Kansas City

414 E. 12th Street
Kansas City, MO 64106

Agenda

Neighborhood Planning and Development Committee

Chairperson Ryana Parks-Shaw

Vice Chair Eric Bunch

Councilmember Nathan Willett

Councilmember Melissa Patterson Hazley

Councilmember Andrea Bough

Tuesday, July 21, 2026	1:30 PM	26th Floor, Council Chamber

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

PUBLIC OBSERVANCE OF MEETINGS
Members of the City Council may attend this meeting via videoconference.

Any closed session may be held via teleconference.

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

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

Public Testimony is Limited to 2 Minutes

FIRST READINGS

Willett

260637 Sponsor: Councilmember Nathan Willett

Approving an amendment to an existing approved development plan in District B3-2 to allow for commercial/retail development on about 1.27 acres generally located south of N.E. Barry Road and west of N. Indiana Avenue. (Case No. CD-CPC-2026-00058)

Willett

260638 Sponsor: Councilmember Nathan Willett

Establishing the Kansas City Data Center Transparency Task Force to develop recommendations regarding the planning, regulation, and operation of data centers; directing the development of policies to improve transparency, protect utility ratepayers, coordinate regulatory updates, strengthen workforce development, establish community benefit guidelines, evaluate municipal revenue options, and conduct public engagement; and directing the submission of recommendations to the Mayor and City Council.

HELD IN COMMITTEE

Lucas

260399 Sponsor: Mayor Quinton Lucas
COMMITTEE SUBSTITUTE

Directing the City Manager to develop and publish a plain-language vacant property maintenance guide consolidating existing standards applicable to owners of vacant buildings and structures under Chapters 26, 48, and 56 of the Code of Ordinances, to make such guide publicly available and provide it to registrants under Article VI of Chapter 56, and to develop and implement a city-wide vacant property registration outreach campaign; and appropriating funds from the Development Services Fund to carry out these purposes. ***HELD UNTIL 7.28.2026***

Lucas

260400 Sponsor: Mayor Quinton Lucas
COMMITTEE SUBSTITUTE

Amending Chapter 88 of the Code of Ordinances, the Zoning and Development Code, by repealing and replacing Section 88-585-02, to authorize administrative approval of certificates of appropriateness for orders to repair issued pursuant to Chapters 48 and 56 for historic structures.
HELD UNTIL 7.28.2026

Lucas

260401 Sponsor: Mayor Quinton Lucas
COMMITTEE SUBSTITUTE

Amending Chapter 56, Code of Ordinances, by repealing Article VI, Registration of vacant properties and foreclosing properties, and enacting a new article of like number and subject matter, including a new Section 56-583, Semiannual fees for chronically vacant nuisance property, vacant commercial property, and vacant unimproved property, to expand vacant property registration to unimproved vacant land and vacant commercial property, add required disclosure of plans or intent for vacant property; establish procedures for investigating and identifying chronically vacant nuisance properties and assess a flat semiannual $200.00 fee for chronically vacant nuisance properties; escalating semiannual fees of $500.00 - $1,000.00 for vacant commercial properties, and escalating semiannual fees of $100.00 - $200.00 for vacant unimproved properties; establish financial hardship criteria and waiver procedures for owners unable to pay registration fees; and amending Chapter 2, Code of Ordinances, Section 2-1722, to update payment provisions for non-installment assessments and special tax bills. ***HELD UNTIL 7.28.2026***

Lucas

260557 Sponsor: Mayor Quinton Lucas

Amending Chapter 48, Code of Ordinances, by enacting a new Section 48-52 for the purpose of declaring businesses operating without required licenses, permits, or other governmental approvals to constitute nuisances per se, thereby allowing for the abatement thereof to protect public health, safety, and welfare. ***HELD UNTIL 7.28.2026***

Director of City Planning & Development

260560 Sponsor: Director of City Planning and Development

Repealing the KCI Area Plan, adopted by Ordinance No. 090395, which replaced a portion of the KCIA Area Plan with the KCI Area Plan, and repealing any other subsequent amendments.

Lucas

260566 Sponsor: Mayor Quinton Lucas

Amending Chapter 10, Code of Ordinances entitled “Classification of Licenses and License Fees” by repealing Section 10-134, entitled “Downtown economic entertainment district” and replacing it with a section of like number entitled “Entertainment Districts; Official Geographic Definitions” to establish official geographic definitions for administrative reference areas and entertainment districts used for licensure, special event administration, and other city-wide regulatory purposes; and amending Chapter 64, Code of Ordinances entitled “Streets, sidewalks and public places” by repealing Section 64-500 entitled “Definitions” and replacing it with a section of like number and subject matter for the purpose of renaming the definition of “entertainment district” to “entertainment district development project”.

Director of City Planning & Development

260559 Sponsor: Director of City Planning and Development

RESOLUTION - Approving the KCI Area Plan as a guide for the future development and public investment within the area bounded by the city limits of Kansas City, Missouri on the north, city limits to Amity and then along Highway 152 on the south, Platte/Clay County boundary on the east, and city limits of Kansas City, Missouri on the west. (CD-MISC-2026-00004)

Curls

260612 Sponsor: Councilmember Darrell Curls

Amending Chapter 10, Code of Ordinances, “Alcoholic Beverages,” by repealing and replacing Section 10-214 for the purpose of requiring neighborhood notification where any licensed premises changes the type of alcohol served.

Curls

260613 Sponsor: Councilmember Darrell Curls

Amending Chapter 10, Code of Ordinances, “Alcoholic Beverages,” by repealing and replacing Section 10-266 for the purpose of requiring notice be sent to inform neighbors and neighborhood organizations of a change in ownership to solicit feedback and input through existing licensing processes.

Patterson Hazley

260632 Sponsor: Councilmember Melissa Patterson Hazley

Declaring a temporary moratorium on certain property transactions within the 18th and Vine District; and directing the City Manager to develop a comprehensive redevelopment and rezoning plan for the area.

ADDITIONAL BUSINESS

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

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

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

The city provides several ways for residents to watch City Council meetings:
• Livestream on the city’s website at www.kcmo.gov
• Livestream on the city’s YouTube channel at https://www.youtube.com/watch?v=3hOuBIg4fok
• 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

414 E. 12th Street
Kansas City, MO
64106

File #: 260637

ORDINANCE NO. 260637

Sponsor: Councilmember Nathan Willett

Approving an amendment to an existing approved development plan in District B3-2 to allow for commercial/retail development on about 1.27 acres generally located south of N.E. Barry Road and west of N. Indiana Avenue. (Case No. CD-CPC-2026-00058)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That an amendment to an existing approved development plan in District B3-2 (Neighborhood Business) on an approximately 1.27 acre tract of land generally located south of N.E. Barry Road and west of N. Indiana Avenue, legally described as:

> A tract of land located in the Northwest Quarter of Section 7, Township 51 North, Range 32 West of the 5th P.M., in the City of Kansas City, Clay County, Missouri and being more particularly described as follows: Beginning at the northwest corner of Tract B of final plat of Market Place 152 first plat as recorded in Plat Book I, page 88.1 as recorded in the Clay County Recorder's Office thence along the western line of said Tract B South 00°29'06" West 182.01 feet; thence 26.66 feet along a curve to the right having a radius of 270.00 feet whose chord bears South 03°18'49" West 26.65 feet; thence 55.55 feet along a curve to the right having a radius of 45.00 feet whose chord bears South 41°30'43" West 52.09 feet; thence South 76°52'34" West 29.89 feet; thence leaving said western line South 79°34'28" West 37.87 feet; thence 26.65 feet along a curve to the right having a radius of 145.00 feet whose chord bears South 84°50'20" West 26.61 feet; thence North 89°53'48" West 87.70 feet; thence North 00°29'06" East 265.33 feet to a point on the southern right of way of N.E. Barry Road (variable width); thence along said southern right of way South 89°30'54" East 215.92 feet to the point of beginning and containing 55,510 square feet or 1.27 acres more or less.

is hereby approved subject to the following conditions:

1. 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.

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. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to a certificate of occupancy.

4. Prior to recording the final plat the developer shall upload and secure approval of a street tree planting plan from the City Forester.

5. The developer shall secure approval of a project plan from the City Plan Commission prior to a building permit for each lot within the development, with the exception of Lot 6.

6. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with Section 88-425-08 of the Zoning and Development Code.

7. All vehicular areas within the development must be screened in accordance with Section 88-425 of the Zoning and Development Code.

8. This Development Plan shall act in lieu of a special use permit for Motor Vehicle Repair General within the B3-2 zoning district as permitted by Section 88-517-09-D.

9. Outstanding corrections by the Police Department and Water Services Department shall be resolved prior to being heard by City Council.

10. Required Fire Department access roads shall be a minimum unobstructed width of twenty (20) feet and 13 ft-6 in. clearance height. Check with Streets & Traffic (KCMO Public Works Department) or Missouri Department of Transportation (MODOT) that may have street planning regulations that supersede the Fire Code. (IFC-2018: § 503.2.1)

11. Required Fire Department access roads shall be designed to support a fire apparatus with a gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)

12. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)

13. All required Fire Department access roads shall be an all-weather surface. Grass pavers are not permitted. (IFC-2012: § 503.2.3)

14. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)

15. Fire hydrant distribution shall follow IFC-2018 Table C102.1.

16. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2)

17. Fire hydrant(s) shall be within 400 feet on a fire access road following an approved route established by the Authority Having Jurisdiction (AHJ) of any exterior portion of a building. The use of existing fire hydrant(s) may be used to satisfy this requirement otherwise a private fire hydrant(s) or hydrant system may be required. This distance may be increased to 600 feet for R-3 and U occupancy(s) or the building(s) is fully protected by an approved automatic fire sprinkler system(s). (IFC-2018: § 507.5.1)

18. The developer shall provide Fire Department access roads before construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)

19. The developer shall pay the arterial street impact fees as required by Chapter 39 of the City's Code of Ordinances, as required by the Land Development Division.

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

21. The developer shall secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Kansas City Water Services Department, prior to recording the plat or issuance of a building permit, whichever occurs first.

22. The developer shall submit plans for grading, siltation, and erosion control to the Kansas City Water Services Department for review and acceptance, provide a copy of the Storm Water Pollution Prevention (SWPP) plan submitted to the Missouri Department of Natural Resources (MDNR) and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.

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 enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by the Land Development Division, prior to recording the plat.

25. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Kansas City Water Services Department prior to issuance of a building permit to connect the private system to the public sewer main and depending on adequacy of the receiving system, make other improvements as may be required.

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

27. The developer shall provide covenants to maintain private storm and sanitary sewer mains acceptable to the Kansas City Water Services Department for any private storm sewer mains prior to the issuance of any building permits.

28. The developer shall provide private (storm drainage, sanitary sewer) easements for any private mains prior to issuance of any building permits.

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

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

..end

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

Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney

City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution#: 260637
Submitted Department/Preparer: City Planning
Revised 01/30/25

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

Executive Summary

Approving an amendment to an existing approved development plan in District B3-2 to allow for commercial/retail development on about 1.27 acres generally located south of N.E. Barry Road and west of N. Indiana Avenue. (Case No. CD-CPC-2026-00058)

Discussion

This is an amendment to an existing approved development plan in District B3- 2 (Neighborhood Business) on an approximately 1.27 acre tract of land generally located south of N.E. Barry Road and west of N. Indiana Avenue to allow for commercial/retail development.

Fiscal Impact

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

2. What is the funding source?
   Not applicable as this is an ordinance authorizing the development of private property.

3. How does the legislation affect the current fiscal year?
   Not applicable as this is an ordinance authorizing the development of private property.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
   Not applicable as this is an ordinance authorizing the development of private property.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
   Not applicable as this is an ordinance authorizing the development of private property.

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

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

2. This fund has a structural imbalance. ☐ Yes ☒ No

3. Account string has been verified/confirmed. ☐ Yes ☒ No

Additional Discussion (if needed)
This ordinance has no 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):

   ☐ Develop strategies focusing on areas traditionally underserved by economic development and redevelopment efforts.
   ☒ Ensure quality, lasting development throughout the City; and continuing to grow the economy and the population of Kansas City in all areas.
   ☐ Increase and support local workforce development and small and locally owned businesses.
   ☐ Create a more efficient, solutions-oriented environment, making it easier to operate within the City.
   ☐ Implement an economic development and tourism strategy to attract major investment and visitors.
   ☐

Prior Legislation

14645-P and 14645-P-1 – Ordinance 160932 approved a Rezoning of approximately 24.17 acres generally bounded by Northeast Barry Road on the north and west, Missouri Highway 152 on the south and Indiana Avenue on the east from District B2-2 to District B3-2 and approved a Development Plan for commercial development (nine commercial buildings totaling about 102,150 sq. ft.), also serving as a preliminary plat, approved December 15, 2016.

CD-AA-2021-00159 – Approved a request for a Minor Amendment to permit an eating and drinking establishment on Lot 3 in District B3-2 on about 24 acres generally located at the northwest corner if 152 Highway and North Indiana Avenue, approved February 28, 2021.

CD-AA-2024-00076 - Approved a request for a Minor Amendment to permit an eating and drinking establishment on Lot 4 in District B3-2 on about 24 acres generally located at the northwest corner if 152 Highway and North Indiana Avenue, approved December 6, 2024.

CD-AA-2025-00033 – Approved a Minor Amendment in District B3-2 (Commercial) on about 24 acres generally located at the northwest corner of 152 Highway and North Indiana Avenue allowing for the use of a car wash, approved April 10, 2025.

Service Level Impacts

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

Staff Recommendation

City Planning and Development

Select One: ☒ Sponsored
☐ Directive: Res/Ord # Click to enter Res/Ord. No.

Select One: ☒ Recommend
☐ Do Not Recommend
☐ Not Applicable

Approval with Conditions

Other Impacts

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

2. How have those groups been engaged and involved in the development of this ordinance?
   Not applicable as this is an ordinance authorizing the development of private property.

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

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

   Not applicable as this is an ordinance authorizing the development of private property.
   Click or tap here to enter text.

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

   No - CREO's review is not applicable (Press tab after selecting)
   Please provide reasoning why not:
   Not applicable as this is an ordinance authorizing the development of private property.

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

   No(Press tab after selecting)

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

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

414 E. 12th Street
Kansas City, MO
64106

File #: 260638

0ORDINANCE NO. 260638

Sponsor: Councilmember Nathan Willett

Establishing the Kansas City Data Center Transparency Task Force to develop recommendations regarding the planning, regulation, and operation of data centers; directing the development of policies to improve transparency, protect utility ratepayers, coordinate regulatory updates, strengthen workforce development, establish community benefit guidelines, evaluate municipal revenue options, and conduct public engagement; and directing the submission of recommendations to the Mayor and City Council.

