



## Agenda

### Neighborhood Planning and Development Committee

Lee Barnes Jr., Chair  
Andrea Bough, Vice Chair  
Dan Fowler  
Brandon Ellington  
Teresa Loar

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**Wednesday, February 9, 2022**

**1:30 PM**

**26th Floor, Council Chamber**

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#### 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>

#### Beginning of Consent(s)

#### [220112](#)

Approving the plat of Pembroke Estates-Seventh Plat, an addition in Clay County, Missouri, on approximately 21.51 acres generally located at the southeast corner of N.E. 92nd Street and N. Wabash Avenue, creating 45 lots and 7 tracts for the purpose of a 45 lot single family home subdivision; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents.  
(CLD-FnPlat-2018-01196)

**Attachments:** [220112 Fact Sheet](#)

[220113](#) Approving the plat of Staley Corners East First Plat, an addition in Clay County, Missouri, on approximately 21.553 acres generally located at the northeast corner of N.E. Barry Road and N. Indiana Avenue, creating 41 lots and 7 tracts for the purpose of creating a 41 lot multi-family home subdivision; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents.  
(CLD-FnPlat-2020-00035)

**Attachments:** [2020-00035 Ordinance Fact Sheet](#)

End of Consent(s)

[220108](#) Rezoning an area of about .2 acres located at 908 E. 5th St from District B3-2 to District M2-1 to allow for the use of a shipping container for outdoor storage. (CD-CPC-2021-00159)

**Attachments:** [CD-CPC-2021-00159 FactSheet](#)

**Parks-Shaw**

[220129](#) Directing the City Manager to develop and prepare a targeted plan for reducing the number of evictions caused by inability to pay rent or utility bills in Kansas City and report back to the City Council within 60 days.

**Attachments:** [No Fact Sheet](#)

HELD IN COMMITTEE

**Lucas and Barnes Jr.**

[220072](#) Authorizing the City Manager to execute a development agreement with 18th and Vine Developers, LLC for property located generally in the area bounded by 18th street to the north, Vine Street to the east, 19th Street to the south, and Paseo to the west.

**Attachments:** [220072 Fact Sheet FINAL](#)  
[Fiscal Note DA 18Vine 1025RFP 2.2.22](#)

- 220088** Approving the petition to establish the Tiffany Square East Community Improvement District; establishing the Tiffany Square East Community Improvement District generally located at N. Ambassador Drive and N.W. 88th Street in Kansas City, Platte County, Missouri; determining the Tiffany Square East Community Improvement District to be a blighted area; determining that certain actions are reasonably anticipated to remediate blighting conditions and will serve a public purpose; requiring the annual submission of certain records; and directing the City Clerk to report the creation of the District to the Missouri Department of Economic Development and state auditor.

**Attachments:** [Tiffany Square East CID ORD FACTSHEET](#)

**Robinson and Ellington**

- 220101** Directing the City Manager to reject all proposals received under Request for Proposals RE1025; and directing the City Manager to issue a new Request for Proposals for the development of certain properties located in the block directly southwest of the intersection of E 18th Street & Vine Street in Kansas City, Jackson County, Missouri.

**Attachments:** [No Fact Sheet](#)

ADDITIONAL BUSINESS

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



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**File #: 220112**

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ORDINANCE NO. 220112

Approving the plat of Pembroke Estates-Seventh Plat, an addition in Clay County, Missouri, on approximately 21.51 acres generally located at the southeast corner of N.E. 92nd Street and N. Wabash Avenue, creating 45 lots and 7 tracts for the purpose of a 45 lot single family home subdivision; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2018-01196)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Pembroke Estates-Seventh Plat, a subdivision in Clay County, Missouri, a true and correct copy of which is attached hereto and incorporated herein by reference, is hereby approved.

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

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

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

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

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

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

Section 7. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on October 5, 2021.

..end

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Approved as to form and legality:

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Eluard Alegre  
Assistant City Attorney

# COMMUNITY PROJECT/ZONING

## Ordinance Fact Sheet

220112

Ordinance Number

**Brief Title**

Approving the plat of Pembroke Estates-Seventh Plat, an addition in Kansas City, Clay County, Missouri

