Missouri.

TRACT 5:

All that part of Lots 3 and 4, COMMISSIONER'S PLAT OF ROBERT FOGLE LANDS, being a part of the Northeast Quarter of the Northwest Quarter of Section 17 Township 49, Range 32. In Kansas City, Jackson County, Missouri, Described as follows: Beginning 313.7 feet South and 252.1 feet East of the Northwest corner of the Northeast Quarter of the Northwest Quarter of Section 17, Township 49, Range 32, which is the Point of Beginning; thence East 211.4 feet; thence North 172.7 feet; Thence West 211.4 feet; thence South 172.7 feet to the place of beginning, also, Beginning 154.5 feet East of the Northwest corner of the Northeast Quarter of the Northwest Quarter of Section 17, Township 49, Range 32, which is the Point of Beginning; Thence East 309 feet; Thence South 141 feet; Thence West 309 feet; Thence North 141 feet to the Point of Beginning; Also beginning 313.7 feet South and 154.5 feet East of the Northwest corner of the Northeast Quarter of the Northwest Quarter of Section 17, Township 49, Range 32, which is the point of beginning; Thence East 97.6 feet; thence North 172.7 feet; thence West 97.6 feet; thence South 172.7 feet to the Point of Beginning. Subject to that part in streets and/or roads , if any/ Except that part of the Northeast Quarter of the Northwest Quarter of Section 17, Township 49, Range 32. Described as follows: Beginning at a point 141 feet South of the North line and 363.5 feet East of the West line of said Northeast Quarter of the Northwest Quarter. Thence East parallel with the North line of said Quarter Quarter Section 100 feet; Thence South parallel with the West line of said Quarter Quarter Section 172.7 feet to the North line of 27th Street Terrace, now established; thence West parallel with the North line of said Quarter Quarter Section and along the North line of said 27th Street Terrace 100 feet, Thence North parallel with the West line of said Quarter Quarter Section 172.7 feet to the Point of Beginning.

And except that part described as follows:

All that part of Lots 3 and 4, Commissioners Plat of Robert Fogle Lands, being a part of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section 17, Township 49, Range 32, in Kansas City, Jackson County, Missouri, described as follows, Beginning 247.0 feet East of the Northwest corner of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of said section, and being the true point of beginning, thence East 96.0 feet, thence South 181.0 feet thence West 96.0 feet thence North 181.0 feet to the true point of beginning, except that part taken for 27th Street.

TRACT 6:

All that part of the Northeast Quarter of the Northwest Quarter of Section 17, Township 49, Range 32, in Kansas City, Jackson County, Missouri and being a part of Lots 5 and 7, as shown on the Commissioner's Plat of land of Robert Fogle, Deceased, filed for record in the

Office of the Recorder of Deeds of said County at Independence and recorded in Book 208 at Page 85, described as follows: Beginning at a point in the West line of said Quarter Quarter Section which is also the West line of said Lot 5, 169.5 feet North of the Southwest corner of said Quarter Quarter Section, which is also the Southwest corner of said Lot 5; thence North along said West line, 164.2 feet; thence East 1184.1 feet, more or less, to the center line of Blue Ridge Road as now established; thence Southeasterly along said center line 177.3 feet, more or less, to a point due East of point of beginning; thence West 1251 feet, more or less, to point of beginning, except that part thereof in Blue Ridge Road.

TRACT 7:

All that part of Lot 5, Commissioner's Plat of Robert Fogle Estate, beginning at the Northwest corner of Lot 5; thence East along the North line of Lot 5, a distance of 797.25 feet, thence South parallel to the West line of Lot 5, a distance of 270.5 feet; thence West parallel to the South line of Lot 5, a distance of 797.25 feet to the West line of Lot 5; thence North 270.5 feet to the point of beginning; is hereby rezoned from District R-7.5 (Residential 7.5) to District MPD (Master Planned Development), all as shown outlined on a map marked Section 88-20A-1452, 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. The North 20 feet of the above tract is subject to being dedicated for a roadway.

Section B. That a development plan which also serves as a preliminary plat 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, have been installed or preserved in accordance with the plan and are healthy prior to a certificate of occupancy.
2. 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.
3. Prior to issuance of the certificate of occupancy for each lot within the plat the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy.
4. The developer shall secure approval of an MPD final plan from the City Plan Commission prior to a building permit for the future phases.

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. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
7. The developer shall consolidate the parcels addressed as 2804 and 2808 Blue Ridge Boulevard prior to issuance of any building permit.
8. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
9. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC- 2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2)
10. Fire hydrant distribution shall follow IFC-2018 Table C102.1.
11. The 30,000 square-foot building on the north of the property will likely require a sprinkler system.
12. Required Fire Department access roads shall be a minimum unobstructed width of twenty (20) feet and 13 ft. 6 in. clearance height. The developer shall check with Streets and Traffic (Kansas City, Missouri Public Works Department) or the Missouri Department of Transportation (MODOT) regarding street planning regulations that may supersede the Fire Code. (IFC-2018: § 503.2.1)
13. A required Fire Department access road shall be an all-weather surface. (IFC-2012: § 503.2.3)
14. Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
15. Required Fire Department access roads shall be designed to support a fire apparatus with gross axle weight of 85,000 pounds (IFC-2018: § 503.2.3) and shall provide fire lane signage on fire access drives.
16. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
17. The developer shall submit verification of vertical and horizontal sight distance to the Land Development Division for the drive connection to E. 27th Street public right-of-way 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.