WHEREAS, the City Council recognizes that Kansas City is experiencing increasing interest in the development of hyperscale, cloud computing, artificial intelligence (AI), and other large-scale data center facilities; and

WHEREAS, data centers provide opportunities for economic development, technology investment, workforce growth, and municipal revenue while also creating significant demands on electric infrastructure, water resources, land use, transportation systems, and public services; and

WHEREAS, the City Council finds that responsible planning requires transparency regarding energy demand, water consumption, utility infrastructure, operational performance, and community impacts associated with large-scale data center development; and

WHEREAS, the City Council further finds that policies should protect existing residential, commercial, and industrial utility customers from unreasonable cost shifting associated with new large-load electric customers; and

WHEREAS, the City Manager has previously recommended created a task force focused on data center development; and

WHEREAS, the City Council desires to establish a citizen task force to develop recommendations that will position Kansas City to attract responsible investment while protecting the public interest; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. There is hereby established the Kansas City Data Center Transparency Task Force to serve in an advisory capacity to the Mayor and City Council and shall develop recommendations for ordinances, administrative policies, and implementation strategies relating to the development, operation, and regulation of data centers within Kansas City.

Section 2. Definitions: As used in this ordinance:

1) “data center” means a facility used primarily to house computer systems and associated components, including servers, storage, and network equipment, for data processing, storage, or distribution;

2) “hyperscale data center” means a data center designed to support large-scale, high-density computing operations at a scale substantially greater than a conventional enterprise data center; and

3) “artificial intelligence data center” or “AI data center” means a data center used primarily to train, host, or operate artificial intelligence or machine-learning systems.

Section 3. The task force shall consist of thirteen (13) voting members appointed by the Mayor, two from each of the six council districts and one at-large. Within 30 days of the effective date of this ordinance, each Councilmember, may, but is not required to, submit name(s) of potential appointees to the Mayor for consideration. In making appointments, the Mayor is encouraged to ensure that the task force collectively reflects experience or knowledge in the following areas:

- city planning and development;
- electric, water, or utility infrastructure;
- engineering or architecture;
- data center development or operations;
- artificial intelligence or information technology;
- energy generation, transmission, or distribution;
- construction and skilled trades;
- workforce development or higher education;
- economic development;
- finance or public administration;
- environmental stewardship;
- neighborhood organizations; and
- consumer or utility ratepayer advocacy.

The Mayor shall designate one member as chair. Members shall serve until the task force is dissolved as provided in Section 7.

Section 4. The task force shall develop recommendations concerning the following matters:

1) Data Center Transparency: Develop recommendations to modernize Chapter 17 of the Code of Ordinances and other applicable City regulations to improve transparency regarding:

a. projected and actual electrical demand;

b. energy generation and procurement;

c. renewable energy utilization;

d. water consumption;

e. cooling technologies;

f. backup generation systems;

g. environmental impacts;

h. operational performance;

i. utility infrastructure requirements;

j. emergency preparedness; and

k. annual public reporting requirements.

l. Recommendations shall balance public transparency with the protection of proprietary business information where appropriate.

2) Regulatory Coordination: establish a consistent and predictable regulatory framework by developing recommendations coordinating data center regulations with ongoing updates to:

a. zoning regulations;

b. development regulations;

c. subdivision regulations;

d. building codes;

e. fire codes;

f. infrastructure planning; and

g. utility planning.

3) Workforce Development: Develop strategies that strengthen Kansas City's competitiveness while supporting workforce development in:

a. information technology;

b. artificial intelligence;

c. cybersecurity;

d. electrical infrastructure;

e. construction trades;

f. HVAC systems;

g. energy management;

h. weatherization;

i. renewable energy;

j. facility operations;

k. apprenticeship programs; and

l. higher education partnerships.

4) Community Benefit Guidelines: Develop recommendations for City incentive guidelines applicable to hyperscale and AI-related data centers. Recommendations shall include measurable community benefit expectations concerning:

a. local hiring;

b. prevailing wages;

c. apprenticeship participation;

d. workforce training;

e. educational partnerships;

f. broadband access;

g. neighborhood investment;

h. environmental performance;

i. emergency preparedness;

j. public reporting; and

k. community investment.

5) Municipal Revenue Analysis: Evaluate lawful municipal revenue opportunities associated with data center development, including development impact fees; utility-related revenues; franchise fees where authorized; special assessments; payments in lieu of taxes; service fees; and other lawful municipal revenue mechanisms. Recommendations shall identify opportunities to support:

a. municipal infrastructure;

b. workforce development;

c. neighborhood improvements;

d. broadband access;

e. public safety;

f. municipal services;

g. affordable housing; and

h. sustainability initiatives.

6) Public Engagement: Identify community priorities, concerns, and opportunities related to future data center development by developing and implementing a public engagement strategy that includes:

a. public meetings;

b. stakeholder roundtables;

c. community workshops;

d. deliberative polling;

e. surveys;

f. focus groups;

g. online participation opportunities; and

h. public comment opportunities.

7) Utility Ratepayer Protection: Develop recommendations to protect existing residential, commercial, and industrial utility customers from unreasonable costs associated with new large-load data center development. Recommendations shall include:

a. Evaluation of utility infrastructure costs attributable to new data center development.

b. Policies encouraging large-load customers to bear an appropriate share of generation, transmission, distribution, substations, and interconnection costs associated with their projects.

c. Coordination with electric utilities and applicable regulatory agencies regarding cost allocation methodologies intended to minimize cost shifting to existing ratepayers.

d. Evaluation of phased infrastructure investments tied to verified customer demand.

e. Evaluation of contractual mechanisms, including minimum load commitments and infrastructure cost recovery agreements, that reduce financial risks to utilities and their existing customers.

f. Recommendations encouraging energy efficiency, demand management, distributed energy resources, energy storage, and on-site generation where appropriate.

g. Annual reporting regarding electric demand, utility infrastructure investments, and operational impacts associated with major data center developments.

8) Utility Reliability: Develop recommendations intended to preserve reliable electric service while accommodating future growth, including:

a. long-term transmission and distribution planning;

b. reserve capacity planning;

c. peak demand management;

d. battery storage and resiliency technologies;

e. coordination among utilities and governmental agencies; and

f. infrastructure planning for future large-load customers.

9) Final Report: The Task Force may submit interim recommendations at any time but shall submit a report to the Mayor and City Council within twelve (12) months after its initial meeting containing:

a. proposed amendments to Chapter 17;

b. recommended zoning and development regulations;

c. building code recommendations;

d. workforce development recommendations;

e. utility planning recommendations;

f. ratepayer protection recommendations;

g. municipal revenue recommendations;

h. community engagement findings;

i. recommended community benefit standards; and

j. an implementation schedule.

Section 5. Except as otherwise provided in this ordinance, the task force shall be governed by the standing rules for boards, commissions, and task forces set forth in Section 2-723 of the Code of Ordinances, including its provisions on parliamentary authority, public notice and meetings under Chapter 610, RSMo, closed sessions, attendance and removal of members, voting, quorum, conduct of business, and annual conflict-of-interest disclosure.

Section 6. The task force shall meet at least eight (8) times and shall provide opportunities for public comment, publish agendas, minutes, reports, recommendations, and make non-confidential information available to the public. The task force shall conduct its meetings, votes, and records in compliance with the Missouri Sunshine Law, Chapter 610, RSMo, and shall close a meeting, vote, or record only to the extent that law permits.

Section 7. Unless otherwise required by law, the task force shall be dissolved upon the earlier of the submission of the report to the Mayor and City Council required by Section 4, or two years after its initial meeting, unless the City Council by ordinance extends its existence.

..end

Approved as to form:

Matthew Gigliotti
City Attorney

No Docket Memo Provided for Ordinance No. 260638

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414 E. 12th Street
Kansas City, MO
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File #: 260399

[COMITTEE SUBSTITUTE FOR] ORDINANCE NO. 260399

Sponsor: Mayor Quinton Lucas
COMMITTEE SUBSTITUTE

Directing the City Manager to develop and publish a plain-language vacant property maintenance guide consolidating existing standards applicable to owners of vacant buildings and structures under Chapters 26, 48, and 56 of the Code of Ordinances, to make such guide publicly available and provide it to registrants under Article VI of Chapter 56, and to develop and implement a city-wide vacant property registration outreach campaign; and appropriating funds from the Development Services Fund to carry out these purposes. ***HELD UNTIL 7.28.2026***

WHEREAS, vacant and unsecured buildings pose significant risks to public safety, invite unauthorized entry, and contribute to the deterioration of surrounding neighborhoods; and

WHEREAS, early intervention through proper mothballing and securing of vacant structures can prevent minor deterioration from escalating into dangerous-building conditions requiring costly remediation or demolition; and

WHEREAS, mothballing measures should function as temporary stabilization tools, not as substitutes for maintenance, rehabilitation, or good-faith sale, with clear standards to protect the structural integrity and character-defining features of affected buildings; and

WHEREAS, standardizing communications about the board-up process, including adherence to National Fire Protection Association (NFPA) standards for marking vacant structures, enhances the safety of emergency responders; and

WHEREAS, the Code of Ordinances already establishes comprehensive standards governing the maintenance, securing, and upkeep of vacant buildings and structures, including requirements found in Chapters 26, 48, and 56 of this code; and

WHEREAS, public engagement surrounding recent vacant property legislation has revealed that many property owners are unaware of their existing obligations under the code, not because those obligations are absent, but because they are dispersed across multiple chapters and not easily accessible to a general audience; and

WHEREAS, the most effective near-term intervention is not the creation of new code requirements, but rather clear and accessible communication of existing ones; and

WHEREAS, the City's expanded vacant property registration requirements enacted pursuant to Ordinance No. 260401 provide a natural point of contact at which property owners can be informed of their maintenance obligations; and

WHEREAS, a plain-language guide consolidating these existing standards, made available online and provided directly to registrants, will improve voluntary compliance, reduce the incidence of neglected vacant properties, and support the goals of the City's broader vacant property strategy; and

WHEREAS, a robust and coordinated outreach campaign is necessary to inform property owners city-wide of their registration obligations under the expanded requirements enacted by Ordinance No. 260401, ensure that those requirements are understood and followed, and reduce the number of unregistered vacant properties; and

WHEREAS, Missouri law provides neighborhood associations and residents with independent legal tools to address vacant and blighted properties, including the nuisance action remedy under RSMo § 82.1025 and the Missouri Abandoned Housing Act, RSMo §§ 447.620 to 447.640; and

WHEREAS, awareness of these remedies among Kansas City residents and neighborhood associations is limited, and including plain-language information about these tools in the vacant property maintenance guide developed pursuant to this ordinance will empower neighborhoods to take an active role in addressing vacant and blighted properties alongside the City's own enforcement efforts; and

WHEREAS, combining the education guide and the registration outreach campaign into a single coordinated effort will maximize the reach and effectiveness of both, reduce administrative duplication, and ensure that property owners receive consistent and comprehensive information about both their maintenance obligations and their registration requirements; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF KANSAS CITY:

Section 1. Section 1. The City Manager is hereby directed to develop a plain-language vacant property maintenance guide within 120 days of the effective date of this ordinance. Such guide shall:

(a) Consolidate, in accessible and non-technical language, the existing obligations of owners of vacant buildings and structures under Chapters 26, 48, and 56 of the Code of Ordinances, including but not limited to requirements relating to:

i. Securing All Openings. All windows, doors, and other openings shall be secured to prevent unauthorized entry. Securing shall include all openings; partial securing is prohibited. Materials shall be properly fitted, maintained, and installed in a professional manner.

ii. Building Envelope Protection. The building shall be maintained in a weather-tight condition, including:

   i. A sound roof that is free of leaks or structural failure;

   ii. Intact exterior walls and foundation without significant cracks, breaches, or deterioration; and

   iii. Prompt repair or sealing of any openings or breaches that develop after the initial mothballing.

iii. Water and Utility Management. All water lines shall be drained or otherwise secured to prevent leakage, pipe failure, or freezing. All utilities shall be properly disconnected or maintained in a safe condition.

iv. National Fire Protection Association (NFPA) Marking for Emergency Responders**.** Vacant structures shall comply with the provisions of the adopted International Fire Code, Chapter 26 Code of Ordinances, regarding Hazard Identification Signs in conformance with NFPA 704 and applicable NFPA standards and regarding placards marking vacant buildings to protect the safety of emergency responders.

v. Fencing and Site Security. Where necessary to protect public safety or prevent repeated unauthorized access, the director or the director’s authorized representative may require installation of fencing or other appropriate barriers.

vi. Exterior Maintenance. The building and surrounding property shall be maintained free of:

   i. Accumulated debris or trash

   ii. Excessive vegetation or overgrowth

   iii. Graffiti or visible blighting conditions

vii. Enhanced Measures for Problematic Buildings. The Director may require enhanced securing measures, including but not limited to reinforced boarding, additional barriers, or increased inspection frequency, for any property with a documented history of unauthorized entry, repeated code violations, or significant risk of harm to the public.

(b) Clearly describe the consequences of non-compliance, including:

(1) The fine structure applicable to violations of Chapter 56, Article VI, including court penalties and administrative citation fines as provided in Sections 56-580 and 56-581 of this code, and the escalating nature of fines for repeat or continuing violations;

(2) The semiannual fee structure applicable to chronically vacant nuisance properties, vacant commercial properties, and vacant unimproved properties as provided in Section 56-583 of this code, including the escalating fee schedule for properties that remain vacant across multiple semiannual periods;

(3) The City's authority under Chapters 48 and 56 to abate nuisance conditions and perform necessary securing or maintenance work on non-compliant vacant properties, and to recover the costs of such abatement as a lien against the property; and

(4) The availability of appeals, waivers, and financial hardship relief as provided under Article VI of Chapter 56, including the role of the Property Maintenance Appeals Board;

(c) Describe the tools available to neighborhood associations and residents to pursue independent action with respect to vacant and blighted properties, including:

(1) The nuisance action remedy available under RSMo § 82.1025, which authorizes property owners within 1,200 feet of a nuisance property, and neighborhood organizations acting on their behalf, to bring a civil action in circuit court seeking injunctive relief against the property owner, provided that written notice of intent to file has been mailed to the property owner and the city at least 60 days prior to filing; and

(2) The Missouri Abandoned Housing Act, RSMo §§ 447.620 to 447.640, which authorizes qualifying nonprofit organizations to petition the circuit court for temporary possession and, upon completion of rehabilitation, title to a vacant property that constitutes a nuisance or blight, where the property owner has failed or refused to repair the property; and

(3) Local organizations and legal resources available to assist neighborhood associations in pursuing either remedy, including Legal Aid of Western Missouri and Neighborhood Legal Support of Kansas City.

(d) Be published on a publicly accessible page of the City's website; and

(e) Be provided to all owners registering or renewing registration of vacant property pursuant to Article VI of Chapter 56 of the Code of Ordinances.

Section 2. The City Manager is hereby further directed to develop and implement a city-wide vacant property registration outreach campaign, to be known as the Registration Sprint, within 120 days of the effective date of this ordinance. The Registration Sprint shall:

(a) Notify all known and suspected vacant property owners city-wide of their registration obligations under Article VI of Chapter 56 of the Code of Ordinances, with particular emphasis on the expanded requirements enacted by Ordinance No. 260401;

(b) Incorporate and distribute the plain-language vacant property maintenance guide developed pursuant to Section 1 of this ordinance as a core component of outreach materials;

(c) Utilize multiple outreach channels to maximize reach, which may include direct mail, digital communications, community meetings, and coordination with neighborhood organizations, community development corporations, and other stakeholders; and

(d) Include outreach materials available in multiple languages consistent with the City's language access obligations.