<p><b>Specific Address</b> Approximately 21.51 acres generally located at the S.E. corner of N.E. 92nd Street and N. Wabash Avenue, creating 45 lots and 7 tracts.</p>	<p><b>Sponsor</b></p>	<p>Jeffrey Williams, AICP, Director Department of City Planning &amp; Development</p>
<p><b>Reason for Project</b> This final plat application was initiated by Cambridge Homebuilders LLC, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 45 lot single family home subdivision.)</p>	<p><b>Programs, Departments, or Groups Affected</b></p>	<p><b>City-Wide</b>  <b>Council District(s)</b> 1(CL) O'Neill - Hall  <b>Other districts (school, etc.)</b> North Kansas City 250</p>
<p><b>Discussion</b> This is a routine final plat ordinance that authorizes staff to continue to process the plat for recording. This plat can be added to the consent agenda.</p> <p><b>CONTROLLING CASE</b> Ordinance No. 961592 on January 16, 1997 allowed for Rezoning and Development Plan/Preliminary Plat for the Pembroke Estates single family subdivision. The proposed request is in substantial conformance to the controlling plan</p>	<p><b>Applicants / Proponents</b></p>	<p><b>Applicant(s)</b> Cambridge Homebuilders LLC  <b>City Department</b> City Planning and Development  <b>Other</b></p>
	<p><b>Opponents</b></p>	<p><b>Groups or Individuals</b> None Known  <b>Basis of Opposition</b></p>
	<p><b>Staff Recommendation</b></p>	<p><input checked="" type="checkbox"/> For <input type="checkbox"/> Against <b>Reason Against:</b></p>
	<p><b>Board or Commission Recommendation</b></p>	<p><b>By: City Plan Commission</b> October 10, 2021  <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions</p>
	<p><b>Council Committee Actions</b></p>	<p><input type="checkbox"/> Do Pass <input type="checkbox"/> Do Pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass</p>

**Details**

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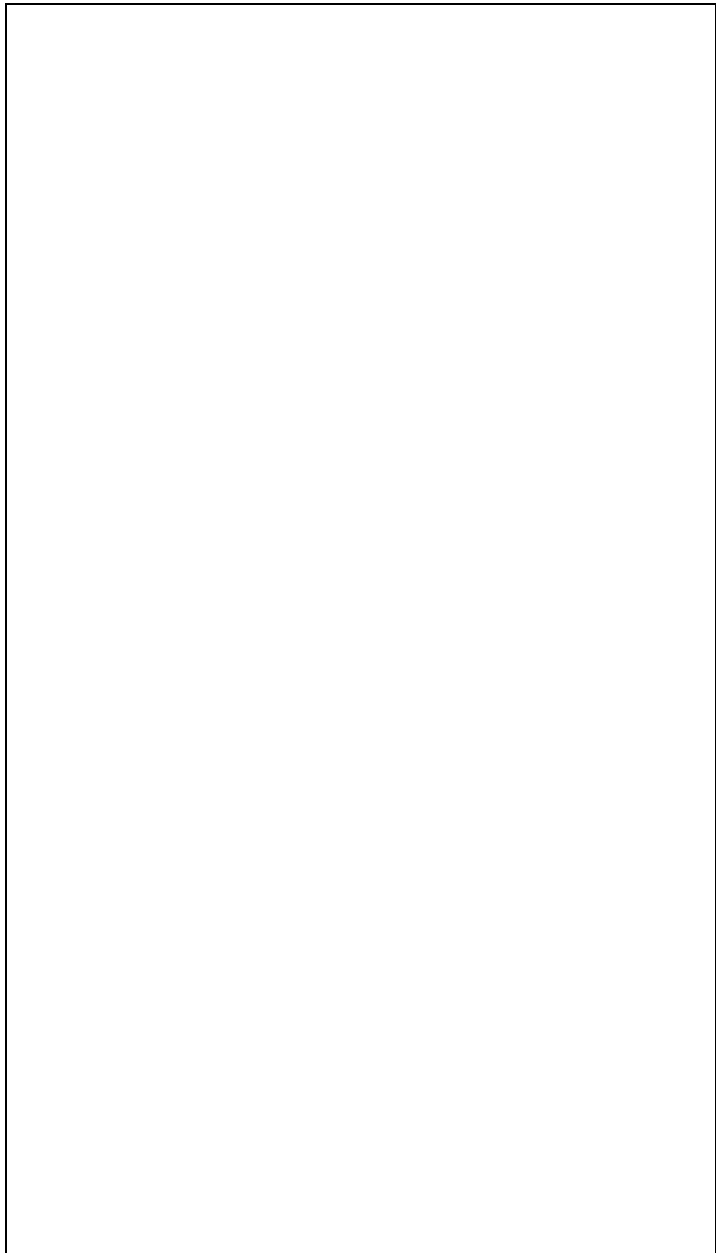
**Policy / Program Impact**

<b>Policy or Program Change</b> N/A	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
<b>Operational Impact Assessment</b> N/A	