18. 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.
19. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right-of-way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
20. The developer shall employ a Missouri professional engineer to complete a comparative analysis of the proposed fire and domestic water demands to the capacity of the adjacent water mains to supply these demands. If necessary the developer shall design and install upsized public water distribution mains to accommodate the new demands prior to a building permit issuance.
21. 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.
22. 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.
23. 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.
24. 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.
25. 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 storm water detention area tracts, prior to recording the plat or issuance of a building permit, whichever occurs first.

26. 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.
27. The developer shall submit a preliminary stream buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements.
28. 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.
29. The developer shall demonstrate that the proposed private sewage disposal system complies with Chapter 18, Kansas City Building Code, in the City's Code of Ordinances, MDNR requirements, and Health Department requirements prior to issuance of a permit for the private sewage disposal system.

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 #: 240953

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 45 acres generally located on the south side of E. 27th Street and the west side of Blue Ridge Boulevard from District R-7.5 (Residential 7.5) to District MPD (Master Planned Development), and approved a development plan which also serves as a preliminary plat allowing for a mix of uses that includes; residential, office, agricultural farm, tree service and the preservation and protection of natural resource areas. (CD-CPC-2024-00087).

Discussion

This MPD plan seeks to provide a mixed use development that includes; residential, office, agricultural farm, tree service and the preservation and protection of natural resource areas.

City Staff Recommended approval.

The CPC Recommends approval.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
Not applicable as this is a zoning ordinance authorizing (subdivision of subject property/physical development of subject property/allowed uses on subject property).
3. How does the legislation affect the current fiscal year?
Not applicable as this is a zoning ordinance authorizing (subdivision of subject property/physical development of subject property/allowed uses on subject property).
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Not applicable as this is a zoning ordinance authorizing (subdivision of subject property/physical development of subject property/allowed uses on subject property).

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

This ordinance authorizes physical development of the subject property, which may generate revenue.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

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

Citywide Business Plan (CWBP) Impact

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

Prior Legislation

None

Service Level Impacts

Minimal impact anticipated.

Other Impacts

1. What will be the potential health impacts to any affected groups?
This ordinance requires public engagement prior to a recommendation from City Plan Commission. The developer held a public engagement meeting on July 30, 2024. See attached summary as part of the staff report.
2. How have those groups been engaged and involved in the development of this ordinance?
This ordinance requires public engagement prior to a recommendation from City Plan Commission. The developer held a public engagement meeting on July 30, 2024. See attached summary as part of the staff report.
3. How does this legislation contribute to a sustainable Kansas City?
City Planning and Development Staff evaluated this against the following sustainability goals/objectives in The KC Spirit Playbook:
 - Healthy Environmental Systems: We will promote and value the health of our environmental and natural systems and protect them from degradation.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

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

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

No(Press tab after selecting)

Click or tap here to enter text.

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



File #: 240967

ORDINANCE NO. 240967

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 10.75 acres generally located west of Interstate 29 on N.W. Prairie View Road, between N.W. Cookingham Drive to the north and N.W. 112th Street to the south from District B3-3 to District M1-2 to allow for industrial uses. (CD-CPC-2024-00117)

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-1453, rezoning an area of about 10.75 acres generally located west of Interstate 29 on N.W. Prairie View Road, between N.W. Cookingham Drive to the north and N.W. 112th Street to the south from District B3-3 (Commercial) to District M1-2 (Manufacturing) said section to read as follows:

Section 88-20A-1453. That an area legally described as:

Platte Gardens Tract 1 & Thrifty Rent A Car Center Lot 1.

is hereby rezoned from District B3-3 (Commercial) to District M1-2 (Manufacturing), all as shown outlined on a map marked Section 88-20A-1453, 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 #: 240967

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Approving a rezoning without plan from district B3-3 (Commercial) to M1-2 (Manufacturing) on about 10.75 acres generally located west of Interstate 29 on NW Prairie View Road, between NW Cookingham Drive to the north and NW 112th Street to the south. (CD-CPC-2024-00117)

Discussion

The applicant is requesting approval of a rezoning without plan from B3-3 to M1-2. The surrounding properties are used commercially or are currently undeveloped, and are zoned KCIA and B3-3, which are mainly commercial districts. The subject property is well suited for the uses of the B-3 district, the use and zoning of the surrounding properties are similar and the proximity of the site to the airport supports the use. The KCI Area Plan recommends Commercial/Industrial uses for this location.

The applicant does not have specific plans for the property at this time. The proposed zoning district will allow for potential manufacturing uses, however the low intensity of the proposed zoning district provides safety measures and requires entitlement for uses that might raise concerns for the wider community.

Public engagement as required by the Zoning and Development Code was completed on 10/04/2024; no one attended the neighborhood meeting. The application was heard at the 10/16/2024 City Plan Commission. No public comment was given at the meeting. The Commissioners voted to recommend approval without conditions.

Fiscal Impact

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

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

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

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

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

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

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

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

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

Citywide Business Plan (CWBP) Impact

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

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

Prior Legislation

None.