Section 3. That the City Manager is hereby directed to allocate funding for the Vacant Property Education Campaign in the amount of $50,000 as part of the first quarter FY2026-27 budget analysis, subject to availability of funds in the Development Services Fund.

..end

Approved as to form:

Bret Kassen
Associate City Attorney

City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260399
Submitted Department/Preparer: Neighborhoods
Revised 01/30/25

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 56 of the Code of Ordinances by enacting a new Section 56-548 to create minimum standards for the securing and mothballing of vacant buildings to prevent deterioration, protect public safety, and reduce negative neighborhood impacts.

Discussion

Click or tap here to provide detailed information, analysis, and any applicable CREO goals on this topic.

Fiscal Impact

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

2. What is the funding source?
   General Fund from NSD Preservation or Dangerous Buildings budgets.

3. How does the legislation affect the current fiscal year?
   Instances where City is authorized to abate would require expenditure from funds appropriated to either NSD Preservation or Dangerous Buildings for similar work, already performed under Chapter 48 and 56.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
   Yes, this would be a recurring impact to the budget for NSD.

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

No, costs expended would require a lien to be placed on the property for some future reimbursement.

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)
Confirmed NSD Preservation and Dangerous Buildings are funded from the General Fund. Unknown cost at this time.

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, affordable housing, and improve resident wellbeing and cultural diversity.
☒ Maintain and increase 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.
☐ Promote healthy residents by ensuring basic sanitation and living needs are met.
☒ Ensure all residents have safe, accessible, quality housing by reducing barriers.
☐ Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

Prior Legislation

N/A

Service Level Impacts

There should not be an impact to services levels, as this work is currently enforced through Chapter 48 and 56.

Staff Recommendation

Click or tap here to enter department.

Select One: ☒ Sponsored
☐ Directive: Res/Ord # Click to enter Res/Ord. No.

Select One: ☒ Recommend
☐ Do Not Recommend
☐ Not Applicable

Supports continued implementation of Chapter 48 and 56 in regard to vacant structures in addition to the intention of Resolution No. 250912.

Other Impacts

1. What will be the potential health impacts to any affected groups?
   Prevents access to vacant structures and potential safety issues. No health impact to owners of mothballed structures.

2. How have those groups been engaged and involved in the development of this ordinance?
   No

3. How does this legislation contribute to a sustainable Kansas City?
   Preventing the deterioration of vacant buildings keep the structure available for future use. Demolition of dangerous or deteriorated building creates waste and reduces housing stock.

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

   Total Number of Units Potentially preserved for new housing units.
   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.

   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)

414 E. 12th Street
Kansas City, MO
64106

File #: 260400

[COMMITTEE SUBSTITUTE FOR] ORDINANCE NO. 260400

Sponsor: Mayor Quinton Lucas
COMMITTEE SUBSTITUTE

Amending Chapter 88 of the Code of Ordinances, the Zoning and Development Code, by repealing and replacing Section 88-585-02, to authorize administrative approval of certificates of appropriateness for orders to repair issued pursuant to Chapters 48 and 56 for historic structures. ***HELD UNTIL 7.28.2026***

WHEREAS, vacant and deteriorating buildings pose significant risks to public safety, neighborhood stability, and the long-term vitality of Kansas City communities; and

WHEREAS, the City of Kansas City has a compelling interest in preserving its historic structures, which represent irreplaceable cultural, architectural, and economic assets for the city and its residents; and

WHEREAS, property owners who are willing to stabilize and repair historic structures subject to orders to repair issued pursuant to Chapters 48 or 56 may be impeded by the time required to obtain Historic Preservation Commission review prior to commencing such repairs; and

WHEREAS, authorizing the city planning and development director or their designee to issue administrative certificates of appropriateness for repairs ordered pursuant to Chapters 48 or 56, subject to compliance with the U.S. Secretary of the Interior's Standards for Rehabilitation and reporting to the Historic Preservation Commission, will expedite the stabilization of historic structures while maintaining appropriate preservation standards; and

WHEREAS, this administrative approval pathway applies solely to orders to repair and does not extend to orders to demolish; and

WHEREAS, the Kansas City Historic Preservation Commission and Resolution No. 250912 support upstream interventions to prevent historic structures from deteriorating to the point of dangerous-building designation, including mandatory minimum maintenance standards and mothballing requirements; and

WHEREAS, this amendment is consistent with the KC Spirit Playbook Historic Preservation Community Supported Action to strengthen and streamline the historic preservation ordinance, and with Action #9 to ensure the compatibility of new development and discourage the destruction of sound, older buildings in neighborhoods with a cohesive character; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF KANSAS CITY:

Section 1. That Chapter 88, the Zoning and Development Code, is hereby amended by repealing Section 88-585-02, Emergency Repairs, and enacting in lieu thereof a new section of like number and subject matter, to read as follows:

88-585-02 EMERGENCY REPAIRS AND VIOLATIONS OF CHAPTER 48 OR 56

88-585-02-A. If any emergency situation exists, temporary repairs required to prevent imminent damage to a structure may be authorized by the city planning and development director, subject to review by the historic preservation commission.

88-585-02-B. Within 48 hours after the repairs are made, the person making such authorized temporary repairs must notify the city planning and development director. If any work intended to be permanent was performed or is to be performed, a certificate of appropriateness must be obtained in accordance with the procedures of this article.

88-585-02-C. If a structure has been determined to be a dangerous building in an order to repair issued pursuant to chapters 48 or 56 of the Code of Ordinances, including but not limited to an order determining such structure is a dangerous building pursuant to section 56-535 of the code, the city planning and development director or their designee may issue a certificate of appropriateness to correct the violations of Chapters 48 or 56 in a manner that is in accordance with the U.S. Secretary of the Interior's Standards for Rehabilitation without prior review and approval of the historic preservation commission. Such approvals will be reported to the historic preservation commission at their next regularly scheduled meeting. This subsection 88-585-02-C shall not apply to orders to demolish and shall not be construed as authorizing the demolition of a structure without prior review by the historic preservation commission.

..end

Approved as to form:

Julian Langenkamp
Associate City Attorney

No Docket Memo Provided for Ordinance No. 260400

File #: 260401

[COMMITTEE SUBSTITUTE FOR] ORDINANCE NO. 260401

Sponsor: Mayor Quinton Lucas
COMMITTEE SUBSTITUTE

Amending Chapter 56, Code of Ordinances, by repealing Article VI, Registration of vacant properties and foreclosing properties, and enacting a new article of like number and subject matter, including a new Section 56-583, Semiannual fees for chronically vacant nuisance property, vacant commercial property, and vacant unimproved property, to expand vacant property registration to unimproved vacant land and vacant commercial property, add required disclosure of plans or intent for vacant property; establish procedures for investigating and identifying chronically vacant nuisance properties and assess a flat semiannual $200.00 fee for chronically vacant nuisance properties; escalating semiannual fees of $500.00 - $1,000.00 for vacant commercial properties, and escalating semiannual fees of $100.00 - $200.00 for vacant unimproved properties; establish financial hardship criteria and waiver procedures for owners unable to pay registration fees; and amending Chapter 2, Code of Ordinances, Section 2-1722, to update payment provisions for non-installment assessments and special tax bills. ***HELD UNTIL 7.28.2026***

WHEREAS, vacant and foreclosing properties often create health and safety hazards, attract vandalism and other criminal activity, lower property values, and impose extra costs on local governments for additional police, fire and other resources; and

WHEREAS, unimproved vacant land can pose many of the same risks as vacant improved properties, including attraction of illegal dumping, criminal activity, and blighting conditions that reduce property values and degrade the quality of life in surrounding neighborhoods; and

WHEREAS, the City has required owners of vacant or foreclosing properties to register those properties with the City pursuant to Chapter 56, Code of Ordinances, Article VI, but the existing registration framework applies only to improved residential properties with structures, leaving unimproved vacant properties outside its scope; and

WHEREAS, the City Council finds that expanding registration requirements to include unimproved vacant land and vacant commercial property is consistent with the purpose of Article VI and will improve the City's ability to identify, monitor, and engage with owners of all vacant properties; and

WHEREAS, RSMo. § 67.399 authorizes municipalities to establish a process by which an owner of property with a residential structure, or commercial property with multiple dwelling units, that is vacant for at least six months and characterized by housing code violations may be required to pay a registration fee upon a municipality's investigation and determination that such property meets these criteria; and

WHEREAS, the City desires to maintain its registration requirement for vacant properties, while enacting a new section, 56-586, Semiannual fee for chronically vacant nuisance property, vacant commercial property, and vacant unimproved property, assessing escalating fees against the owner of any property that is, in any semiannual period, investigated and found to have met the criteria set forth in RSMo. § 67.399; and

WHEREAS, City's new proposed section, 56-586, authorizes City inspection and identification of any properties known or believed to meet the criteria set forth in RSMo. § 67.399, and the assessment of a fee for any such properties investigated and found to have met such criteria within a semiannual period, while requiring both notice to owners of this determination and affording them the opportunity to appeal this determination or avoid the fee by curing the conditions supporting this determination; and

WHEREAS, City's new proposed section, 56-586, requires that a list of such properties meeting the criteria set forth in RSMo. § 67.399 be made available to the City's Fire Department and the Kansas City Police Department, and that the City additionally attempt to determine whether any such property is open to entry or being occupied by trespassers and, if so, that the owner be notified of this determination; and

WHEREAS, the City intends for its new proposed section, 56-586, to assist owners of any such properties in mitigating the conditions that often lead to health and safety hazards, vandalism and other criminal activity, and lower property values, both on their own properties and surrounding neighborhoods;

WHEREAS, modern property intelligence software, such as platforms that integrate parcel data, code violation histories, ownership records, and market information, can substantially improve the City's capacity to identify unregistered vacant properties, prioritize enforcement, and track compliance across a large and diverse property inventory; and

WHEREAS, the City recognizes that some owners of vacant properties face financial hardship that limits their ability to pay registration fees or bring properties into compliance, and that assessing escalating fees against such owners is counterproductive to the goals of this article; and

WHEREAS, the City recognizes that certain categories of vacant property warrant exemption from or relief under the requirements of this article, including public property and property used primarily for agricultural, environmentally beneficial, or public purposes, which are excluded from the definition of vacant property; property that is the subject of probate proceedings or title litigation; property that has been recently occupied by a person entitled to possession who intends to return; and property whose owner demonstrates financial hardship, for whom the City shall seek to connect with applicable rehabilitation, compliance, and disposition resources rather than impose fees; and NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 56, Code of Ordinances, is hereby amended by repealing Article VI, Registration of vacant properties and foreclosing properties, and by enacting a new Article VI entitled "Registration of vacant properties and foreclosing properties" to include amended Sections 56-571 through 56-583 and new Section 56-586, to read as follows:

ARTICLE VI.
REGISTRATION OF VACANT PROPERTIES AND FORECLOSING PROPERTIES

Sec. 56-571. Purpose.

The purpose of this article is:

(1) To identify those properties in the city that are vacant or foreclosing and to gain contact information for code enforcement and emergency situations; and

(2) To protect neighborhoods from becoming blighted through the lack of adequate maintenance and security of vacant properties and foreclosing properties; and

(3) To address the active costs that unmanaged vacancy imposes on surrounding properties, neighborhoods, and the broader community; and

(4) To encourage property owners to return vacant properties to productive use by establishing a semiannual registration fee structure that makes continued vacancy less economically attractive than rehabilitation, sale, or other active reuse; and

(5) To ensure that the costs of inspecting and monitoring vacant properties are offset by fees assessed against the owners of those properties, rather than subsidized by the public.

Sec. 56-572. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning, and any words not defined here but defined elsewhere in this chapter shall have the meaning ascribed to them previously:

Agricultural means cultivated for food production.

Beneficiary means a lender under a note secured by a deed of trust.

Chronically vacant nuisance property means any real property that has been vacant for at least six (6) months, has two or more pending violations of this code within the preceding 12 months and is improved by a residential building type identified section 88-110-04 of this code.

City means the City of Kansas City, Missouri.

Commercial property means any real property improved by a building or structure that is not identified as a residential building type in section 88-110-04 of this code.

Days means consecutive calendar days.

Deed of trust means an instrument by which title to real estate is transferred to a third-party trustee as security for a real estate loan. This definition includes any subsequent deeds of trust.

Default means the failure to fulfill a contractual obligation, monetary or conditional.

Department means the neighborhood services department of the city.

Director means the director of the neighborhood services department of the city or their authorized designee.

Director of Finance means the director of the finance department of the city or their authorized designee.

Dwelling unit means one or more rooms arranged, designed or used as independent living quarters for a single household. Buildings with more than one kitchen or more than one set of cooking facilities are deemed to contain multiple dwelling units unless the additional cooking facilities are clearly accessory and not intended to serve additional households.

Environmentally beneficial means benefiting the natural environment, improving stormwater retention, increasing water quality, reducing greenhouse gas emissions, using fewer potentially harmful or costly inputs, increasing biodiversity or providing habitats for wildlife.

Evidence of vacancy means any condition that, on its own or combined with other conditions present, would lead a reasonable person to believe that the property is vacant. Such conditions include but are not limited to: overgrown and/or dead vegetation; accumulation of newspapers, circulars, flyers and/or mail; past due utility notices and/or disconnected utilities; accumulation of trash, junk and/or debris; broken or boarded windows; abandoned vehicles and/or auto parts or materials; the absence of window coverings such as curtains, blinds and/or shutters; the absence of furnishings and/or personal items consistent with habitation; the percentage of overall square footage of any building that is unoccupied; the condition and value of any items in the property; the presence of rental or for sale signs on the property and/or statements by neighbors, passersby, delivery agents, or government employees that the property is vacant.

Foreclosing and *foreclosure* have the same meaning, that being the process by which a property, placed as security for a real estate loan, is prepared for sale to satisfy the debt if the borrower (trustor) under a deed of trust defaults.

Improved property means any parcel of real property located within the City that is improved by any building, structure, or dwelling unit;

Initiation of the foreclosure process means taking any of the following actions:

(1) Publication of a notice of sale; or

(2) Commencing a foreclosure action on a property in a court of law.

Local means within 50 road/driving miles distance of the city

Mortgagee means the creditor, including but not limited to, service companies, lenders in a mortgage agreement and any agent, servant, or employee of the mortgagee, or any successor in interest and/or assignee of the mortgagee's rights, interests or obligations under the mortgage agreement.

Notice of default means a notice, issued pursuant to the applicable real estate security document or RSMo § 408.554, that a default has occurred under a deed of trust.

Owner means any person, mortgagee, or property trust trustee who alone or jointly or severally with others, with or without the right of possession, is entitled under any agreement to the control or direction of the management or disposition of the building or property or of any part of the building or property. Unless otherwise specifically provided, the owner, their agent for the purpose of managing, controlling or collecting rents and any other person managing or controlling a building or property in any part of which there is a violation of the provisions of this ordinance, shall be liable for any violation therein, existing or occurring, or which may have existed or occurred, at or during any time when such person is or was the person owning or managing, controlling, or acting as agent in regard to said buildings or property and is subject to injunctions, abatement orders or other remedial orders. The liabilities and obligations imposed on an owner shall attach to:

(1) Any mortgage company or any other person with or without an interest in the building or property who knowingly takes any action in any judicial or administrative proceeding that is intended to delay issuance or enforcement of any remedy for any violation of the property maintenance code then in existence; provided that with respect to fines such person shall be liable only for fines which accrue on or after the date of such action; and further provided that no liability shall be imposed under this ordinance for any action taken in any proceeding, including a proceeding to foreclose on a lien, that does not delay or prevent the prosecution of any action brought by the city to enforce the city's property maintenance code.