**Finances**

<b>Cost &amp; Revenue Projections – Including Indirect Costs</b> N/A	
<b>Financial Impact</b> N/A	
<b>Fund Source and Appropriation Account Costs</b> N/A	
<b>Is it good for the children?</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No





<b>How will this contribute to a sustainable Kansas City?</b>	<p>This project consists of public and private improvements for a 44 lot single-family residential development, private open space tracts and one storm water detention tract on approximately 21.51 acres of previously undeveloped property. These facilities will reduce the overall storm water volume and attenuate the peak runoff rate to less than existing conditions. The private open space will also retain much of the existing natural vegetation and natural waterways. Runoff from within the development will be conveyed in an enclosed storm sewer system and released into the detention facilities. Common areas will be maintained by the homeowners' association through a covenant agreement. Modern and safe, walkable streets with sidewalks, curb and gutter and street lights will be constructed. New sanitary sewers will be constructed that will minimize infiltration and inflow within the system conveyed to the treatment facility. Homeowners must adhere to the codes, covenants and restrictions prepared for the project to assure ongoing maintenance and upkeep of their personal residences and common properties. This development will increase the tax base for the developed lots and will provide ample permanent greenspace within the development.</p> <p>Written by Lucas Kaspar, PE</p>
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**Project Start Date**

**Projected Completion or Occupancy Date**

**Fact Sheet Prepared by:**  
Thomas Holloway

**Date:** January 26, 2022

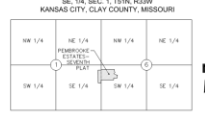
**Reviewed by:**  
Joe Rexwinkle  
City Planning & Development

**Reference or Case Numbers:** CLD-FnPlat-2018-01196

PLAT DESCRIPTION

THE UNDERSIGNED, HERETOBY DESIGNATED TRACT OF LAND... THE PROPERTY DESCRIBED IN THIS PLAT...

FINAL PLAT OF PEMBROKE ESTATES-SEVENTH PLAT



PROPERTY DESCRIPTION
A TRACT OF 6.28 ACRES BEING THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 22 WEST AND THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 22 WEST...

CONVEYANCE
WHEREAS, certain tracts of land, more particularly described as follows, are being conveyed to the City of Kansas City, Missouri, for the purpose of establishing a public utility easement for the construction and maintenance of a storm drainage system...

STREET GRADES
STREET GRADES FOR A PORTION OF N. CHESTNUT AVENUE AND N. WEST PLAT AVENUE ARE BEING ESTABLISHED BY THIS PLAT...

STORM DRAINAGE SYSTEM
THE STORM DRAINAGE SYSTEM IS BEING ESTABLISHED BY THIS PLAT. THE SYSTEM INCLUDES STORM DRAINAGE DITCHES, STORM DRAINAGE STRUCTURES, AND STORM DRAINAGE PIPES...

Table with 3 columns: Point Number, Grid Northing, Grid Easting. Lists 19 points along the boundary of the tract.

Table with 2 columns: GRADE POINT, ELEV., DESC., V.C.I. Lists street grades and vertical curve information for various points along N. Chestnut Avenue and N. West Plat Avenue.

Table with 2 columns: GRADE POINT, ELEV., DESC., V.C.I. Lists storm drainage easement points and their corresponding elevations and descriptions.

Table with 2 columns: GRADE POINT, ELEV., DESC., V.C.I. Lists additional street grades and vertical curve information for N. West Plat Avenue.

Table with 2 columns: GRADE POINT, ELEV., DESC., V.C.I. Lists storm drainage easement points and their corresponding elevations and descriptions.

Table with 2 columns: GRADE POINT, ELEV., DESC., V.C.I. Lists street grades and vertical curve information for N. West Plat Avenue.

Table with 2 columns: GRADE POINT, ELEV., DESC., V.C.I. Lists storm drainage easement points and their corresponding elevations and descriptions.

Table with 2 columns: GRADE POINT, ELEV., DESC., V.C.I. Lists street grades and vertical curve information for N. West Plat Avenue.

Table with 2 columns: Tract #, Instrument #, Date. Lists information for Tracts 1 through 19.

Table with 2 columns: P.O.S. Private Open Space Used For Public and Dedication. Lists information for various points of private open space.

Table with 2 columns: GRADE POINT, ELEV., DESC., V.C.I. Lists street grades and vertical curve information for N. West Plat Avenue.

DEVELOPER: CAMBROE HOMSBERGER, LLC. INSTRUMENT # 201502010605 BK. L PG. 363. DATE: 10/14/15.