Service Level Impacts

No service level impacts expected.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this is a zoning ordinance authorizing the rezoning of a property for future development
2. How have those groups been engaged and involved in the development of this ordinance?
Not applicable as this is a zoning ordinance authorizing the rezoning of a property for future development. Public engagement is required for rezoning requests, the applicant held a public engagement meeting in compliance with the Zoning and Development Code on 10/04/2024.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this is a zoning ordinance authorizing the rezoning of a property for future development.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

NA

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

No(Press tab after selecting)

Click or tap here to enter text.

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

No(Press tab after selecting)



File #: 240971

ORDINANCE NO. 240971

Sponsor: Director of City Planning and Development Department

Vacating an approximately 2,000-square-foot area of unimproved East 34th Street in District M1-5 generally located at the northeast corner of Stadium Drive and Topping Avenue and directing the City Clerk to record certain documents. (CD-ROW-2024-00021)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Council of Kansas City does hereby find and declare that on the 2nd day of July, 2024, a petition was filed with the City Clerk of Kansas City by Richard Shafer for the vacation of a tract of land being part of 34th Street, established by the plat of Couch's 1st Addition, a subdivision in Kansas City, Jackson County, Missouri described as follows: Commencing at the Southeast corner of said Section 14, Township 49 North, Range 33 West; thence North 02° 12' 09" West, 639.50 feet, on the East line of the Southeast Quarter of said Section 14; Thence North 87° 47' 42" West, 30.00 feet, to the intersection of the West Right-of-Way line of Topping Avenue and the South Right-of-way line of 34th Street, and the point of beginning of said Tract herein described; thence continuing North 87° 47' 42" West, 29.10 feet, on the South Right-of-way line of 34th Street, to the Easterly Right-of-Way line of Stadium Drive as now established (formerly Raytown Road); thence North 18° 27' 28" West, 26.72 feet, on the Northerly prolongation of said Easterly Right-of-Way line, to the Centerline of 34nd Street; thence North 21° 25' 50" West, 27.29 feet, on the Southerly prolongation of said Easterly Right-of-Way line, to the North Right-of-Way line of 34th Street; thence South 87° 47' 42" East,

49.47 feet, on said North Right-of-Way line, to a point on said West Right-of-Way line of Topping Avenue; thence South 02° 12' 09" West, 50.00 feet, on said West Right-of-Way line, to the point of beginning, said Tract containing 1,945 square feet or 0.0447 acres, giving the distinct description of the street to be vacated, and also the names of the persons and corporations owning or claiming to own the property fronting thereon, and that the consent of the persons and corporations owning or claiming to own three-fourths of the front feet of the property immediately adjoining said street has been obtained in writing, that said consent has been acknowledged as deeds are acknowledged, and was duly filed with the petition for such vacation in the City Clerk's Office.

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

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

Section 4. That of a tract of land being part of 34th Street, established by the plat of Couch's 1st Addition, a subdivision in Kansas City, Jackson County, Missouri described as follows: Commencing at the Southeast corner of said Section 14, Township 49 North, Range 33 West; thence North 02° 12' 09" West, 639.50 feet, on the East line of the Southeast Quarter of said Section 14; Thence North 87° 47' 42" West, 30.00 feet, to the intersection of the West Right-of-Way line of Topping Avenue and the South Right-of-way line of 34th Street, and the point of beginning of said Tract herein described; thence continuing North 87° 47' 42" West, 29.10 feet, on the South Right-of-way line of 34th Street, to the Easterly Right-of-Way line of Stadium Drive as now established (formerly Raytown Road); thence North 18° 27' 28" West, 26.72 feet, on the Northerly prolongation of said Easterly Right-of-Way line, to the Centerline of 34nd Street; thence North 21° 25' 50" West, 27.29 feet, on the Southerly prolongation of said Easterly Right-of-Way line, to the North Right-of-Way line of 34th Street; thence South 87° 47' 42" East, 49.47 feet, on said North Right-of-Way line, to a point on said West Right-of-Way line of Topping Avenue; thence South 02° 12' 09" West, 50.00 feet, on said West Right-of-Way line, to the point of beginning, said Tract containing 1,945 square feet or 0.0447 acres, be and the same is hereby vacated, and subject to the following conditions:

1. The applicant shall retain all utility easements, protect facilities or relocate facilities at the applicant's expense as required by the Kansas City, Missouri Water Services Department, and no construction shall occur within the easement.
2. The applicant shall retain all utility easements and protect facilities or relocate facilities at the applicant's expense as required by AT&T.
3. The applicant shall retain all utility easements and protect facilities or relocate facilities at the applicant's expense as required by Evergy.

Section 5. That the City Clerk of Kansas City, Missouri, be and she is hereby authorized and directed to acknowledge this ordinance as deeds are acknowledged, and to cause this

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

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

Recorder

By _____
Deputy



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240971

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Vacating an approximately 2,000-square-foot area of unimproved East 34th Street in Zoning District M1-5 generally located at the northeast corner of Stadium Drive and Topping Avenue and directing the City Clerk to record certain documents. (CD-ROW-2024-00021)

Discussion

The portion of public right-of-way to be vacated is an unimproved section of East 34th Street that terminates at the corner of Stadium Drive and Topping Avenue. The area of right-of-way is approximately 2,000 square feet. The public right-of-way in question currently has both public and private utilities located within it. Kansas City Water Services has sewer located within the area. There are also AT&T and Evergy facilities located within this portion of East 34th Street.