(2) A property trust trustee under a property trust, unless said trustee in a proceeding under said provisions of this ordinance discloses in a verified pleading or in an affidavit filed with the court, the name and last known address of each person who was a beneficiary of the trust at the time of the alleged violation and of each person, if any, who was then acting as agent for the purpose of managing, controlling or collecting rents, as the same may appear on the records of the trust.

Property means any real property, or portion thereof, located in the city, including improved and unimproved property.

Property trust trustee means one who holds title to a building, structure or property under a property trust with or without the right of possession, management or control.

Public property means property owned by federal, state or local government, or some political division or subordinate public corporation thereof, including but not limited to the Land Bank of Kansas City, Missouri or Kansas City, Missouri Homesteading Authority, and title to which is vested directly in the federal, state or local government, or some political division or subordinate public corporation thereof, or in some person holding exclusively for the benefit of the same.

Public purpose means used for the health, comfort and welfare of the public and not simply a particular group.

Registration period means June 1 of each year through May 31 of the subsequent year.

Securing means measures that assist in making the property inaccessible to unauthorized persons, including but not limited to the repairing of fences and walls, chaining/pad locking of gates, the repair or boarding of door, window or other openings.

Semiannual means occurring at a frequency once every six months or twice a year/

Trustee means the person, firm or corporation holding a deed of trust on a property as security for the payment of a debt.

Trustor means a borrower under a deed of trust, who deeds property to a trustee as security for the payment of a debt.

Unimproved property means any real property that is not improved by any building, structure, or dwelling unit.

Vacant means a property, other than public property or property used primarily for agricultural, environmentally beneficial or public purpose, that is lacking habitual presence of human beings who have a legal right to be on the property, or at which substantially all lawful business operations or residential occupancy has ceased. In determining whether a property is vacant, the director shall consider conditions that show evidence of vacancy, as defined in this article, and the percentage of the property on which those conditions exist; provided that multi-family residential property containing five or more dwelling units shall be considered vacant when the majority of all of the dwelling units become unoccupied and a majority remain unoccupied.

Sec. 56-573. Annual registration of vacant and/or foreclosing properties required.

(a) *Annual registration*. Effective 90 days after the Council's passage of Committee Substitute for Ordinance 260401, all owners of vacant and/or foreclosing property must register such property with the director in compliance with this section.

(1) For vacant property, such registration shall be due within 90 days of the property becoming and remaining vacant.

(2) For foreclosing property, such registration shall be due within 14 days of initiation of the foreclosure process as defined in this chapter.

All registrations submitted under this article shall expire on May 31 of each registration period for which they were submitted and shall be subject to renewal annually. Application for renewal of registration in any period will be accepted beginning June 1 and may be made without penalty through June 30.

(b) *Registration information and documentation required*. All owners of vacant and/or foreclosing property shall submit their registration and renewal upon forms provided by the director and include the following information and documentation:

(1) The common name of the property, if any, the exact street address of the property and the number of units in each building on the property.

(2) An identification of the owner(s) by full name, telephone number, mailing address, e-mail address and date of birth. The mailing address may not be a P.O. Box. If the property is owned by a corporation, limited liability company, partnership, limited partnership, trust or real estate investment trust, the name and address of any of the following shall be provided:

a. For a corporation, a corporate officer and the chief operating officer;

b. For a partnership, the managing partner;

c. For a limited liability company, the managing or administrative member;

d. For a limited partnership, a general partner;

e. For a trust, a trustee; or

f. For a real estate investment trust, a general partner or an officer.

(3) Name and address of all lien holders and any other party with an ownership interest in the property.

(4)A notarized affidavit executed by a natural person, listing such person's full name, telephone number, mailing address and email address, stating that they have management control and responsibility for the property, will personally inspect the property's interior and exterior at least once per month and that they affirm compliance with all applicable federal, state, and local laws, including but not limited to applicable requirements in this Code governing procurement of any required licenses and permits, and all nuisance, property maintenance, health, fire, building, electrical, mechanical, and plumbing codes. In addition, such natural person will specifically affirm in such affidavit that they will continually secure the vacant property in the following manner:

a. All windows, doors, and other openings shall be secured to prevent unauthorized or unlawful entry, using materials properly fitted, maintained and installed in a professional manner.

b. Each building shall be maintained in a weather-tight condition, including a sound roof free of leaks and structural failure and intact exterior walls and foundation without significant cracks, breaches or deterioration.

c. Compliance with the adopted International Fire Code, chapter 26 of this code, regarding National Fire Protection Association (NFPA) Hazard Identification Signs in conformance with NFPA 704 and applicable NFPA standards regarding placards marking vacant buildings to protect the safety of emergency responders.

d. All water lines shall be drained or otherwise secured to prevent leakage, pipe failure, or freezing. All utilities shall be properly disconnected or maintained in a safe condition.

e. The building and property shall be maintained free of:

i. accumulated litter, trash, rubbish or garbage, as those terms are defined in chapter 62 of this code; and

ii. excessive growth of vegetation, as that term is defined in chapter 48 of this code; and

f. Prompt repair of any condition not adhering to the above standards.

The lack of specific reference herein to any applicable requirements for such property under this code or other law shall not excuse any violation of the same, nor waive city's ability to take any and all enforcement and abatement measures toward the same, as permitted by this code or other law.

(5) The full name, telephone number, mailing address and email address of the natural person designated by the owner, to receive service of any notice, order or summons issued because of a violation of this code.

(6) The names, addresses, and phone numbers of designated employees or authorized representatives who may be contacted in the event of an emergency.

(7) The owner's current plans or intent for the property. Registrants shall check all that apply:

a. Active rehabilitation or renovation of any structure on the property;

b. Planned sale or transfer to a third party;

c. Holding for future use with no immediate development plans; or

d. Other, with a written explanation.

(8) The signature of the owner, an officer if the owner is a corporation, a partner if the owner is a partnership, and a member if the owner is a limited liability company.

(9) For foreclosing property, the owner shall also:

a. Certify that the property was inspected for occupancy and identify whether the property is vacant at the time of registration. If the property is not vacant at the time of registration, a monthly inspection shall be conducted by the owner to determine if the property has become vacant. If, upon subsequent inspection, a property is determined to be vacant, an updated registration form shall be filed with the city.

b. Send written notice addressed to the occupant of the property, sent via regular mail, postage pre-paid, stating that the foreclosure process has been initiated.

(c) The Director may, by rule, establish a simplified registration form for unimproved vacant property that collects the information most relevant to monitoring and engaging with owners of such parcels.

Sec. 56-574. Change in registration information.

The owner of a vacant or foreclosing property already registered with the city shall register any change to the previously submitted registration information within 30 days of said change.

Sec. 56-575. Notice on sale of property.

(a) Every owner selling a vacant or foreclosing property registered as provided in this article shall give notice in writing to the department within 30 days of the date such property is conveyed pursuant to an instrument required by law for the conveyance of such property to another party. This notice shall include the name and address of the buyer.

(b) The new owner shall have 30 days from the above date to file a new registration with the department.

Sec. 56-576. Notice on occupancy of property.

Every owner of a vacant or foreclosing property registered as provided in this article that ceases to be vacant, as that term is defined in this article, shall give notice in writing to the department within 30 days of the date on which the property ceased to be vacant.

Sec. 56-577. Inaccurate or incomplete registration information.

It shall be a violation of this code for an owner or a responsible person to provide inaccurate information for the registration of vacant or foreclosing properties or to fail to provide information required by the city for the registration.

Sec. 56-578. Affirmative defenses.

It shall be an affirmative defense to any citation or administrative penalty issued under this article that:

(1) The property is the subject of probate proceedings or its title is otherwise the subject of current litigation, not including foreclosure proceedings. This defense shall not be applicable for more than 24 months without permission of the director; or

(2) The property has been used as a residence by a person entitled to possession for a period of at least three months within the previous nine months, and the same person intends to resume residing at the property.

Sec. 56-579. Violations.

Any person or entity who fails to comply, or causes or permits any condition that fails to comply, with the requirements of this article shall be guilty of either an ordinance violation that shall be punishable in court as set forth in section 56-580 or, in the alternative, an administrative citation fine as provided in section 56-581. Each day during which any violation occurs or continues shall constitute a separate violation. Notwithstanding the provisions of this section or any other remedy provided in this article, the city may take any other action toward the property that is warranted by this code or applicable law, including actions to secure the property, issue notices of violation or to abate any condition(s) on the property or by filing a complaint for legal or injunctive relief in the appropriate court of competent jurisdiction.

Sec. 56-580. Court penalty for violation of article.

(a) Any person or entity convicted of a violation of this article shall be punished for that violation by a fine of not less than $200.00, but not more than $1,000.00, or by imprisonment of not more than 180 days or by both such fine and imprisonment. Whenever the penalty is to be a fine or a fine and imprisonment, the fine shall be no less than the minimum amount set out in the following schedule:

(1)	First offense	Not less than $200.00 but not more than $1,000.00
(2)	Second offense	Not less than $300.00 but not more than $1,000.00
(3)	Third offense	Not less than $500.00 but not more than $1,000.00
(4)	Fourth and subsequent offenses	$1,000.00

(b) Every day that a violation continues shall be considered a separate offense, for which the violator may be arrested, tried and convicted without necessity of further notice.

Sec. 56-581. Administrative citation fine for violation of article.

(a) As an alternative to formal court action, the penalty for any violation of this article may be imposed as an administrative citation fine in accordance with the amounts and schedule provided in section 56-36 of this code, provided that the amount of such fine for late registrations shall be $50.00 for the first 30 days and $100.00 for each additional 30 days.

(b) The procedure for imposing any administrative citation fine shall be in accordance with sections 56-289 through 56-295 of this code.

Sec. 56-582. Waiver of portion of administrative citation fines.

The director may waive a portion of the amount of administrative citation fines that have accumulated as a result of non-compliance with this article provided that the owner has properly registered the property and there are no other violations of chapter 56 or chapter 48 remaining on the property in question. In determining the amount to be waived, the director shall follow these guidelines:

(1) Waiving an amount equal to documented expenditures by the owner for repairs to the building, or for demolition.

(2) Waiving all but the amount required for demolition if the building is determined to be not feasible to repair and the owner chooses to have the city demolish it.

(3) Waiving all fines charged to an owner who vacated the property after receiving a notice of foreclosure.

(4) Waiving all fines if the property is donated to a local community development corporation, non-profit corporation, the Land Bank of Kansas City, Missouri, or the Homesteading Authority of Kansas City, Missouri, that is willing to accept the property and submits written plans to correct existing code violations with a schedule acceptable to the director.

(5) Waiving all or a portion of administrative citation fines upon a finding of financial hardship. An owner may submit a written hardship application to the director on a form established by the director. The director shall waive administrative citation fines under this article upon a finding that:

a. The owner has reasonably demonstrated that there is no feasible alternative use for the property that could yield a reasonable economic return, and that such fines could not have been reasonably avoided by sale or lease of the property; and

b. The owner meets any one of the following criteria:

i. The owner, or an immediate family member residing at the property, has experienced death, serious illness, or a disabling injury within the preceding 12 months

ii. The owner's household income is at or below 80 percent of the area median income, as established annually by the U.S. Department of Housing and Urban Development for the Kansas City metropolitan area;

iii. The owner is a current recipient of a public program, including Medicare, Medicaid, Supplemental Security Income (SSI), Social Security Disability Insurance (SSDI), Supplemental Nutrition Assistance Program (SNAP), Section 8/Housing Choice Voucher, or the Low Income Home Energy Assistance Program (LIHEAP);

iv. The owner personally owned and lived in the property as their primary home, does not own any other residential property, and had to leave because the property became unsafe or uninhabitable due to the same conditions the city is now citing; or

v. The owner has no prior delinquencies on any city fee, fine, tax, or special assessment within the preceding three years, and the violation giving rise to the fine was a first offense.

Upon a finding of financial hardship under this paragraph, the director shall notify the owner in writing of the waiver and shall provide the owner with written information about city programs and resources that may assist with property maintenance, rehabilitation, or disposition. Participation in any such program shall not be required as a condition of the waiver. A hardship finding shall neither excuse the underlying code violations nor suspend the city's authority to abate conditions on the property.

(6) Except for paragraphs (3) and (5) of this section, no fines can be waived if there are unpaid special assessments pending against the property.

(7) Waiving all but $500 if the only infraction is failure to register the vacant property, and the property has now been registered.

Sec. 56-583. Semiannual fee for chronically vacant nuisance property, vacant commercial property and vacant unimproved property.

(a) *Semiannual fee*. This section will become effective 60 days after passage of a simple majority of voters and if the number of votes exceeds the number of votes cast in favor of the ballot question proposing the authorization of the fees provided in this section. The owner of any chronically vacant nuisance property, vacant commercial property or vacant unimproved property, whether registered or not, shall be required to pay a registration fee for each semiannual period in which the director has determined such property to qualify for such fee pursuant to this section.

(1) *Notice and fee amounts*. The director shall provide notice of such fee to the property owner at the last known address according to the records of the city and the land records of the recorder of deeds of the county wherein the property is located. Such notice shall state that the property has been determined one of the following properties subject to a semiannual fee in the following amount, that the fee can be assessed as a lien on the property if not paid, how the fee can be paid, and the process for appealing the director's determination, if applicable:

a. chronically vacant nuisance property, with a semiannual fee of $200.00;

b. vacant commercial property, with an escalating semiannual fee, per the following schedule, not to exceed a semiannual fee of $1,000.00:

1. First year: $500 semiannual fee;

2. Second year: $750 semiannual fee;

3. Third year and subsequent years: $1,000 semiannual fee;

c. vacant unimproved property, with an escalating semiannual fee, per the following schedule, not to exceed a semiannual fee of $200.00:

1. First year: $100 semiannual fee;

2. Second year: $150 semiannual fee;

3. Third year and subsequent years: $200 semiannual fee.

Upon any initial investigation and determination that such property is chronically vacant nuisance property subject to a fee under this section, the director shall state this determination in a report including their findings and recommendations and the grounds supporting the determination.

Within five (5) business days of the director's completion of a written report with findings and a determination that a property is subject to the chronically vacant nuisance property fee, the director shall provide the owner the notice described in paragraph (a)(1) of this section.

(2) *Reconsideration and revocation of fee for chronically vacant nuisance property or for financial hardship.* Upon notice pursuant to paragraph (a)(1) of this section that a property is subject to a vacant property registration fee described therein, an owner may seek reconsideration and revocation of such fee pursuant to the following procedures:

a. *Remedy and reconsideration for chronically vacant nuisance property*. Within 30 days of the director notifying the owner that the property is subject to a chronically vacant nuisance property fee pursuant to subparagraph (a)(1)a. of this section, the owner may complete any improvements to the property that may be necessary so that such property ceases to be chronically vacant nuisance property and may request from the director a reinspection of the property and a reconsideration of the levy of such fee.

b. *Reconsideration of any registration fee for financial hardship*. Property owners deemed subject to any fee pursuant to paragraph (a)(1) of this section may, within 30 days of the director's notification, submit a financial hardship application on a form established by the director. In determining whether the owner is entitled to a financial hardship, the director shall apply the provisions of section 56-582 of this code. An owner who is found to have provided materially false information in a hardship application shall have the waiver rescinded, and the fee shall become immediately due.