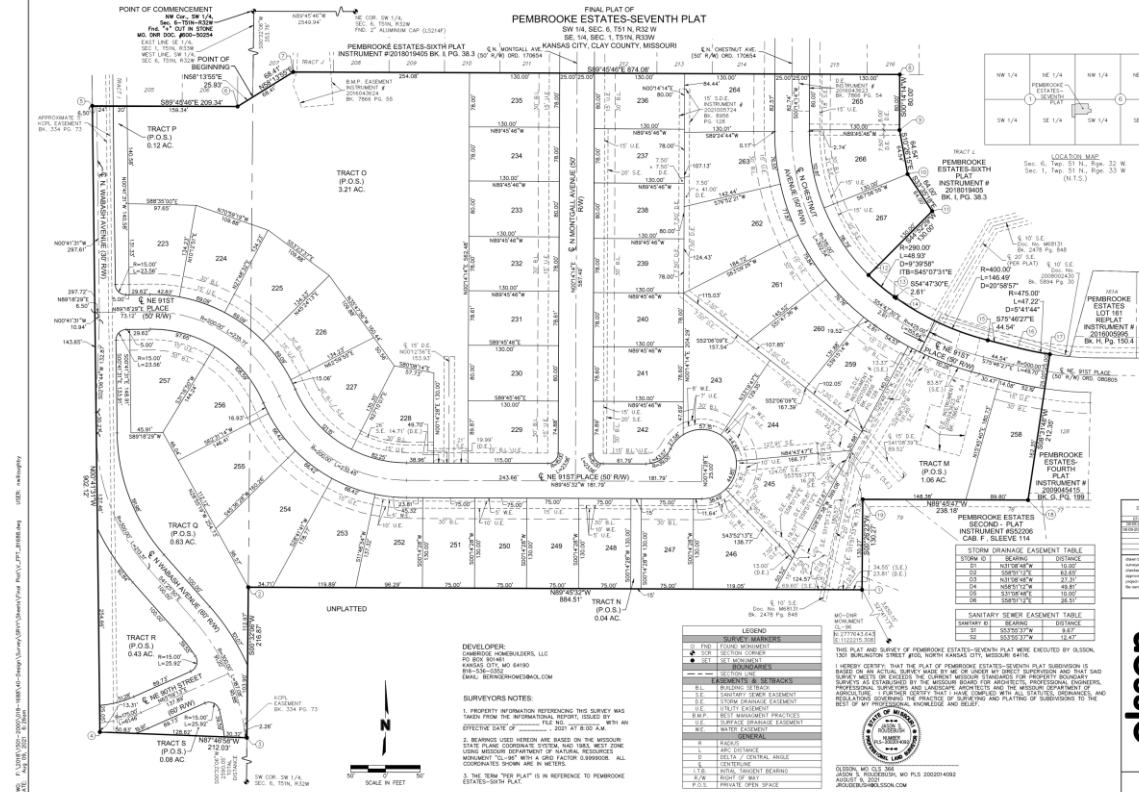


Table with 2 columns: Tract #, Instrument #, Date. Lists information for Tracts 1 through 19.

Table with 2 columns: P.O.S. Private Open Space Used For Public and Dedication. Lists information for various points of private open space.

Table with 2 columns: GRADE POINT, ELEV., DESC., V.C.I. Lists street grades and vertical curve information for N. West Plat Avenue.

DEVELOPER: CAMBROE HOMSBERGER, LLC. INSTRUMENT # 201502010605 BK. L PG. 363. DATE: 10/14/15.

DEVELOPER: CAMBROE HOMSBERGER, LLC. INSTRUMENT # 201502010605 BK. L PG. 363. DATE: 10/14/15.

DEVELOPER: CAMBROE HOMSBERGER, LLC. INSTRUMENT # 201502010605 BK. L PG. 363. DATE: 10/14/15.

olsson logo and survey details. Includes text: olsson, ENGINEERS & SURVEYORS, P.C. 1501 BURBANK STREET, SUITE 600, KANSAS CITY, MISSOURI 64108. SHEET 1 of 2.

olsson logo and survey details. Includes text: olsson, ENGINEERS & SURVEYORS, P.C. 1501 BURBANK STREET, SUITE 600, KANSAS CITY, MISSOURI 64108. SHEET 2 of 2.



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**File #: 220113**

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ORDINANCE NO. 220113

Approving the plat of Staley Corners East First Plat, an addition in Clay County, Missouri, on approximately 21.553 acres generally located at the northeast corner of N.E. Barry Road and N. Indiana Avenue, creating 41 lots and 7 tracts for the purpose of creating a 41 lot multi-family home subdivision; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2020-00035)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Staley Corners East First Plat, a subdivision in Clay County, Missouri, a true and correct copy of which is attached hereto and incorporated herein by reference, is hereby approved.