This vacation request is to facilitate the development of the site to the northeast, owned by Langley Enterprises, LLC. The applicant's intention is to fully utilize the property located at 5819 East 32nd Street. A key element of the applicant's intent involves the vacation of East 34th Street, among several other proposed street vacations. This proposal is part of a broader initiative that includes multiple vacation requests in the vicinity. This is a companion case with CD-ROW-2024-00015 (Topping Ave), CD-ROW-2024-00019 (Bellaire Ave) and CD-ROW-2024-00020 (White Ave). A development plan will be required before future development because the site is zoned industrial and larger than 10 acres per Section 88-517-02-D.

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

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

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Infrastructure and Accessibility (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - Engage in thoughtful planning and redesign of existing road networks to ensure safety, access, and mobility of users of all ages and abilities.

- Enhance the City's connectivity, resiliency, and equity through a better-connected multi-modal transportation system for all users.
- Build on existing strengths while developing a comprehensive transportation plan for the future.
- Develop environmentally sustainable infrastructure strategies that improve quality of life and foster economic growth.
- Ensure adequate resources are provided for continued maintenance of existing infrastructure.
- Focus on delivery of safe connections to schools.

Prior Legislation

There is no controlling case that pertains to the vacation of public right-of-way.

Service Level Impacts

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

Other Impacts

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

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

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 vacation of public right-of-way.

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

No(Press tab after selecting)

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

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

No(Press tab after selecting)



File #: 240972

ORDINANCE NO. 240972

Sponsor: Director of City Planning and Development Department

Vacating an approximately 4,500-square-foot area of unimproved White Avenue in District M1-5 generally located at the south corner of White Avenue and East 32nd Street and directing the City Clerk to record certain documents. (CD-ROW-2024-00020)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Council of Kansas City does hereby find and declare that on the 2nd day of July, 2024, a petition was filed with the City Clerk of Kansas City by Kent Shafer for the vacation of a tract of land being part of White Avenue, as established by the plat of East Center, a subdivision of land in Kansas Jackson City, County, Missouri, described as follows: Beginning at the Northwest corner of Lot 1, Block 19, of said East Center subdivision; thence South 02° 12' 09" West, 60.09 feet, on the East Right-of-Way line of White Avenue as now established; thence North 87° 53' 08" West, 60.00 feet, on the South line of said East Center subdivision to the West Right-of-Way line of White Avenue; Thence North 02° 12' 09" East, 90.09 feet, on said West Right-of-Way line, to the South Right-of-Way line of 32nd Street; Thence South 87° 53' 08" East, 60.00 feet, to the point of beginning, said Tract containing 5,405 square feet or 0.1333 acres giving the distinct description of the street to be vacated, and also the names of the persons and corporations owning or claiming to own the property fronting thereon, and that the consent of the persons and corporations owning or claiming to own three-fourths of the front feet of the property immediately adjoining said street has been obtained in writing, that said consent has

been acknowledged as deeds are acknowledged, and was duly filed with the petition for such vacation in the City Clerk's Office.

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

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

Section 4. That a tract of land being part of White Avenue, as established by the plat of East Center, a subdivision of land in Kansas Jackson City, County, Missouri, described as follows: Beginning at the Northwest corner of Lot 1, Block 19, of said East Center subdivision; thence South 02° 12' 09" West, 60.09 feet, on the East Right-of-Way line of White Avenue as now established; thence North 87° 53' 08" West, 60.00 feet, on the South line of said East Center subdivision to the West Right-of-Way line of White Avenue; Thence North 02° 12' 09" East, 90.09 feet, on said West Right-of-Way line, to the South Right-of-Way line of 32nd Street; Thence South 87° 53' 08" East, 60.00 feet, to the point of beginning, said Tract containing 5,405 square feet or 0.1333 acres, be and the same is hereby vacated.

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

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

..end

Approved as to form:

Sarah Baxter
Senior Associate City Attorney

Approved by the City Plan Commission:

Sara Copeland, FAICP
Secretary

STATE OF MISSOURI)



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240972

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Vacating an approximately 4,500-square-foot area of unimproved White Avenue in Zoning District M1-5 generally located at the south corner of White Avenue and East 32nd Street and directing the City Clerk to record certain documents. (CD-ROW-2024-00020)

Discussion

The street proposed for vacation is currently an unimproved street that terminates in a dead end. The proposed vacation is approximately 4,500 square foot area and, if approved, would bring the dead end into compliance with the zoning and development code (88-560-11-E.). The surrounding area to the west consists of undeveloped lots that are owned by the applicant. The public right-of-way in question contains no public or private utilities. The lack of public or private utilities has simplified the vacation process.

The objective of this vacation request is to facilitate the development of the site to the south and west, which is zoned for industrial uses. The applicant's intention is to fully utilize the property located at 5819 E 32nd Street. A key element of the applicant's intent involves the vacation of White Avenue, among several other proposed street vacations. This proposal is part of a broader initiative that includes multiple vacation requests in the vicinity. This is a companion case with CD-ROW-2024-00015 (Topping Ave), CD-ROW-2024-00019 (Belleaire Ave), and CD-ROW-2024-00021 (E. 34th St). A development plan will be required prior to future development since the site is zoned industrial and larger than 10 acres per Section 88-517-02-D.