The director, upon a timely request for reconsideration, shall investigate and issue a written report with findings and a determination whether the property qualifies for revocation of the fee, either by ceasing to be chronically vacant nuisance property or due to financial hardship, in which case such fee shall be revoked. If the fee is revoked by the director, no such fee shall be assessed and the matter shall be deemed closed for such semiannual period. Within 5 days of the director's determination upon reconsideration, the city shall notify the property owner of such determination by mail at the last known address according to the records of the city and the land records of the recorder of deeds of the county wherein the property is located. The notice shall state that the fee has or has not been revoked, and, if it has not been revoked, that the fee can be assessed as a lien on the property if not paid, how the fee can be paid, and the process for appealing the reconsideration determination.

(b) *Appeal of initial fee determination or reconsideration determination to property maintenance appeals board.* Within 30 days of the notification of the initial determination in paragraph (a)(1) of this section, or within 30 days of the reconsideration notification in subparagraph (a)(2) of this section, the owner may appeal_such determination to the property maintenance appeals board as provided for in chapter 56, article II, division 6 of this Code. If, on appeal, the determination of the director is reversed, no such fee shall be assessed and the matter shall be deemed closed for such semiannual period.

(c) *List of vacant properties*. The director shall maintain a list of known chronically vacant nuisance properties, vacant commercial properties and vacant unimproved properties that shall be available to the city fire department and kansas city police department.

(d) *Accrual and assessment of fee*. If there is no timely appeal filed or if the director's determination that the property is subject to such fee is affirmed on appeal, the semiannual registration fee shall be levied on the beginning of the second calendar quarter after either the director's determination under paragraph (a)(1) of this section that such fee applies, the director's determination upon reconsideration that such fee shall not be revoked pursuant to paragraph (a)(2) of this section, or the property maintenance appeals board's affirmance of either determination on appeal, whichever is later.

(1) *Notice of assessment.* The registration fee shall be certified by the director to the director of finance as a special assessment represented by a special tax bill against the real property affected.

(2) *Liability created; collection; lien; waiver.* The special tax bill from the date of its issuance shall be deemed a personal debt against the person or persons who were the owners of record of the property at the time the director determined under paragraph (a)(1) of this section that such fee applies or when the director determined upon reconsideration that such fee shall not be revoked pursuant to paragraph (a)(2) of this section. If there was more than one owner of record of the property at such time, they shall be jointly and severally liable for the personal debt. The tax bill shall be paid as provided in section 2-1722 of this code. The city may initiate actions against such owner(s) to collect the personal debt once the special assessment becomes delinquent. After it has been delinquent for one year, the special tax bill shall also be a lien on the property until paid. The lien may be enforced by foreclosure proceedings in the same manner as delinquent real property taxes or by any method appropriate for the enforcement of special assessments generally. The owner of the property against which the assessment was originally made shall be able to redeem the property in a foreclosure proceeding only by presenting payment of all registration fees and penalties and, if such property was assessed a fee as chronically vacant nuisance property, upon presenting evidence that the violations of this code have been cured. Upon bona fide sale of the property to an unrelated party, the lien shall be considered released and the delinquent registration fee forgiven. Unrelated party shall mean a person or entity that is not a related party as defined under Section 267(b) of the Internal Revenue Code. The city manager is authorized to discharge any portion of such

special tax bill pursuant to review of the city's lien waiver committee in accordance with the provisions of section 48-83 of this code.

Secs. 56-584—56-599. Reserved.

Section 2. That Chapter 2, Code of Ordinances, is hereby amended by repealing Section 2-1722, Payment of non-installment assessments and special tax bills, and enacting a new section of like number and subject matter to read as follows:

Sec. 2-1722. Payment of non-installment assessments and special tax bills.

The following provisions shall apply to all special assessments authorized by chapter 48 and chapter 56 of the Code of Ordinances to recover costs for nuisance abatements, to recover vacant property registration fees pursuant to section 56-583 of this code, and to recover costs in vacating, closing, securing, repairing or demolishing dangerous buildings, except for special assessments authorized by subsection 56-546(c) of this code.

(1) *Thirty-day period to pay*. The assessment may be paid without penalty within 30 days from the date the assessment was issued.

(2) *Penalty on non-installment assessment when not paid in full within 30 days*. If any special assessment is not paid in full before the expiration of 30 days after the date of issuance of the assessment, the assessment shall be delinquent. If any assessment becomes delinquent, then the entire unpaid principal of the assessment will be subject to a one percent penalty per month until the assessment is paid in full. The penalty shall not exceed 25 percent.

(3) *Finance department to issue special assessments*. The department of finance shall issue all notices of special assessment described in this section, and shall be responsible for collection of all payments described in this section.

(4) *Ownership split or subdivision of lands subject to special assessment*. Full payment of the total assessment, including principal and penalty, for each respective lot, tract, or parcel must be made prior to any ownership split or subdivision of said lot, tract, or parcel.

..end

____

Approved as to form:

____

Bret Kassen
Associate City Attorney

No Docket Memo Provided for Ordinance No. 260401

Kansas City
414 E. 12th Street
Kansas City, MO
64106

Legislation Text

File #: 260557

ORDINANCE NO. 260557

Sponsor: Mayor Quinton Lucas

Amending Chapter 48, Code of Ordinances, by enacting a new Section 48-52 for the purpose of declaring businesses operating without required licenses, permits, or other governmental approvals to constitute nuisances per se, thereby allowing for the abatement thereof to protect public health, safety, and welfare. ***HELD UNTIL 7.28.2026***

WHEREAS, businesses operating without the licenses, permits, registrations, certificates, approvals, or authorization required by the City's Code of Ordinances or other applicable law frequently evade health, safety, fire prevention, zoning, building, and regulatory oversight designed to protect the public; and

WHEREAS, unlawful business operations increasingly utilize transient and evolving business models, including changing operators, promoters, hosts, tenants, ownership structures, business names, social media accounts, online advertisements, booking arrangements, and locations in an effort to evade licensing, permitting, inspection, and other regulatory requirements intended to protect the public; and

WHEREAS, unlawful business operations may relocate among different properties or premises, utilize multiple venues, or repeatedly alter the identities of those involved in the operation of the business, thereby frustrating traditional enforcement mechanisms directed solely at a particular business entity or location; and

WHEREAS, business activity conducted without licenses, permits, registrations, certificates, approvals, or authorization required by the City's Code of Ordinances or other applicable law frequently results in recurring disorder, unlawful alcohol activity, unsafe assembling, illegal commercial gatherings, unlawful occupancy, negative neighborhood impacts, and public health and sage risks requiring City intervention.

WHEREAS, such unlawful operations often lack required inspections, occupancy controls, security measures, insurance, and compliance with applicable codes and regulations, thereby creating conditions that threaten the public health, safety, and welfare; and

WHEREAS, businesses and properties operating outside the City's regulatory framework create environments that attract, facilitate, or are associated with criminal activity because they lack the safeguards required of lawful businesses; and

WHEREAS, illegal business operations in Kansas City have been associated with violent crime, including mass shootings, illegal gambling, and other activities detrimental to surrounding neighborhoods and the City at large; and

WHEREAS, the City's licensing and permitting requirements are intended to promote public safety by ensuring that businesses and other regulated activities satisfy applicable health, safety, fire prevention, occupancy, and operational standards before commencing and continuing operations, and that compliance with such requirements helps protect the public, prevent crime, reduce negative impacts on surrounding neighborhoods, and preserve the health, safety, and welfare of the community; and

WHEREAS, Council finds that the operation of businesses without the licenses and permits required by law constitutes an unreasonable interference with the rights of residents to enjoy the safe and peaceful use of their property and places an undue burden on public safety resources; and

WHEREAS, effective nuisance abatement requires the ability to address both unlawful business operations and the properties and premises used in furtherance of such operations in order to prevent repeated evasion of the City's regulatory framework; and

WHEREAS, the purpose of this ordinance is to create a mechanism that allows the City to more swiftly address businesses operating outside the City’s regulatory framework; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 48, Code of Ordinances, is hereby amended by enacting a new Section 48-52, Illegal business operations, to read as follows:

Sec. 48-52. Illegal business operations.

(a) All businesses, enterprises, commercial activities, or operations conducted within the city:

(1) without first obtaining and maintaining all licenses, permits, registrations, certificates, approvals, or other authorizations required by the Code or other applicable law, including satisfaction and compliance with any condition precedent required to obtain or maintain such license, permit, registration, certificate, approval, or authorization;

(2) after the suspension, revocation, expiration, or denial of any license, permit, registration, certificate, approval, or other authorization required for lawful operation; or

(3) in a manner that exceeds, violates, or is inconsistent with the scope, conditions, limitations, approved use, zoning authorization, occupancy restrictions, hours of operation, or other requirements established by any license, permit, registration, certificate, approval, or other authorization issued by any governmental authority, are hereby declared to constitute a nuisance.

(b) Any property, premises, structure, building, dwelling, room, lot, parcel of land, establishment, venue, place, business, enterprise, commercial activity, operation, or portion thereof that is conducted, maintained, operated, occupied, or used within the city:

(1) without first obtaining and maintaining all licenses, permits, registrations, certificates, approvals, or other authorizations required by the Code or other applicable law, including satisfaction and compliance with any condition precedent required to obtain or maintain such license, permit, registration, certificate, approval, or authorization;

(2) after the suspension, revocation, expiration, or denial of any license, permit, registration, certificate, approval, or other authorization required for lawful operation; or

(3) in a manner that exceeds, violates, or is inconsistent with the scope, conditions, limitations, approved use, zoning authorization, occupancy restrictions, hours of operation, or other requirements established by any license, permit, registration, certificate, approval, or other authorization issued by any governmental authority, are hereby declared to constitute a nuisance.

(c) The following are also hereby declared to constitute nuisances:

(1) Any property, premises, structure, building, dwelling, room, lot, parcel of land, establishment, venue, place, business, enterprise, commercial activity, operation, , or portion thereof used for recurring or gatherings, parties, entertainment, performances, after-hours activity, or events conducted without permits, approvals, registrations, or licenses required by this Code or any other section of the Code of Ordinances, including but not limited to illegal clubs, illegal event spaces, unlawful banquet or entertainment venues, unlawful after-hours establishments, and dwelling units or short-term rentals used for commercial parties or events in violation of city requirements.

(2) Any property, premises, structure, building, dwelling, room, lot, parcel of land, establishment, venue, place, business, enterprise, commercial activity, operation, or portion thereof used in a manner having the purpose or effect of evading City licensing, permitting, inspection, or regulatory oversight by repeatedly changing or utilizing different operators, promoters, event hosts, managers, tenants, business names, ownership structures, corporate entities, agents, social media accounts, websites, online advertisements, booking platforms, booking arrangements, contact information, or other identifying characteristics while

continuing substantially the same unlawful business activity at the same location shall constitute a nuisance under this section.

(3) Any property, premises, structure, dwelling unit, commercial space, or other place used for the unlawful manufacture, cultivation, preparation, processing, storage, distribution, sale, delivery, or giving away of controlled substances, counterfeit substances, or drug paraphernalia in violation of applicable the Code or applicable law is hereby declared to constitute a nuisance.

(d) For purposes of this section, the term "business" shall be construed broadly and includes any activity conducted for compensation, remuneration, profit, gain, or other commercial benefit, whether permanent, temporary, recurring, or occasional.

(e) Businesses, enterprises, and commercial activity or operation constituting nuisances under this section include but are not limited to:

(1) Entertainment venues, event spaces, after-hours establishments, dance halls, or similar operations conducted without required licenses or permits;

(2) Short-term rental operations conducted without required registrations, licenses, permits, or approvals, or operated in a manner inconsistent with the scope of any registration, permit, license, or authorization issued by the city, including use as an unlawful event space, after-hours establishment, or commercial entertainment venue.

(3) Gambling, bookmaking, pool selling, gaming, wagering, sweepstakes, trading, or similar operations conducted in violation of this Code or other applicable law, including any premises where “gray gaming” machines, gambling devices, gaming machines, sweepstakes devices, or other equipment used in furtherance of such unlawful activity are kept, maintained, operated, or made available for use.

The enumeration of examples contained in this section shall not be construed to limit the application of this section to any property, premises, structure, building, dwelling, room, lot, parcel of land, establishment, venue, place, business, enterprise, commercial activity, or operation otherwise meeting the requirements of this section.

(f) A nuisance under this section shall constitute a nuisance per se, and no showing of repeated violations, chronic nuisance activity, criminal convictions, calls for service, or the elements required under any other nuisance provision of this chapter shall be required to establish the existence of a nuisance.

(g) Each day that a nuisance exists in violation of this section shall constitute a separate violation.

(h) The owner, operator, manager, tenant, occupant, lessee, agent, permit holder, license holder, promoter, event host, advertiser, or any other person or entity having a legal interest in, possession of, control over, responsibility for, or the right to occupy the business, activity, operation, property, premises, or place constituting a nuisance under this section shall be jointly and severally responsible for the abatement of the nuisance and subject to any remedies authorized by this chapter.

Section 2. The duties and responsibilities imposed by this section are nondelegable.

Section 3. If any provision of this ordinance is held invalid or unconstitutional by a court of competent jurisdiction, such invalidity shall not affect the remaining provisions, which shall continue in full force and effect.

..end

Approved as to form:

Emalea Kohler
Associate City Attorney

City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution#: 260557
Submitted Department/Preparer: Finance
Revised 01/30/25

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

Executive Summary

Amending Chapter 48, Code of Ordinances, by enacting a new Section 48-52 for the purpose of declaring businesses operating without required licenses, permits, or other governmental approvals to constitute nuisances per se, thereby allowing for the abatement thereof to protect public health, safety, and welfare.

Discussion

The City's licensing and permitting requirements are intended to promote public safety by ensuring that businesses and other regulated activities satisfy applicable health, safety, fire prevention, occupancy, and operational standards before commencing and continuing operations, and that compliance with such requirements helps protect the public, prevent crime, reduce negative impacts on surrounding neighborhoods, and preserve the health, safety, and welfare of the community.

Fiscal Impact

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

2. What is the funding source?
   This legislation has no direct fiscal impact.

3. How does the legislation affect the current fiscal year?
   This legislation has no direct fiscal impact.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
   This legislation has no direct fiscal impact.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
   This legislation has no direct fiscal impact.

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

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

2. This fund has a structural imbalance. ☐ Yes ☒ No

3. Account string has been verified/confirmed. ☐ Yes ☒ No

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

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan]

2. Which CWBP goal is most impacted by this legislation?
   Public Safety (Press tab after selecting.)

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

   ☒ Engage the community and community partners to focus on evidence-based approaches to public safety.
   ☒ Focus on violence prevention among all age groups, placing an emphasis on youth.
   ☐ Increase fairness, justice, and responsiveness of our municipal criminal justice system to support the best possible outcome for offenders and victims of crime.
   ☐ Reduce recidivism through prevention, deterrence, including detention, and re-entry services.
   ☐
   ☐

Prior Legislation

N/A

Service Level Impacts

N/A

Staff Recommendation

Click or tap here to enter department.