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

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

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

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

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

Section 7. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on December 1, 2020.

..end

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Approved as to form and legality:

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Eluard Alegre  
Assistant City Attorney

# COMMUNITY PROJECT/ZONING

## Ordinance Fact Sheet

**220113**

Ordinance Number

**Brief Title**

Approving the plat of Staley Corners East First Plat, an addition in Kansas City, Clay County, Missouri

<p><b>Specific Address</b> Approximately 21.553 acres generally located at the northeast corner of N.E. Barry Road and N. Indiana Avenue, creating 47 lots and 7 tracts.</p>	<p><b>Sponsor</b></p>	<p>Jeffrey Williams, AICP, Director Department of City Planning &amp; Development</p>
<p><b>Reason for Project</b> This final plat application was initiated by Staley Corners LLC, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 41 lot multifamily subdivision.)</p>	<p><b>Programs, Departments, or Groups Affected</b></p>	<p><b>City-Wide</b>  <b>Council District(s)</b> 1(CL) O’Neill-Hall  <b>Other districts (school, etc.)</b> North Kansas City 250</p>
<p><b>Discussion</b> This is a routine final plat ordinance that authorizes staff to continue to process the plat for recording. This plat can be added to the consent agenda.</p> <p><b>CONTROLLING CASE</b> Committee Sub. 200183 - On March 26, 2020 the Council amended the Gashland-Nashua Area Plan to change the recommended land use to Mixed-Use Neighborhood and High Density land uses and approved rezoning an area of approximately 27.1 acres generally located on the northeast corner of Barry Road and N. Indiana Avenue from District R-1.5 (Residential 1.5) to District R-1.5 (Residential 1.5) and District B2-2 (Neighborhood Business 2 dash 2), and approved a development plan which also serves as a preliminary plat to allow for construction of multi-family residential and commercial uses. (CD-CPC-2019-00024, CD-CPC-2019-00025, and CD-CPC-2019-00026)</p>	<p><b>Applicants / Proponents</b></p>	<p><b>Applicant(s)</b> Staley Corners LLC  <b>City Department</b> City Planning and Development  <b>Other</b></p>
	<p><b>Opponents</b></p>	<p><b>Groups or Individuals</b> None Known  <b>Basis of Opposition</b></p>
	<p><b>Staff Recommendation</b></p>	<p><input checked="" type="checkbox"/> For <input type="checkbox"/> Against <b>Reason Against:</b></p>
	<p><b>Board or Commission Recommendation</b></p>	<p><b>By: City Plan Commission</b> December 1, 2020  <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions</p>
	<p><b>Council Committee Actions</b></p>	<p><input type="checkbox"/> Do Pass <input type="checkbox"/> Do Pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass</p>

**Details**

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**Policy / Program Impact**

<b>Policy or Program Change</b> N/A	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
<b>Operational Impact Assessment</b> N/A	

**Finances**

<b>Cost &amp; Revenue Projections – Including Indirect Costs</b> N/A	
<b>Financial Impact</b> N/A	
<b>Fund Source and Appropriation Account Costs</b> N/A	
<b>Is it good for the children?</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

	<p><b>How will this contribute to a sustainable Kansas City?</b></p>	<p>This project consists of public and private improvements for a 41 lot multi-family residential development, seven private open space tracts and one storm water detention tract on approximately 27 acres of previously undeveloped property. There is also an existing stormwater detention facility constructed by an earlier plat. These facilities will reduce the overall storm water volume and attenuate the peak runoff rate to less than existing conditions. The private open space will also retain much of the existing natural vegetation and natural waterways. Runoff from within the development will be conveyed in an enclosed storm sewer system and released into the detention facilities. Common areas will be maintained by the homeowners' association through a covenant agreement. Modern and safe, walkable streets with sidewalks, curb and gutter and street lights will be constructed. New sanitary sewers will be constructed that will minimize infiltration and inflow within the system conveyed to the treatment facility. Homeowners must adhere to the codes, covenants and restrictions prepared for the project to assure ongoing maintenance and upkeep of their personal residences and common properties. This development will increase the tax base for the developed lots and will provide ample permanent greenspace within the development.</p> <p>Written by Lucas Kaspar, PE</p>
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**Project Start Date**