Staff Recommendation: Approval without Conditions

CPC Recommendation: Approval without 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 vacation of public right-of-way.
3. How does the legislation affect the current fiscal year?
Not applicable as this is an ordinance authorizing the vacation of public right-of-way.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Not applicable as this is an ordinance authorizing the vacation of public right-of-way.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this is an ordinance authorizing the vacation of public right-of-way.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

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

Citywide Business Plan (CWBP) Impact

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

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

Prior Legislation

There is no controlling case that pertains to the vacation of this public right-of-way.

Service Level Impacts

Not applicable as this is an ordinance authorizing vacation of public right-of-way.

Other Impacts

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

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

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 vacation of public right-of-way.

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

No(Press tab after selecting)

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

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

No(Press tab after selecting)



File #: 240979

ORDINANCE NO. 240979

Sponsor: Director of City Planning and Development Department

Amending Chapter 74, Article VII, Code of Ordinances, by repealing Section 74-304 entitled “Reporting Requirements” and Section 74-305 entitled “Costs and Fines” and enacting in lieu thereof new sections of like number and subject matter to improve the transparency and reporting compliance of community improvement districts; and requiring already established CIDs to submit adopted bylaws with their next annual report.

WHEREAS, this ordinance implements recommendations of City staff presented to Council in the annual Community Improvement District report to improve the transparency and reporting compliance of community improvement districts; NOW THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 74, Article VII, Code of Ordinances of Kansas City, Missouri, is hereby amended by repealing Sections 74-304 and 74-305, and enacting in lieu thereof new sections of like number and subject matter, to read as follows:

Sec. 74-304. Reporting Requirements.

(a) Annual reports and proposed annual budgets submitted to the City as required by Section 67.1471, RSMo., shall, among other things, provide a detailed breakdown of the CID revenue used or to be used toward public infrastructure improvements, exterior improvements, interior improvements, and other improvements and services.

- (1) Annual reports shall also include the name, term start and expiration dates, and contact information of each current board member to be entered into the City’s board and commissions electronic database.
- (2) Annual reports shall also include a copy of any bylaws adopted during the applicable fiscal year, including revisions to existing bylaws.

(b) The City Clerk shall notify the City Council by communications to be included on the City Council’s agenda each time a CID files its proposed annual budget and annual report with the City Clerk.

(c) City staff shall submit to the City Council, or through one of its committees, on or around November 1 of each year a report indicating the degree of compliance of all CIDs related to their submission of proposed annual budgets and annual reports within the time limits required by Section 67.1471, RSMo., whether the work performed conformed to previously submitted budgets, and whether the CID adhered to the terms of its cooperative agreement with the City. At the time of this report's presentation, a representative of each CID will be given the opportunity to provide a brief report on its activities.

Sec. 74-305. Costs and Fines.

(a) *Costs.*

(1) *Annual reimbursement.* Within 30 days of the receipt of an invoice from the City, each CID shall reimburse the City for the reasonable and actual expenses incurred by the City to:

- a. Review budgets and reports of the CID required to be submitted to the City annually and report to City Council regarding such review.
- b. Review and approve the petition of a CID.
- c. Review and approve the amended petition of an existing CID.

(2) *Annual reimbursement amount.*

- a. For a CID established pursuant to this article, the initial reimbursement amount shall be no less than \$1,000.00 nor exceed \$1,500.00 except, however, no reimbursement amount shall exceed one and one-half percent (1.5%) of the revenues collected by the CID in the preceding year.
- b. For a CID whose reimbursement amount is only for review of annual submissions, the reimbursement amount shall be no less than \$500.00 nor exceed \$1,000.00 except, however, no reimbursement amount shall exceed one and one-half percent (1.5%) of the revenues collected by the CID in the preceding year.
- c. For an existing CID that amends its petition, the initial reimbursement amount after such amendment shall be no less than \$750.00 nor exceed \$1,250.00 except, however, no reimbursement amount shall exceed one and one-half percent (1.5%) of the revenues collected by the CID in the preceding year.

(3) *Termination hearing notices.* A CID that petitions to terminate prior to the expiration of its term shall reimburse the City for the costs incurred for the publishing and mailing of the notices for the public hearing required by Section 67.1481, RSMo.

(b) *Fines.* Any CID that fails to submit its proposed annual budgets and annual reports within the timeframe required by Section 67.1471, RSMo., shall be subject to a fine of \$1,000 for every thirty (30) days delinquent, up to a maximum total fine of \$3,000.

(1) *Administrative citation.*

- a. Upon a violation, the City Manager or their designee may issue an administrative citation that includes the name of the CID, a description of the violation, the amount of the fine, and notice of the appeal process.
- b. A CID must request an administrative hearing to appeal an administrative citation within 20 days of the issuance of said administrative citation.
- c. Payment of the administrative citation shall be made within 20 days unless a hearing is requested within the 20-day period.

(2) *Administrative hearing.*

- a. The City Manager or their designee shall designate a hearing officer to hear appeals of the administrative citation.
- b. The hearing shall occur pursuant to rules prescribed by the City Manager or their designee.
- c. After considering all the testimony and evidence submitted at the hearing, the hearing officer shall issue a written decision to uphold or cancel the administrative citation with reasons for such action. The decision of the hearing officer shall be final without any further right of administrative appeal other than as provided in chapter 536, RSMo.