Select One: ☐ Sponsored
☒ Directive: Res/Ord # 260557

Select One: ☐ Recommend
☐ Do Not Recommend
☒ Not Applicable

Click or tap here to provide reasoning.

Other Impacts

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

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

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

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

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

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

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

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

   No(Press tab after selecting)

   Click or tap here to enter text.

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

414 E. 12th Street
Kansas City, MO
64106

File #: 260560

ORDINANCE NO. 260560

Sponsor: Director of City Planning and Development

Repealing the KCI Area Plan, adopted by Ordinance No. 090395, which replaced a portion of the KCIA Area Plan with the KCI Area Plan, and repealing any other subsequent amendments.

WHEREAS, Council passed Ordinance No. 090395 on June 18, 2009, replacing a portion of the KCIA Area Plan with the KCI Area Plan; and

WHEREAS, the Council now desires to repeal Ordinance No. 090395, and any other subsequent amendments, and enact a resolution approving a new KCI Area Plan; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. Ordinance No. 090395 and any other subsequent amendments, including Resolution Nos. 210839, 220749, 220882, 240382, 250162, 250360 and Ordinance No. 250523 are hereby repealed.

..end

Approved as to:

Sarah Baxter
Senior Associate City Attorney

City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260560
Submitted Department/Preparer: City Planning
Revised 01/30/25

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

Executive Summary

Approving an update to the KCI Area Plan as a guide for the future development and public investment within the area bounded by the city limits of Kansas City, Missouri on the north, city limits to Amity and then along Highway 152 on the south, Platte/Clay County boundary on the east, and city limits of Kansas City, Missouri on the west. (CD-MISC-2026-00004)

Discussion

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

Public engagement guided the creation of the plan, including the vision, goals, Community Supported Actions (CSAs), and other recommendations. Staff held three public workshops, one open house, and five advisory committee meetings. In addition to in-person engagement, staff received more than 300 responses from area residents on our satistically significant survey, 93 responses to our "Big 5 Question Survey" and 22 responses to our "Asset Map" exercise. Notification of our public engagement efforts were through email, social media, council district newsletters, flyers, neighborhood associations, and assistance from other local stakeholders.

The updated KCI Area Plan includes four important additions that were not included in the previous area plan. These are : Sub Areas - location-specific Community Supported Actions and guidance that address unique conditions and challenges; Place Types – a new type of land use planning category that describe the intensity of uses but have more focus on the general site design, form and architectural character of areas; Bikeways and Trail Priority Segements – identification of priority street segments for bikeways, priority trail segments for completion, proposed trail connections, and proposed trailheads; and the Housing and Neighborhoods chapterwhich provides key concepts, corresponding community-supported actions, and a broad analysis of existing neighborhood conditions.

The Plan identifies key concepts for land use, mobility, environment and resiliency, housing and neighborhoods, and public realm that were derived from the goals, community input, and best practices to achieve the community vision for the planning area. To address these key concepts, Community-Supported Actions (CSAs) were identified for implementation, including a time frame, primary and secondary responsible entities, and primary and secondary cost type.

Land Use has the following key concepts:

- Use existing infrastructure to ensure costs do not outpace the City's ability to provide maintenance and deliver services by encouraging and prioritizing development and infrastructure extensions within the Contiguous Development Zone.((The prior sentence should remain, not sure why it is showing deleted.))Ensure development includes a balance of complementary land uses, including mixed uses that are accessible by walking, biking, driving, and public transit, in order to promote quality of life and encourage economic development.
- Preserve open space and protect the natural environment using the open space plan to mitigate the impacts of the built environment on natural systems.
- Ensure quality site design standards for all developments.

Mobility has the following key concepts:

- Develop and maintain a roadway system that effectively serves projected uses and development intensity, while creating a safe and welcoming environment.
- Expand safe and accessible transportation options by improving difficult intersections and enhancing transit, bicycle, and trail connections.
- Utilize the Streets Design Guide and the Major Street Plan to enrich the character of developments while promoting walkability and supporting mixed-use environments.

Environment and Resiliency has the following key concepts:

- All development within the KCI planning area—particularly near designated open spaces and buffer zones—should aim to preserve key environmental features and safeguard KCI's network of regulated streams, floodplains, steep slopes, woodlands, natural prairies, and other natural habitats in order to safeguard water quality, development and infrastructure integrity, and community quality and safety.
- Promote sustainable, reliable, and resilient water management practices to protect natural water systems.
- Update and maintain accurate environmental data to support planning initiatives and objectives within the KCI Planning Area.
- Promote and incentivize the use of green and ecological infrastructure in public and private development.

Housing and Neighborhoods has the following key concepts:

- Promote a diverse range of accessible housing options that serve all income ranges, age groups, and ownership preferences.
- Ensure sustainable, healthy, and attractive neighborhoods for current and future residents.
- Encourage and assist in establishing registered neighborhood and homes associations.

Public Realm has the following key concepts:

- Design connected public spaces that establish a distinct and memorable identity for the KCI area.
- Prioritize the design of image streets and gateways to define the character and arrival experience of the area.
- Develop parks, plazas, and greenways that accommodate a range of users and community activities, from informal gatherings to large-scale events.

Fiscal Impact

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

2. What is the funding source?
) City Planning Department Budget

3. How does the legislation affect the current fiscal year?
   There are recommended, not required, community supported actions which could be included in this fiscal year through the City Planning Department Budget, cooperation with other City Departments and regional agencies.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
   There are recommended, not required, community supported actions which could be included in future fiscal years through the City Planning Department Budget, cooperation with other City Departments and regional agencies.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
   No, as this is a planning document.

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 resolution has no direct fiscal impact.

Citywide Business Plan (CWBP) Impact

1. View the Adopted 2025-2029 Citywide Business Plan

2. Which CWBP goal is most impacted by this legislation?
   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.
   ☒ Develop a multimodal regional transportation system for all users.
   ☐ Develop environmentally sustainable strategies that improve quality of life and foster economic growth.
   ☒ Ensure adequate resources are provided for continued maintenance of existing infrastructure.
   ☒ Focus on delivery of safe connections to schools.
   ☒

Prior Legislation

Ordinance No. 241073 – A moratorium until July 16, 2025, on the approval of any zoning map amendments to a manufacturing (M) zoning district within the KCI Area Plan boundary.Ordinance No. 250523 – Approving an amendment July 31, 2025 to the KCI Area Plan by replacing the Proposed Land Use Map.

Service Level Impacts

Staff does not anticipate service level impacts from the proposed plan without further implementation of the plan's actions.

Staff Recommendation

City Planning and Development

Select One: ☐ Sponsored
☐ Directive: Res/Ord # Click to enter Res/Ord. No.

Select One: ☒ Recommend
☐ Do Not Recommend
☐ Not Applicable

City Plan Commission and Staff recommend Approval

Other Impacts

1. What will be the potential health impacts to any affected groups?
   . Reduced public health impact from commercial truck traffic on adjacent resident's quality of life (nuisance reduction.) Increased public health from water quality preservation.

2. How have those groups been engaged and involved in the development of this ordinance?
   . Outreach included a social media toolkit that people could share and use on social media sites, postings on social media, emails, 1st and 2nd District Council newsletters, and hand distributed flyers. Engagement included online, a statistically significant survey, four community in-person engagement events plus five advisory committee meetings, and a new area plan interactive website designed for receiving public comment.

3. How does this legislation contribute to a sustainable Kansas City?
   The proposed KCI Area Plan through the Playbook topic of Land Use and Development promotes the Goals of Connected City and Well Designed City and the objectives of: Complete Communities, Connected City, fiscally and environmentally responsible Development Patterns, Environmental Health and Resiliency, Housing Affordability and Diversity, and Vision Zero.

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

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

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

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

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

   No(Press tab after selecting)

   Click or tap here to enter text.

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

414 E. 12th Street
Kansas City, MO
64106

File #: 260566

ORDINANCE NO. 260566

Sponsor: Mayor Quinton Lucas

Amending Chapter 10, Code of Ordinances entitled "Classification of Licenses and License Fees" by repealing Section 10-134, entitled "Downtown economic entertainment district" and replacing it with a section of like number entitled "Entertainment Districts; Official Geographic Definitions" to establish official geographic definitions for administrative reference areas and entertainment districts used for licensure, special event administration, and other city-wide regulatory purposes; and amending Chapter 64, Code of Ordinances entitled "Streets, sidewalks and public places" by repealing Section 64-500 entitled "Definitions" and replacing it with a section of like number and subject matter for the purpose of renaming the definition of "entertainment district" to "entertainment district development project".

WHEREAS, the Code of Ordinances contains references to entertainment districts, entertainment areas, commercial districts, downtown reference areas, and related geographic designations in multiple chapters, including Chapter 10 (Alcoholic Beverages), Chapter 50 (Offenses and Miscellaneous Provisions), Chapter 64 (Streets, Sidewalks and Public Places), and Chapter 88 (Zoning and Development); and

WHEREAS, these districts and areas were created at different times and for different regulatory purposes, resulting in inconsistent, overlapping, and sometimes conflicting geographic definitions across the Code; and

WHEREAS, the City Council finds that the establishment of a single centralized section containing the city's operational entertainment district and administrative reference area definitions will promote clarity, consistency, administrative efficiency, and uniform enforcement across city departments; and

WHEREAS, the City Council further finds that certain broad geographic areas serve important administrative and reference functions independent of entertainment district operations and should therefore be retained as separately defined areas; and

WHEREAS, the City Council recognizes that certain districts defined herein may overlap geographically and finds that such overlap does not create inconsistency where separate regulatory provisions may independently apply within the same geographic area; and

WHEREAS, the definition currently codified in Section 64-500 under the term "Entertainment district" serves a distinct redevelopment and infrastructure licensing purpose unrelated to the geographic entertainment districts established elsewhere in the Code, and the City Council finds that renaming that definition will reduce confusion and improve statutory clarity; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 10, Code of Ordinances is hereby amended by repealing Sec. 10-134 entitled "Downtown economic entertainment district" and enacting in lieu thereof a section of like number entitled "Entertainment Districts; Official Geographic Definitions" to read as follows:

Sec. 10-134. Entertainment districts; official geographic definitions.

(a) *Purpose.* This section permits the director to issue an annual liquor license for the sale and consumption of alcoholic beverages by the drink for retail from one or more portable bars within the promotional association sub-zones of the downtown economic entertainment district until 3:00 a.m. on Monday through Saturday and from 6:00 a.m. on Sunday to 1:30 a.m. on Monday, to a person acting on behalf of or designated by a promotional association, who possesses the qualifications required by this chapter.

(b) *Definitions*

(1) Purpose and Scope.

(A) This section establishes the official geographic definitions of administrative reference areas and entertainment districts within the City of Kansas City, Missouri. These definitions shall govern the interpretation and application of district references used in licensure procedures, permitting, curfew enforcement, special event authorization, administrative review, and other city-wide regulatory purposes unless a specific ordinance expressly provides otherwise.

(B) Districts established in this section may overlap geographically. The existence of overlapping district designations shall not invalidate or limit the applicability of any ordinance, permit, license, or regulatory requirement otherwise applicable within a district.

(C) Where another section of this Code contains a conflicting geographic description for a district defined in this section, the definitions contained in this section shall control for city-wide licensing, permitting, and administrative purposes unless the conflicting section expressly states that its alternative definition applies solely for a limited regulatory purpose.

(D) Nothing in this section shall alter or supersede any zoning designation, overlay district, redevelopment area, developer agreement, or land use regulation established pursuant to Chapter 88 or Chapter 64 of this Code unless expressly stated.

(2) *18th and Vine District.* Bound by:

(A) 17th Terrace (John Buck O'Neil Way) on the north;

(B) Woodland Avenue on the east;

(C) 19th Street on the south; and

(D) The Paseo on the west.

(3) *Berkley Riverfront District.* Bound by:

(A) the Missouri River on the north;

(B) East 1st Street and Guinotte Avenue on the south;

(C) Interstate 35 on the east; and

(D) Highway 9/North Oak Trafficway on the west.

(4) *Central Business District.* Bounded by:

(A) the Missouri River on the north;

(B) Linwood Boulevard on the south;

(C) Cleveland Avenue on the east; and

(D) Broadway, along the Heart of America Bridge, to the Missouri River on the west.

(E) The Central Business District may serve as either an independent administrative reference area or as a broader geographic area containing separately defined entertainment districts.

(5) *Country Club Plaza Area*. Bound by:

(A) 46th Terrace on the north;

(B) J.C. Nichols Parkway on the east;

(C) Ward Parkway on the south; and

(D) Jefferson Street on the west.

(6) *Crossroads District.* Bound by:

(A) I-70 to I-35 at Holmes to I-670 on the north;

(B) Troost Avenue on the east;

(C) the Kansas City Terminal Railway tracks on the south; and

(D) Broadway on the west.

(E) This district is distinct from the Crossroads Arts District zoning overlay established pursuant to Chapter 88 of this Code.

(7) *Downtown Power and Light District.* Bound by:

(A) East 1st Street on the north;

(B) I-70 to I-35 at Holmes to I-670 on the south;

(C) Troost Avenue on the east; and

(D) Broadway on the west.

(8) *Historic Union Hill District.* Bound by:

(A) Linwood Boulevard on the south;

(B) 27th Street on the north;

(C) Cherry Avenue on the east; and

(D) Broadway on the west.

(9) *Liberty Union Crown District.* Bound by:

(A) 27th Street on the south;

(B) 20th Street on the north;

(C) Cherry Avenue on the east; and

(D) Summit Street on the west.

(10) *Performing Arts District.* Bound By:

(A) 9th Street on the north;

(B) 18th Street on the south;

(C) Broadway on the west; and

(D) Troost Avenue on the east.

(11) *River Market District.* Bound by:

(A) Missouri River on the north;

(B) 47th Street on the south;

(C) Brooklyn on the east, and

(D) State line on the west.

(12) *West Bottoms District.* Bound by:

(A) State line on the west;

(B) Kansas City Terminal Railway Tracks on the south;

(C) Missouri River on the north; and

(D) Interstate 35 on the east.

(13) *Westport Area.* Bound by:

(A) 39th Street on the north;

(B) Main Street on the east;

(C) 43rd Street on the south; and

(D) Southwest Trafficway on the west.

(14) *Zona Rosa Shopping District Area*. Bound by:

(A) Missouri Highway 152 on the north;

(B) Interstate 29 on the east;

(C) Barry Road on the south; and

(D) Northwest Prairie View Road, Northwest 86th Terrace, and North Congress Avenue on the west.

(c) Each boundary area includes the public rights-of-way and areas on both sides of each named boundary street.

Section 2. That Chapter 64, Code of Ordinances is hereby amended by repealing Section 64-500 entitled “Definitions” and replacing it with a section of like number and subject matter to read as follows:

Sec. 64-500. Definitions.

For purposes of this article, the following words shall be defined as follows:

Affiliate means a person or entity that is controlled by a developer, which controls a developer or which is under common control with a developer, as certified in writing by a developer.