**Projected Completion or Occupancy Date**

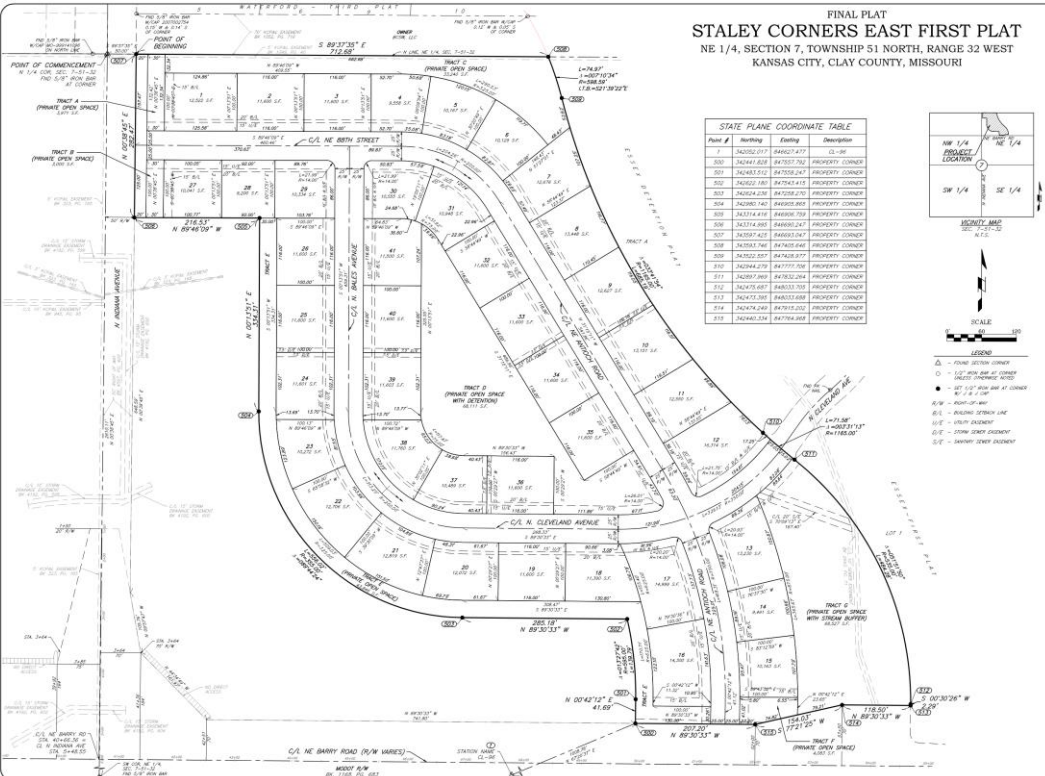
**Fact Sheet Prepared by:**  
Thomas Holloway

**Date:** January 27, 2021

**Reviewed by:**  
Joe Rexwinkle  
City Planning & Development

**Reference or Case Numbers:** CLD-FnPlat-2021-00043

FINAL PLAT  
**STALEY CORNERS EAST FIRST PLAT**  
 NE 1/4, SECTION 7, TOWNSHIP 51 NORTH, RANGE 32 WEST  
 KANSAS CITY, CLAY COUNTY, MISSOURI



**J & J SURVEY**  
 MISSOURI PROFESSIONAL SURVEYORS  
 1100 WEST 11TH AVENUE, SUITE 100, KANSAS CITY, MISSOURI 64105  
 PHONE: (816) 432-1100 FAX: (816) 432-1101  
 WWW.JANDJ.SURVEY.COM

DATE: 11/15/2011  
 TIME: 10:00 AM  
 SHEET 1 OF 2

FINAL PLAT  
**STALEY CORNERS EAST FIRST PLAT**  
 NE 1/4, SECTION 7, TOWNSHIP 51 NORTH, RANGE 32 WEST  
 KANSAS CITY, CLAY COUNTY, MISSOURI

**DECKMENT DESIGNATION:**  
 AN EASEMENT IS HEREBY GRANTED TO KANSAS CITY, MISSOURI FOR THE PURPOSES OF LOCATING, CONSTRUCTING, OPERATING AND MAINTAINING... (text continues with detailed easement terms)

**CHANGE EASEMENT:**  
 A CHANGE EASEMENT IS GRANTED TO THE CITY OF KANSAS CITY, MISSOURI... (text continues with change of use provisions)

**GENERIC EASEMENT:**  
 THE CITY OF KANSAS CITY, MISSOURI... (text continues with generic easement provisions)

**STREET DESIGNATION:**  
 THESE STREETS ARE HEREBY DESIGNATED FOR PUBLIC USE AS STATE STREET-OF-WAY... (text continues with street designations)

**RIGHT OF ENTRANCE:**  
 THE RIGHT OF ENTRANCE AND EGRESS IN THESE ALIEN TRACTS... (text continues with entrance provisions)