(c) *Ineligibility.* Any CID with unpaid costs or fines pursuant to this section may be deemed by the City Manager or their designee to be ineligible to:

- (1) Amend its petition, including the extension of its term; and
- (2) Enter into new City contracts.

Section 2. That any Community Improvement District established by Council prior to the adoption of this ordinance must submit any current, adopted bylaws with their next annual report to the City.

..end

Approved as to form:

Eluard Alegre
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240979

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Amending Chapter 74, Article VII, Code of Ordinances, by repealing Section 74-304 entitled "Reporting Requirements" and Section 74-305 entitled "Costs and Fines" and enacting in lieu thereof new sections of like number and subject matter to improve the transparency and reporting compliance of community improvement districts; and requiring already established CIDs to submit adopted bylaws with their next annual report.

Discussion

This ordinance will revise sections of the City's Community Improvement District (CID) regulations. There will be four changes enacted by this ordinance based on recommendations included in the annual CID report.

(1) CIDs will be required to provide copies of their bylaws to the City.

(2) CIDs will be required to include the start and end dates of each Directors' term in their annual report.

(3) CIDs petitioning to terminate prior to the expiration of their term will be required to pay for the costs of the publications and certified mailings for the notice of public hearing that is required by the State.

(4) There will a clarifying point added to explicitly state a CID must request an appeal hearing for an administrative citation within 20 days of the issuance of said administrative citation.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
N/A
3. How does the legislation affect the current fiscal year?

No change.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Yes, this ordinance will reduce one-time costs. The City will no longer pay for the notice of public hearing costs to terminate CIDs. The CIDs will cover the costs themselves.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
No

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

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

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Finance and Governance (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - Ensure the resiliency of a responsive, representative, engaged, and transparent City government.
 - Engage in workforce planning including employee recruitment, development, retention, and engagement.
 - Foster a solutions-oriented, welcoming culture for employees and City Partners.
 -
 -
 -

Prior Legislation

210565, 240024

Service Level Impacts

No change.

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?
NA
3. How does this legislation contribute to a sustainable Kansas City?
NA
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

Click or tap here to enter text.

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

No(Press tab after selecting)

Click or tap here to enter text.

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



File #: 240922

ORDINANCE NO. 240922

Sponsor: Councilmember Eric Bunch

Approving the First Amendment to the 39th and Main General Development Plan to amend the Estimated Completion Time of twenty years from passage of this Ordinance and affirming the findings of the City Council made when approving the Plan.

WHEREAS, the Planned Industrial Expansion Authority of Kansas City, Missouri (PIEA) prepared and approved the 39th and Main General Development Plan (the “Plan”); and

WHEREAS, City Council approved Plan on January 12, 2006, with Ordinance No. 051513; and

WHEREAS, the Plan was never completed and now includes various examples of continuing need of industrial development in Section 100.310 RSMo; and

WHEREAS, there is historical difficulty with the pace of redevelopment within the Planning Area, as defined in the Plan; and

WHEREAS, despite its upside and economic potential, the Planning Area still includes a continuously disadvantaged census tract, an historic district and various examples of existing under-developed or poorly maintained buildings which require a comprehensive and coordinated long term development plan in partnership with the existing businesses and residents; and

WHEREAS, each industrial developer within the Planning Area has consented to the amendment of the Plan in accordance Section 100.400.1(1) RSMo; and

WHEREAS, the PIEA by Resolution No. 2330 dated August 15, 2024, recommended an amendment of the Plan to provide for an Estimated Completion Time of twenty years from the passage of this Ordinance by the City Council; and

WHEREAS, the City Council has reviewed PIEA Resolution No. 2330 and has reviewed the Plan and desires to amend the Plan to provide for an Estimated Completion Time of twenty years from the passage of this Ordinance; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the findings made in Sections 1, 3 and 4 of Ordinance No. 051513 are hereby affirmed.

Section 2. That the First Amendment to the General Development Plan for the 39th and Main PIEA Planning Area is hereby approved such that the Estimated Completion Time shall be twenty years from the passage of this ordinance. A copy of said plan is attached hereto and on file with the Office of the City Clerk.

Section 3. That the ad valorem tax exemption benefits as authorized in Section 100.570 RSMo. are hereby extended to the Planning Area, as defined in the Plan, to the extent and in the manner as provided for in said Plan and subject to the execution of a development agreement with the PIEA and the developer.

..end

Approved as to form:

Emalea Black
Associate City Attorney

**No Docket
Memo Provided
for Ordinance
No. 240922**



File #: 240923

ORDINANCE NO. 240923

Sponsor: Councilmember Eric Bunch

Approving the First Amendment to the Westport-Main General Development Plan to amend the Estimated Completion Time to within twenty years from passage of this ordinance and affirming the findings of the City Council made when approving the Plan.