Banner means a strip of cloth, vinyl, plastic or combination thereof upon which there appears a sign or message, but shall not mean banners regulated under chapter 18, Code of Ordinances unless specified in this section.

Developer means any third party, or its successors or assigns, that has entered into a "development agreement" with the city, pursuant to which the third party has agreed to develop or cause to be developed an entertainment district.

Entertainment district development project. An urban mixed-use project containing not less than 200,000 gross leasable square feet of space intended for retail, entertainment, shopping, and restaurant purposes, all within 2,500 feet of a convention facility owned or operated by the city within an area designated as a development area under Sections 99.915 through 99.980, RSMo, and which is zoned as an urban redevelopment district (URD); or a project within an area designated as a redevelopment area under Sections 99.800 through 99.865, RSMo, containing a multipurpose arena with approximately 18,000 to 20,000 seats.

(a) This definition applies solely within Article XIII of Chapter 64 for purposes of developer agreements and entertainment district infrastructure licenses and does not constitute a geographic entertainment district designation for any other purpose.

(b) Geographic entertainment district definitions are established in Section 10-135 of this Code.

(c) All references within Article XIII of Chapter 64 to “Entertainment district” shall be construed as references to “Entertainment district development project.”

Entertainment district license A license held by a developer or owner in an entertainment district under which banner and street closure permits in an entertainment district may issued by the city.

Owner means any owner of real property in a downtown entertainment district that is a developer or an affiliate of a developer

Permittee means a person or entity holding a banner or street closure permit under this article, including an assignee of the developer or owner.

Person means an individual, firm association, partnership, limited liability company, corporation or any other organization.

Right-of-way means an area of land designated and reserved for public travel whether vehicular or pedestrian and includes a street, a median, a parkway, pedestrian sidewalk and bikeway.

..end

Approved as to form:

Samuel Miller
Assistant City Attorney

City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260566
Submitted Department/Preparer: City Manager's Office
Revised 01/30/25

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 10, Code of Ordinances entitled "Classification of Licenses and License Fees" by repealing Section 10-134, entitled "Downtown economic entertainment district" and replacing it with a section of like number entitled "Entertainment Districts; Official Geographic Definitions" to establish official geographic definitions for administrative reference areas and entertainment districts used for licensure, special event administration, and other city-wide regulatory purposes; and amending Chapter 64, Code of Ordinances entitled "Streets, sidewalks and public places" by repealing Section 64-500 entitled "Definitions" and replacing it with a section of like number and subject matter for the purpose of renaming the definition of "entertainment district" to "entertainment district development project".

Discussion

The Code of Ordinances contains references to entertainment districts, entertainment areas, commercial districts, downtown reference areas, and related geographic designations in multiple chapters, including Chapter 10 (Alcoholic Beverages), Chapter 50 (Offenses and Miscellaneous Provisions), Chapter 64 (Streets, Sidewalks and Public Places), and Chapter 88 (Zoning and Development). These districts and areas were created at different times and for different regulatory purposes, resulting in inconsistent, overlapping, and sometimes conflicting geographic definitions across the Code. The City Council finds that the establishment of a single centralized section containing the city's operational entertainment district and administrative reference area definitions will promote clarity, consistency, administrative efficiency, and uniform enforcement across city departments.

The City Council further finds that certain broad geographic areas serve important administrative and reference functions independent of entertainment district operations and should therefore be retained as separately defined areas.
The City Council recognizes that certain districts defined herein may overlap geographically and finds that such overlap does not create inconsistency where

separate regulatory provisions may independently apply within the same geographic area. The definition currently codified in Section 64-500 under the term "Entertainment district" serves a distinct redevelopment and infrastructure licensing purpose unrelated to the geographic entertainment districts established elsewhere in the Code, and the City Council finds that renaming that definition will reduce confusion and improve statutory clarity.

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)
This legislation does not appropriate funds.

Citywide Business Plan (CWBP) Impact

1. View the Adopted 2025-2029 Citywide Business Plan

2. Which CWBP goal is most impacted by this legislation?
   Inclusive Growth and Development (Press tab after selecting.)

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

   ☐ Develop strategies focusing on areas traditionally underserved by economic development and redevelopment efforts.
   ☐ Ensure quality, lasting development throughout the City; and continuing to grow the economy and the population of Kansas City in all areas.
   ☐ Increase and support local workforce development and small and locally owned businesses.
   ☒ Create a more efficient, solutions-oriented environment, making it easier to operate within the City.
   ☒ Implement an economic development and tourism strategy to attract major investment and visitors.
   ☐

Prior Legislation

None

Service Level Impacts

Unknown.

Staff Recommendation

Click or tap here to enter department.

Select One: ☐ Sponsored
☒ Directive: Res/Ord # Click to enter Res/Ord. No.

Select One: ☐ Recommend
☐ Do Not Recommend
☒ Not Applicable

Click or tap here to provide reasoning.

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?
   N/A

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

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

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

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

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

   No(Press tab after selecting)

   Click or tap here to enter text.

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

414 E. 12th Street
Kansas City, MO
64106

File #: 260559

RESOLUTION NO. 260559

Sponsor: Director of City Planning and Development

RESOLUTION - Approving the KCI Area Plan as a guide for the future development and public investment within the area bounded by the city limits of Kansas City, Missouri on the north, city limits to Amity and then along Highway 152 on the south, Platte/Clay County boundary on the east, and city limits of Kansas City, Missouri on the west. (CD-MISC-2026-00004)

WHEREAS, on June 18, 2009, the City Council by Ordinance No. 090395 adopted the KCI Area Plan; and

WHEREAS, the City Council by Ordinance No. 250523 amended the KCI Area Plan by replacing the Proposed Land Use Map, which was considered by the City Plan Commission on June 18, 2025; and

WHEREAS, a companion ordinance, Ordinance No. ______, will repeal Ordinance No. 090395 and any other subsequent amendments by ordinance; and

WHEREAS, the stakeholders of the KCI Area in conjunction with the City Planning and Development Department have conducted a study delineating the characteristics of the KCI Area; and

WHEREAS, legal notice for the public before the City Plan Commission was published on February 3, 2026, in conformity with State and local laws; and

WHEREAS, after all interested persons were given the opportunity to present testimony, the City Plan Commission did on April 15, 2026, recommend approval of the update to the KCI Area Plan; and

WHEREAS, the KCI Area Plan has incorporated the policies of the KC Spirit Playbook and other appropriate planning documents; and

WHEREAS, the policies within the KCI Area Plan, which will serve as the plan of record for this area, are consistent with the policies of the KC Spirit Playbook. Any future amendments to the KCI Area Plan should be guided by and comply with the policy direction set forth in the KC Spirit Playbook, adopted by Resolution No. 230257 on April 20, 2023; and

WHEREAS, as a result of the study, the City Planning and Development Department has proposed a framework for the orderly development and redevelopment within the KCI Area; and

WHEREAS, said framework provides a guide for future development and redevelopment of the area, for specific and general policies to guide future decisions, and for identification of public and private needs throughout the community and possible solutions to those needs;

WHEREAS, the City Planning and Development Department has incorporated its findings in an update to the KCI Area Plan; and

WHEREAS, after considering additional testimony, the Council has determined it appropriate to approve the updated KCI Area Plan and repeal and replace previous versions; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section A. That the KCI Area Plan is hereby adopted as a guide for the future development and public investments for that area generally bounded by the city limits of Kansas City, Missouri on the north, city limits to Amity and then along Highway 152 on the south, Platte/Clay County boundary on the east, and city limits of Kansas City, Missouri on the west. A copy of the KCI Area Plan is attached hereto, in substantial form, and is hereby approved.

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

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

..end

City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260559
Submitted Department/Preparer: City Planning
Revised 01/30/25

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

Executive Summary

Approving an update to the KCI Area Plan as a guide for the future development and public investment within the area bounded by the city limits of Kansas City, Missouri on the north, city limits to Amity and then along Highway 152 on the south, Platte/Clay County boundary on the east, and city limits of Kansas City, Missouri on the west. (CD-MISC-2026-00004)

Discussion

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

Public engagement guided the creation of the plan, including the vision, goals, Community Supported Actions (CSAs), and other recommendations. Staff held three public workshops, one open house, and five advisory committee meetings. In addition to in-person engagement, staff received more than 300 responses from area residents on our satistically significant survey, 93 responses to our "Big 5 Question Survey" and 22 responses to our "Asset Map" exercise. Notification of our public engagement efforts were through email, social media, council district newsletters, flyers, neighborhood associations, and assistance from other local stakeholders.

The updated KCI Area Plan includes four important additions that were not included in the previous area plan. These are : Sub Areas - location-specific Community Supported Actions and guidance that address unique conditions and challenges; Place Types – a new type of land use planning category that describe the intensity of uses but have more focus on the general site design, form and architectural character of areas; Bikeways and Trail Priority Segements – identification of priority street segments for bikeways, priority trail segments for completion, proposed trail connections, and proposed trailheads; and the Housing and Neighborhoods chapterwhich provides key concepts, corresponding community-supported actions, and a broad analysis of existing neighborhood conditions.

The Plan identifies key concepts for land use, mobility, environment and resiliency, housing and neighborhoods, and public realm that were derived from the goals, community input, and best practices to achieve the community vision for the planning area. To address these key concepts, Community-Supported Actions (CSAs) were identified for implementation, including a time frame, primary and secondary responsible entities, and primary and secondary cost type.

Land Use has the following key concepts:

- Use existing infrastructure to ensure costs do not outpace the City's ability to provide maintenance and deliver services by encouraging and prioritizing development and infrastructure extensions within the Contiguous Development Zone.((The prior sentence should remain, not sure why it is showing deleted.))Ensure development includes a balance of complementary land uses, including mixed uses that are accessible by walking, biking, driving, and public transit, in order to promote quality of life and encourage economic development.
- Preserve open space and protect the natural environment using the open space plan to mitigate the impacts of the built environment on natural systems.
- Ensure quality site design standards for all developments.

Mobility has the following key concepts:

- Develop and maintain a roadway system that effectively serves projected uses and development intensity, while creating a safe and welcoming environment.
- Expand safe and accessible transportation options by improving difficult intersections and enhancing transit, bicycle, and trail connections.
- Utilize the Streets Design Guide and the Major Street Plan to enrich the character of developments while promoting walkability and supporting mixed-use environments.

Environment and Resiliency has the following key concepts:

- All development within the KCI planning area—particularly near designated open spaces and buffer zones—should aim to preserve key environmental features and safeguard KCI's network of regulated streams, floodplains, steep slopes, woodlands, natural prairies, and other natural habitats in order to safeguard water quality, development and infrastructure integrity, and community quality and safety.
- Promote sustainable, reliable, and resilient water management practices to protect natural water systems.
- Update and maintain accurate environmental data to support planning initiatives and objectives within the KCI Planning Area.
- Promote and incentivize the use of green and ecological infrastructure in public and private development.

Housing and Neighborhoods has the following key concepts:

- Promote a diverse range of accessible housing options that serve all income ranges, age groups, and ownership preferences.
- Ensure sustainable, healthy, and attractive neighborhoods for current and future residents.
- Encourage and assist in establishing registered neighborhood and homes associations.

Public Realm has the following key concepts:

- Design connected public spaces that establish a distinct and memorable identity for the KCI area.
- Prioritize the design of image streets and gateways to define the character and arrival experience of the area.
- Develop parks, plazas, and greenways that accommodate a range of users and community activities, from informal gatherings to large-scale events.

Fiscal Impact

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

2. What is the funding source?
) City Planning Department Budget

3. How does the legislation affect the current fiscal year?
   There are recommended, not required, community supported actions which could be included in this fiscal year through the City Planning Department Budget, cooperation with other City Departments and regional agencies.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
   There are recommended, not required, community supported actions which could be included in future fiscal years through the City Planning Department Budget, cooperation with other City Departments and regional agencies.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
   No, as this is a planning document.

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 resolution has no direct fiscal impact.

Citywide Business Plan (CWBP) Impact

1. View the Adopted 2025-2029 Citywide Business Plan

2. Which CWBP goal is most impacted by this legislation?
   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.
   ☒ Develop a multimodal regional transportation system for all users.
   ☐ Develop environmentally sustainable strategies that improve quality of life and foster economic growth.
   ☒ Ensure adequate resources are provided for continued maintenance of existing infrastructure.
   ☒ Focus on delivery of safe connections to schools.
   ☒

Prior Legislation

Ordinance No. 241073 – A moratorium until July 16, 2025, on the approval of any zoning map amendments to a manufacturing (M) zoning district within the KCI Area Plan boundary.Ordinance No. 250523 – Approving an amendment July 31, 2025 to the KCI Area Plan by replacing the Proposed Land Use Map.

Service Level Impacts

Staff does not anticipate service level impacts from the proposed plan without further implementation of the plan's actions.

Staff Recommendation

City Planning and Development

Select One: ☐ Sponsored
☐ Directive: Res/Ord # Click to enter Res/Ord. No.

Select One: ☒ Recommend
☐ Do Not Recommend
☐ Not Applicable

City Plan Commission and Staff recommend Approval

Other Impacts

1. What will be the potential health impacts to any affected groups?
   . Reduced public health impact from commercial truck traffic on adjacent resident's quality of life (nuisance reduction.) Increased public health from water quality preservation.

2. How have those groups been engaged and involved in the development of this ordinance?
   . Outreach included a social media toolkit that people could share and use on social media sites, postings on social media, emails, 1st and 2nd District Council newsletters, and hand distributed flyers. Engagement included online, a statistically significant survey, four community in-person engagement events plus five advisory committee meetings, and a new area plan interactive website designed for receiving public comment.

3. How does this legislation contribute to a sustainable Kansas City?
   The proposed KCI Area Plan through the Playbook topic of Land Use and Development promotes the Goals of Connected City and Well Designed City and the objectives of: Complete Communities, Connected City, fiscally and environmentally responsible Development Patterns, Environmental Health and Resiliency, Housing Affordability and Diversity, and Vision Zero.

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

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

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

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

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

   No(Press tab after selecting)

   Click or tap here to enter text.

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

414 E. 12th Street
Kansas City, MO
64106

File #: 260612

ORDINANCE NO. 260612

Sponsor: Councilmember Darrell Curls

Amending Chapter 10, Code of Ordinances, “Alcoholic Beverages,” by repealing and replacing Section 10-214 for the purpose of requiring neighborhood notification where any licensed premises changes the type of alcohol served.

WHEREAS, Section 10-214 requires the City to notify eligible neighbors of various matters concerning licenses for alcoholic beverages and to allow such eligible neighbors to submit a response indicating whether they support or oppose such license or permit; and

WHEREAS, requests made by licensees to modify an existing liquor license to change the type of alcohol sold that was not previously approved by the director were not expressly included among the applications requiring notification under Section 10-214; and

WHEREAS, the City has an interest in promoting consistency and ensuring that neighbors can submit the response form indicating whether they support or oppose the issuance of the license, along with their reason for supporting or opposing the license for licensees seeking a change of alcohol type that was not originally approved by the director; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 10, Code of Ordinances, “Alcoholic Beverages,” is amended by repealing Section 10-214 and enacting in lieu thereof a new section of like number and subject matter, to read as follows:

Sec. 10-214. - Eligible neighbor and neighborhood organization notification.