**BUILDING LINES:**  
 BUILDING LINES ON STRUCK LOTS ARE HEREBY ESTABLISHED AS SHOWN... (text continues with building line specifications)

**RECORDING OF TRACTS:**  
 THIS PLAT IS TO BE RECORDED IN THE PUBLIC RECORDS... (text continues with recording instructions)

**GENERAL NOTES:**  
 1. BOUNDARY SURVEYS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983... (text continues with survey notes)

**PARKLAND DEDICATION TABLES:**

Land Use	Type	Number of Tracts	People Per Tract	Acres Required	Required Dedication (Acres)
Sub-Family (Including Senior Living)	Residential	187	3	5.61	2.244

**PARKLAND DEDICATION REQUIREMENT CALCULATION - EAST**

TYPE OF PARKLAND DEDICATION	LENGTH OF TRACT (FEET)	WIDTH OF TRACT SECTION (FEET)	AREA OF PARKLAND DEDICATION (SQUARE FEET)	AREA OF PARKLAND DEDICATION (ACRES)
1.0000	100.00	10.00	1,000.00	0.0230
2.0000	100.00	10.00	1,000.00	0.0230
3.0000	100.00	10.00	1,000.00	0.0230
<b>TOTAL PROVIDED PARKLAND DEDICATION (EAST)</b>				<b>0.0690</b>

**PARKLAND DEDICATION REQUIREMENT CALCULATION - WEST**

TYPE OF PARKLAND DEDICATION	LENGTH OF TRACT (FEET)	WIDTH OF TRACT SECTION (FEET)	AREA OF PARKLAND DEDICATION (SQUARE FEET)	AREA OF PARKLAND DEDICATION (ACRES)
1.0000	100.00	10.00	1,000.00	0.0230
2.0000	100.00	10.00	1,000.00	0.0230
3.0000	100.00	10.00	1,000.00	0.0230
<b>TOTAL PROVIDED PARKLAND DEDICATION (WEST)</b>				<b>0.0690</b>

**IN WITNESS WHEREOF, I HAVE HERETOBY SET MY HAND AND AFFIRMED MY SEAL ON THE DAY AND YEAR LAST WRITTEN ABOVE.**

**ATTEST:** \_\_\_\_\_

**STATE OF MISSOURI**  
 COUNTY OF PLATY  
 I, \_\_\_\_\_, COUNTY CLERK, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS FILED IN MY OFFICE ON THIS DAY OF \_\_\_\_\_, 2011.

**APPROVED:** \_\_\_\_\_  
 COUNTY CLERK

**DATE:** \_\_\_\_\_

**J & J SURVEY**  
 MISSOURI PROFESSIONAL SURVEYORS  
 1100 WEST 11TH AVENUE, SUITE 100, KANSAS CITY, MISSOURI 64105  
 PHONE: (816) 432-1100 FAX: (816) 432-1101  
 WWW.JANDJ.SURVEY.COM

DATE: 11/15/2011  
 TIME: 10:00 AM  
 SHEET 2 OF 2





**File #: 220108**

ORDINANCE NO. 220108

Rezoning an area of about .2 acres located at 908 E. 5th St from District B3-2 to District M2-1 to allow for the use of a shipping container for outdoor storage. (CD-CPC-2021-00159)

BE IT ORDAINED BY THE CITY COUNCIL OF KANSAS CITY:

Section A. That Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code, is hereby amended by enacting a new section to be known as Section 88-20A-1309 rezoning an area of about .2 acres located at 908 E 5<sup>th</sup> St from District B3-2 (Community Business) to District M2-1 (Manufacturing), said section to read as follows:

Section 88-20A-1309. That an area legally described as:

908 E. 5th Street: East Kansas Addition, w 73.17 ft of e 98.33 ft of Lots 5 & 6, Blk 69, in Kansas City, Jackson County, Missouri.

is hereby rezoned from District B3-2 (Community Business) to District M2-1 (Manufacturing), to allow for the use of a shipping container for outdoor storage, all as shown outlined on a map marked Section 88-20A-1309, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

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

..end

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

=

\_\_\_\_\_  
Secretary, City Plan Commission

Approved as to form and legality:

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Sarah Baxter  
Assistant City Attorney

# COMMUNITY PROJECT/REZONING

**220108**

## Ordinance Fact Sheet

Ordinance Number

**Case No.** CD-CPC-2021-00159

### Brief Title

An ordinance to approve a Zoning Map Amendment (Rezoning) to allow for outdoor storage in order to resolve a code case on about .2 acres generally located at 908 E 5<sup>th</sup> St. (CD-CPC-2021-00159)

### Details

**Location:** Generally located 908 E 5<sup>th</sup> St.

**Reason for Legislation:** Zoning Map Amendments (Rezoning) require City Council approval.

#### PLAN REVIEW

Rezoning from B3-2 to M2-1 to allow for outdoor storage (shipping container) in order to resolve a code case.