WHEREAS, the Planned Industrial Expansion Authority of Kansas City, Missouri (“PIEA”) prepared and approved the Westport-Main General Development Plan (the “Plan”); and

WHEREAS, City Council approved the Plan on September 9, 2010, with Ordinance No. 100635; and

WHEREAS, the Plan was never completed and now includes various examples of continuing need of industrial development in Section 100.310 RSMo; and

WHEREAS, there is historical difficulty with the pace of redevelopment within the Planning Area, as defined in the Plan; and

WHEREAS, despite its upside and economic potential, the Planning Area still includes a continuously disadvantaged census tract, an historic district and various examples of existing under-developed or poorly maintained buildings which require a comprehensive and coordinated long term development plan in partnership with the existing businesses and residents; and

WHEREAS, each industrial developer within the Planning Area has consented to the amendment of the Plan in accordance Section 100.400.1(1) RSMo; and

WHEREAS, the PIEA by Resolution No. 2326 dated August 15, 2024, recommended and approved an amendment of the Plan to extend the Estimated Completion Time to twenty years following passage of this Ordinance by the City Council; and

WHEREAS, the City Council has reviewed PIEA Resolution No. 2326 and has reviewed the Plan and desires to amend the Plan to provide for an Estimated Completion Time of twenty years from the passage of this Ordinance; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the findings made in Sections 1, 2, and 3 of Ordinance No. 100635 are hereby affirmed.

Section 2. That the First Amendment to the General Development Plan for the Westport-Main PIEA Planning Area, is hereby approved such that the Estimated Completion Time shall be twenty years from the passage of this ordinance. A copy of said plan is attached hereto and on file with the Office of the City Clerk.

Section 3. That the ad valorem tax exemption benefits as authorized in Section 100.570 RSMo. are hereby extended to the Planning Area, as defined in the Plan, to the extent and in the manner as provided for in said Plan and subject to the execution of a development agreement with the PIEA and the developer.

..end

Approved as to form:

Emalea Black
Associate City Attorney

**No Docket
Memo Provided
for Ordinance
No. 240923**



File #: 240843

ORDINANCE NO. 240843

Sponsor: Director of City Planning and Development Department

Vacating approximately 84,000 square feet of public right-of-way in Zoning District M1-5 generally located on Topping Avenue between Stadium Drive and East 32nd Street; and directing the City Clerk to record certain documents. (CD-ROW-2024-00015)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Council of Kansas City does hereby find and declare that on the 3rd day of June, 2024, a petition was filed with the City Clerk of Kansas City by Richard Shafer for the vacation commencing at the Southwest corner of said Section 13, Township 49 North, Range 33 West; thence North 02° 12' 09" West, 469.41 feet, on the West line of the Southwest Quarter of said Section 13, to the point of beginning of said Tract herein described; thence North 16° 25' 55" West, 93.88 feet to the West right-of-way line of Topping Avenue as now established; thence North 02° 12' 09" East, 1415.60 feet, on said West right-of-way line, parallel and 30 feet West of said West line of the Southwest Quarter; thence South 87° 53' 08" East, 60.00 feet, to the East right-of-way line of Topping Avenue as now established; thence South 02° 12' 09" West, 1593.62 feet, on said East right-of-way line, parallel and 30.00 feet East of the West line of the Southwest Quarter, to a point on the Northeasterly right-of-way line of Stadium Drive (formerly Raytown Road); thence North 16° 25' 55" West, 58.43 feet, to the point of beginning, said Tract containing 90,362 square feet or 2.0744 acres, giving the distinct description of the street (Topping Avenue) to be vacated, and also the names of the persons and corporations

owning or claiming to own the property fronting thereon, and that the consent of the persons and corporations owning or claiming to own three-fourths of the front feet of the property immediately adjoining said street (Topping Avenue) has been obtained in writing, that said consent has been acknowledged as deeds are acknowledged, and was duly filed with the petition for such vacation in the City Clerk's Office.

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

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

Section 4. That commencing at the Southwest corner of said Section 13, Township 49 North, Range 33 West; thence North 02° 12' 09" West, 469.41 feet, on the West line of the Southwest Quarter of said Section 13, to the point of beginning of said Tract herein described; thence North 16° 25' 55" West, 93.88 feet to the West right-of-way line of Topping Avenue as now established; thence North 02° 12' 09" East, 1415.60 feet, on said West right-of-way line, parallel and 30 feet West of said West line of the Southwest Quarter; thence South 87° 53' 08" East, 60.00 feet, to the East right-of-way line of Topping Avenue as now established; thence South 02° 12' 09" West, 1593.62 feet, on said East right-of-way line, parallel and 30.00 feet East of the West line of the Southwest Quarter, to a point on the Northeasterly right-of-way line of Stadium Drive (formerly Raytown Road); thence North 16° 25' 55" West, 58.43 feet, to the point of beginning, said Tract containing 90,362 square feet or 2.0744 acres, be and the same is hereby vacated, and subject to the following conditions:

1. The applicant shall retain all utility easements and protect facilities at the applicant's expense as required by AT&T.
2. The applicant shall retain all utility easements and protect facilities or relocate facilities at the applicant's expense as required by Evergy.
3. The applicant shall retain all utility easements and protect facilities or relocate facilities at the applicant's expense as required by the Water Services Department, and no construction shall occur within the easement.

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

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

..end

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

Recorder

By _____
Deputy



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240843

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Vacating approximately 84,000 square feet of public right-of-way in Zoning District M1-5 (Manufacturing) generally located on Topping Avenue between Stadium Drive and East 32nd Street and directing the City Clerk to record certain documents. (CD-ROW-2024-00015)

Discussion

The right-of-way requested to be vacated is currently an un-improved street which has never been developed. The adjacent land to the west is utilized for junk/salvage yard purposes, while to the north, there are single-family residential areas. To the south, the land includes a public park and various industrial uses.