(a) For purposes of this section, eligible neighbors shall include the owners of a minimum of 15 eligible property parcels as defined by geographic information systems maps based on the North American Datum 1983 Missouri West State Plane Coordinate System, maintained by the public works department of the city, wholly within or intersected by a radius of 250 feet from the proposed premises, as measured from the center of the door for the main entrance to the premises. For any premises that does not either intersect or include the boundaries of a minimum of 15 eligible property parcels within a radius of 250 feet, the radius will be increased by segments of 100 feet not to exceed 1,500 feet until the premises is intersected by or within the boundaries of a minimum of 15 eligible property parcels. The center of the door for the main entrance to the premises shall be determined by the entrance most used by the public frequenting the establishment. Regardless of how many parcels an individual may control or own, any individual real person may only submit one written response to the director and only one parcel owned or controlled by an individual shall be considered eligible for purposes of this section. For parcels that are condominiums, the director shall only be required to notify the homeowners organization which may submit a written response on behalf of the building and all its owners. In lieu of a written response from an eligible property owner under this section, the director shall accept a response in proper form from a tenant if the tenancy is for a term not less than one year.

(b) For purposes of this section, eligible neighborhood organizations shall include organizations that are registered with the city according to the process provided in section 88-505-11 [of the city's Zoning and Development Code] as of the date the director receives the completed application and whose boundaries include the proposed premises.

(c)The eligible neighbor and neighborhood organization notification requirements provided in this section shall apply to:

(1) Any new premises;

(2) The expansion of any licensed premises excluding the addition or expansion of a sidewalk cafe, parklet, street cafe, or parking lot dining area that is located on public or park property;

(3) Notwithstanding any other section of this chapter, any previously licensed or permitted premises where the license or permit was revoked;

(4) Any licensed premises, including but not limited to a bar-restaurant, tavern, hotel, bowling alley, grocery store or convenience store that changes the type of business that was originally approved by the director or change of alcohol type that was not originally approved by the director;

(5) Any applicant or licensee intending to provide live entertainment, provide an additional type of live entertainment not identified on their last application or application for renewal, or to increase the frequency of live entertainment, as further outlined in sections 10-270 and 10-332 of this chapter;

(6) Any change in ownership of a licensed premises unless not required in section 10-266 of this chapter; and

(7) Any application for extended hours permit.

(d) An applicant shall furnish with the application two coordinates, expressed in feet, based on the North American Datum 1983 Missouri West State Plane Coordinate System, identifying the center of the door for the main entrance to the premises.

(e) The director shall mail written notification of the filing of an application for a license under this section to all eligible neighbors as determined by subsection (a), along with a response form that the eligible neighbor can complete, within 14 business days of the applicant submitting their completed application. An eligible neighbor may submit the response form indicating whether they support or oppose the issuance of the license, along with their reason for supporting or opposing the license, within 30 days of the issuance of the notice by the director. Reponses shall be in writing on a form provided by the director and shall contain a statement that the person signing is a bona fide eligible neighbor under the provisions of this section. An eligible neighbor may change or withdraw their response during the 30-day period by notifying the director in writing stating their desire to change or withdraw their response.

(f) The director shall also mail written notification of the filing of an application for a license under this chapter to all eligible neighborhood organizations as determined by subsection (b), along with a response form that the eligible neighborhood organization can complete, within 14 business days of the applicant submitting their completed application. A neighborhood organization may submit the response form indicating whether they support or oppose the issuance of the license, along with their reason for supporting or opposing the license, within 30 days of the issuance of the notice by the director. Responses shall be in writing on a form provided by the director, shall be signed by an authorized representative of the neighborhood organization, and shall be accompanied by a resolution from the board of directors of the neighborhood organization authorizing such representative to execute the response form on behalf of the neighborhood organization.

(g) The applicant must provide a notarized statement that no eligible neighbor, tenant of an eligible neighbor, eligible neighborhood organization, or any member of an eligible neighborhood organization has received, either directly or indirectly, anything of value which may include but is not limited to any gift, compensation, loan, favor, privilege, service, courtesy or otherwise, in exchange for their response or not filing a response.

(h) The director shall also mail written notification of the filing of an application for a license under this section to all neighborhood organizations registered with the city in the same zip code as the proposed premises.

(i) The director shall not accept an application for a sales-by-drink, C.O.L. or sales-by-package licensed premises not within an exception area where 50 percent or more of the eligible neighbors who filed a written response with the director opposed the granting of a license two times within a 12-month period unless 12 months have passed from the date of the most recent denial by the director or withdrawal by an applicant of an application.

(j) Eligible neighbor and neighborhood organization notification shall not be required or considered for a licensed premises that will only be used as a storage space where alcoholic beverages are stored, not sold or served, and the general public will not be permitted to enter at any time.

..end

Approved as to form:

Nia Malone
Assistant City Attorney

No

Docket

Memo

Provided

For

Ordinance

260612

414 E. 12th Street
Kansas City, MO
64106

File #: 260613

ORDINANCE NO. 260613

Sponsor: Councilmember Darrell Curls

Amending Chapter 10, Code of Ordinances, “Alcoholic Beverages,” by repealing and replacing Section 10-266 for the purpose of requiring notice be sent to inform neighbors and neighborhood organizations of a change in ownership to solicit feedback and input through existing licensing processes.

WHEREAS, the City has an interest in promoting transparency and public awareness regarding ownership and operation of establishments licensed to sell alcoholic beverages in the City and desires to promote public confidence in the licensing process;

WHEREAS, changes in ownership of a licensed establishment may affect the surrounding neighborhood, nearby residents, businesses, and property owners who may have an interest in being informed of such changes;

WHEREAS, providing notice of ownership changes to neighboring property owners and occupants encourages communication between licensed establishments and the community and promotes informed public participation in local government processes without constituting a public hearing requirement and without conferring approval authority upon neighboring property owners; and

WHEREAS, the City recognizes the value of receiving comments, concerns or other feedback from members of the public regarding the operation of licensed establishments and believes that timely notice facilitates such engagement; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 10, Code of Ordinances, “Alcoholic Beverages,” is amended by repealing Section 10-266, and enacting in lieu thereof a new section of like number and subject matter, to read as follows:

Sec. 10-266. - Change in ownership of business.

(a) Any person intending to acquire any ownership interest in an existing business licensed under this chapter that is owned by an individual, partnership or limited liability company, as distinguished from a corporation, and any person intending to acquire ten percent or more ownership in a corporation that is a sole owner, a partner or member in a limited liability company that owns an existing business licensed under this chapter shall not acquire ownership in the business or participate in management or control of the business without first obtaining an approval therefor from the director. The owner of an existing business licensed under this chapter shall not allow a person to acquire ownership in the business or participate in the management or control of the business without first obtaining an approval therefor from the director.

(b) Any person intending to acquire any ownership interest in an existing business licensed under this chapter that is owned by an individual, partnership or limited liability company, as distinguished from a corporation, and any person intending to acquire ten percent or more ownership in a corporation that is a sole owner, a partner or member in a limited liability company that owns an existing business licensed under this chapter shall make application therefor to the director, in writing, and under oath and shall pay an application fee of $250.00 to the city treasurer to defray the cost of investigation and the application process. The application fee is not refundable.

(c) The application form and process for a change in ownership of a business licensed under this chapter shall follow all of the provisions contained in this chapter that apply to an application for an original license.

(d) The requirements that pertain to density, location, and neighbor notification, as outlined in sections 10-211, 10-212 and 10-214 of this chapter, shall not be applied to a change in ownership of a business if the change in ownership does not amount to a change in the control or majority ownership of the business, or if the business meets the following requirements:

(1) The type of business, including but not limited to a bar restaurant, tavern, hotel, bowling alley, grocery store, convenience store, remains the same as before the transfer and as previously approved by the director;

(2) The classification of liquor license(s), as outlined in article III of this chapter, remains the same as the liquor license(s) as before the transfer and as previously approved by the director;

(3) The type of live entertainment remains the same as the type of live entertainment before the transfer and as previously approved by the director, and the frequency of such live entertainment does not increase.

(e) As a condition precedent to the approval of an application for the change of ownership in an existing business licensed under this chapter that is owned by an individual, partnership or limited liability company, as distinguished from a corporation, and any person intending to acquire ten percent or more ownership in a corporation that is a sole owner, a partner or member in a limited liability company that owns an existing business licensed under this chapter, the existing owner of the business shall furnish to the director the following information:

(1) A written notice of intention to sell or transfer ownership in the business prior to the closing date of the change of ownership of the business; and

(2) An affidavit disclosing the names of the prospective new owners), the names and addresses of creditors of the licensee who are wholesale suppliers of alcoholic beverages, and stating that all the creditors have been notified in writing, by registered mail, or that the creditors have been personally served with notice of any proposed change in ownership.

(f) If upon investigation, the director verifies and is satisfied with the information presented, and if the applicant for the new license has complied with and met all of the applicable requirements of this chapter, then the director may issue a license to the new owner.

(g) If all of the applicable requirements, the investigation process, and approval of the change of ownership of an existing business licensed under this chapter are not complete by the time that the existing license is up for renewal, then the applicant shall be required to meet all of the requirements of this chapter for an original license unless the existing licensee renews the license for the next license year under all of the requirements for renewal under this chapter including the specified time periods.

(h) The director may refuse to approve or may delay the approval of an application for change of ownership of the business if the applicant or licensee is under citation by the city or by the state department of liquor control, if an alleged violation or matter has not yet been finally adjudicated, if the licensee is under an administrative suspension or revocation ordered by the state or the city's director or board, if the director determines that the change in ownership of the business occurred without notifying the director in the manner provided in this section, or if the licensee or the applicant, as the case may be, is not eligible under the provisions of this chapter. If the director disapproves the application, then the applicant may file a written request for a hearing before the board in the manner provided in section 10-62(a) of this chapter.

(i) Any application or request for approval of a change in the ownership of the business which is incomplete for a period of 90 days after the date of filing with the director may be disapproved by the director and the applicant may file a written request for a hearing before the board in the manner provided in section 10-62(a) of this chapter.

(j) Upon the director’s approval of a change in ownership, the director shall provide notice to eligible neighbors and eligible neighborhoods as defined under section 10-214(a) and section 10-214(b). This notice shall be issued for the purpose of notifying of the change in ownership and to provide an opportunity for eligible neighbors and eligible neighborhoods to submit any feedback and comments. Notification shall be in a form prescribed by the director, include a six-month feedback period, and shall invite feedback from recipients of the notification.

(k) Any approved change in ownership under this section is subject to the probationary period and criteria as outlined in section 10-242. At the conclusion of the licensee’s probationary period, the director shall review feedback and information submitted during the licensee's probationary period by an eligible neighbor, city department, the Kansas City police department, and any other information that the director deems relevant in consideration of the criteria provided for in section 10-242. The director shall issue notice of the licensee's successful completion of or failure to successfully complete the probationary period to responding eligible neighbors.

..end

Approved as to form:

Nia Malone
Assistant City Attorney

No Docket

Memo

Provided

For

Ordinance

260613

414 E. 12th Street
Kansas City, MO
64106

File #: 260632

ORDINANCE NO. 260632

Sponsor: Councilmember Melissa Patterson Hazley

Declaring a temporary moratorium on certain property transactions within the 18th and Vine District; and directing the City Manager to develop a comprehensive redevelopment and rezoning plan for the area.

WHEREAS, the 18th and Vine District is experiencing significant momentum driven by public and private investment and redevelopment activity; and

WHEREAS, the 18th and Vine community and the City of Kansas City, as a major investor in the district, have a shared interest in preserving and strengthening the area's culture, history, relevance, and long-term economic success; and

WHEREAS, the City supports the creation of an 18th and Vine Community Improvement District to facilitate collaboration among property owners, businesses, developers, tenants, event organizers, residents, and other stakeholders regarding the future of the district; and

WHEREAS, the City Council finds that a coordinated redevelopment strategy is necessary to ensure long-term success and community benefit; NOW, THEREFORE

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Mayor and Council hereby declare a moratorium, not to exceed thirty-six (36) months, on the sale or transfer of City-owned properties within the 18th and Vine District that are eligible for disposition.

Section 2. That the Mayor and Council hereby declare a moratorium, not to exceed thirty-six (36) months, on the approval of new incentives for City-owned properties or properties financially secured by the City that are eligible for disposition within the district.

Section 3. That the City Manager is encouraged to work with City-affiliated agencies and entities with property ownership or financial interests within the district to adopt similar temporary moratoria.

Section 4. That properties subject to existing redevelopment agreements shall be exempt from the moratoria established herein, and nothing in this Ordinance shall prohibit short-term lease agreements.

Section 5. That the City Manager is directed to engage the 18th and Vine Community Improvement District and community stakeholders to develop a comprehensive redevelopment and rezoning plan for the area generally bounded by Troost Avenue, Prospect Avenue, Truman Road, and 25th Street, with authority to expand such boundaries as necessary.

Section 6. That the City Manager shall provide an initial draft of such plan within six (6) months, a second draft within twelve (12) months, and a final plan within thirty-six (36) months of the adoption of this Resolution.

..end

Approved as to form:

____
Sarah Baxter
Senior Associate City Attorney

City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260632
Submitted Department/Preparer: Mayor/Council's Office
Revised 01/30/25

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

Declaring a temporary moratorium on certain property transactions within the 18th and Vine District; and directing the City Manager to develop a comprehensive redevelopment and rezoning plan for the area.

Discussion

The 18th and Vine District is experiencing significant momentum driven by public and private investment and redevelopment activity. The 18th and Vine community and the City of Kansas City, as a major investor in the district, have a shared interest in preserving and strengthening the area's culture, history, relevance, and long-term economic success. The City supports the creation of an 18th and Vine Community Improvement District to facilitate collaboration among property owners, businesses, developers, tenants, event organizers, residents, and other stakeholders regarding the future of the district. The City Council finds that a coordinated redevelopment strategy is necessary to ensure long-term success and community benefit.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
   The legislation does not appropriate 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?
   No

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

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

2. This fund has a structural imbalance. ☐ Yes ☒ No

3. Account string has been verified/confirmed. ☐ Yes ☒ No

Additional Discussion (if needed)
This legislation does not appropriate funds

Citywide Business Plan (CWBP) Impact

1. View the Adopted 2025-2029 Citywide Business Plan

2. Which CWBP goal is most impacted by this legislation?
   Inclusive Growth and Development (Press tab after selecting.)

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

   ☒ Develop strategies focusing on areas traditionally underserved by economic development and redevelopment efforts.
   ☐ Ensure quality, lasting development throughout the City; and continuing to grow the economy and the population of Kansas City in all areas.
   ☐ Increase and support local workforce development and small and locally owned businesses.
   ☐ Create a more efficient, solutions-oriented environment, making it easier to operate within the City.
   ☐ Implement an economic development and tourism strategy to attract major investment and visitors.
   ☐

Prior Legislation

None

Service Level Impacts

N/A

Staff Recommendation

Click or tap here to enter department.

Select One: ☐ Sponsored
☒ Directive: Res/Ord # Click to enter Res/Ord. No.

Select One: ☐ Recommend
☐ Do Not Recommend
☒ Not Applicable

Click or tap here to provide reasoning.

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?
   N/A

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

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

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and

Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

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

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

   No(Press tab after selecting)

   Click or tap here to enter text.

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