The vacation is sought to facilitate the development of the site to the east for industrial development. The applicant intends to fully utilize the property located at 5819 E 32nd Street, including the vacation of Topping Avenue. This proposal is part of a broader initiative that includes multiple vacation requests in the vicinity. A development plan will be required because the site is zoned industrial and larger than 10 acres.

The public right-of-way in question accommodates both public and private utilities. Public utilities include KCMO water and sewer mains. The applicant will be required to preserve an easement and protect facilities or relocate all facilities at the applicant's expense as required by the Water Department. Private utilities include AT&T and Eergy services.

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 vacation of public right-of-way.

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

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

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

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

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

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

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

Citywide Business Plan (CWBP) Impact

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

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

Prior Legislation

There is no controlling case that pertains to the vacation of this public right-of-way.

Service Level Impacts

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

Other Impacts

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

Not applicable as this is an ordinance authorizing the vacation of public right-of-way.
[Click or tap here to enter text.](#)

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

Please Select (Press tab after selecting)

[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 #: 240849

ORDINANCE NO. 240849

Sponsor: Director of City Planning and Development Department

Vacating approximately 5,400 square feet of public right-of-way in Zoning District M1-5 generally described as Bellaire Avenue, south of East 32nd Street; and directing the City Clerk to record certain documents. (CD-ROW-2024-00019)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Council of Kansas City does hereby find and declare that on the 2nd day of July, 2024, a petition was filed with the City Clerk of Kansas City by Richard Shafer for the vacation beginning at the Northwest corner of Lot 1, Block 17, of said East Center subdivision; thence South 02° 12' 09" West, 90.09 feet, on the East right-of-way line of Bellaire Avenue as now established; thence North 87° 53' 08" West, 60.00 feet, on the South line of said East Center subdivision, to the West right-of-way line of Bellaire Avenue; thence North 02° 12' 09" East, 90.09 feet, on said West right-of-way line, to the South right-of-way line of 32nd Street; thence South 87° 53' 08" East, 60.00 feet, to the point of beginning, said Tract containing 5,405 square feet or 0.1333 acres giving the distinct description of the street (Bellaire Avenue) to be vacated, and also the names of the persons and corporations owning or claiming to own the property fronting thereon, and that the consent of the persons and corporations owning or claiming to own three-fourths of the front feet of the property immediately adjoining said street (Bellaire Ave) has been obtained in writing, that said consent has been acknowledged as deeds

are acknowledged, and was duly filed with the petition for such vacation in the City Clerk's Office.

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

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

Section 4. That beginning at the Northwest corner of Lot 1, Block 17, of said East Center subdivision; thence South 02° 12' 09" West, 90.09 feet, on the East right-of-way line of Bellaire Avenue as now established; thence North 87° 53' 08" West, 60.00 feet, on the South line of said East Center subdivision, to the West right-of-way line of Bellaire Avenue; thence North 02° 12' 09" East, 90.09 feet, on said West right-of-way line, to the South right-of-way line of 32nd Street; thence South 87° 53' 08" East, 60.00 feet, to the point of beginning, said Tract containing 5,405 square feet or 0.1333 acres, be and the same is hereby vacated, and subject to the following condition:

The applicant shall retain all utility easements and protect facilities or relocate facilities at the applicant's expense as required by Evergy.

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

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

..end

Approved as to form:

Sarah Baxter
Senior Associate City Attorney

Approved by the City Plan Commission

Secretary

STATE OF MISSOURI)
) ss.
COUNTY OF _____)

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

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

My term expires _____, 20____.

Notary Public within and for
County, Missouri

IN RECORDER'S OFFICE

STATE OF MISSOURI)
) ss.
COUNTY OF _____)

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

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

Recorder

By _____
Deputy



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240849

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Vacating approximately 5,400 square feet of public right-of-way in Zoning District M1-5 (Manufacturing) generally described as Bellaire Avenue south of East 32nd Street and directing the City Clerk to record certain documents. (CD-ROW-2024-00019)

Discussion

The street proposed for vacation is currently an unimproved street that terminates in a dead end. The surrounding area includes vacant, platted properties to the east and west, specifically within East Center Blocks 14 through 19. To the south lies a parcel of land owned by the applicant. Single-family residential development lies to the north of East 32nd Street.

The objective of this vacation request is to facilitate the development of the site to the south for industrial purposes. The applicant's intention is to fully utilize the property located at 5819 East 32nd Street. This is a companion case with CD-ROW-2024-00015. This proposal is part of a broader initiative that includes multiple vacation requests in the vicinity. A development plan will be required since the site is zoned industrial and larger than 10 acres.

The public right-of-way in question currently has only private utilities within the right-of-way, specifically AT&T facilities.

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 vacation of public right of way.

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

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

Citywide Business Plan (CWBP) Impact

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

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

Prior Legislation

There is no controlling case that pertains to the vacation of this public right of way.

Service Level Impacts

Not applicable as this is an ordinance authorizing the vacation of public right of way.

Other Impacts

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

Not applicable as this is an ordinance authorizing the vacation of public right of way.
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 vacation of public right of way

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

No(Press tab after selecting)

Not applicable as this is an ordinance authorizing the vacation of public right of way

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

No(Press tab after selecting)