#### Area Plan Amendment and Rezoning Analysis.

In reviewing and making decisions on proposed zoning map amendments, the City Planning and Development Director, City Plan Commission, and City Council must consider at least the following factors:

**88-515-08-A.** Conformance with adopted plans and planning policies;

*The proposed rezoning does not follow the Downtown Mixed Use land use recommendation of the Greater Downtown Area Plan. Downtown Mixed-Use promotes office, commercial, some light industrial, public, industrial, residential, and institutional development. The Downtown Mixed-Use classification corresponds with the DX or DR zoning districts. AN*

**88-515-08-B.** Zoning and use of nearby property;

*There are no properties within 500 ft designated M2-. City staff has not observed other outdoor industrial storage in the area.*

**88-515-08-C.** Physical character of the area in which the subject property is located;

*The surrounding area includes the Harrison Street Skate Park, residential development, and commercial uses in historic structures. AN*

### Positions/Recommendations

<b>Sponsors</b>	Jeffrey Williams, AICP, Director Department of City Planning & Development
<b>Programs, Departments, or Groups Affected</b>	4 <sup>th</sup> District (Shields, Bunch)
<b>Applicants / Proponents</b>	<b>Applicant</b> Rocky Argento Sebbeto Funeral Home 901 E 5 <sup>th</sup> St Kansas City, MO 64106  <b>City Department</b> City Planning & Development <b>Other</b>
<b>Opponents</b>	<b>Groups or Individuals</b> See staff report. <b>Basis of Opposition</b> See staff report.
<b>Staff Recommendation</b>	<input type="checkbox"/> For <input checked="" type="checkbox"/> Against <b>Reason Against</b> – Industrial/Manufacturing uses are not appropriate for the site and neighborhood.
<b>Board or Commission Recommendation</b>	City Plan Commission (0-8) 01-18-2022 By Nay: Allender, Baker, Enders, Hill, Sadowski; Nay: Beasley, Rojas <input type="checkbox"/> For <input checked="" type="checkbox"/> Against <input type="checkbox"/> No Action Taken <input type="checkbox"/> For, with revisions or conditions (see details column for conditions)
<b>Council Committee Actions</b>	<input type="checkbox"/> Do Pass <input type="checkbox"/> Do Pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold

**88-515-08-D.** Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;

N/A. AN

**88-515-08-E.** Suitability of the subject property for the uses to which it has been restricted under zoning regulations;

*The uses associated with the M- (industrial) zoning districts are not suitable for the area. Outdoor industrial storage does not promote high-quality, mixed-use, activity-centered development/redevelopment encouraged for the Columbus Park area.* AN

**88-515-08-F.** Length of time the subject property has remained vacant as zoned;

N/A. AN

**88-515-08-G.** The extent to which approving the rezoning will detrimentally affect nearby properties; and

- *The proposed rezoning might set precedence for industrial development in the area which would affect nearby properties.*
- City staff do not believe that the shipping container qualifies as an accessory structure on the site. The principal structure appears to be vacant, and the shipping container is being used for the property owner's personal items. "In order to classify a use or structure as 'accessory', the City Planning and

	<input type="checkbox"/> Do not pass
<b>Policy or Program Change</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<b>Operational Impact Assessment</b>	

**Finances**

<b>Cost &amp; Revenue Projections – Including Indirect Costs</b>	
<b>Financial Impact</b>	
<b>Funding Source(s) and</b>	

--

Appropriation Account Codes	

**Continued from Page 2**

Development Director (or their designee) must determine that the use or structure:

- Is subordinate to the principal building or principal use in terms of area, extent, and purpose;
- Contributes to the comfort, convenience, or necessity of occupants of the principal building or principal use served; and
- Is customarily found in association with the subject principal use or building." (88-305-01-B) AN

**88-515-08-H.** The gain, if any, to the public health, safety, and welfare due to the denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

- *The benefit to the public health, safety, and welfare due to the denial of the application are greater than the hardship imposed upon the landowner.*
- *Opposition from the neighborhood association has been received, see Exhibit A (of the staff report). AN*

**Fact Sheet Prepared By:** Ahnna Nanoski, AICP  
Lead Planner  
**Date:** 01-19-2022

**Reviewed By:** Joe Rexwinkle, AICP  
Division Manager  
Development Management  
**Date:**

**Initial Application Filed:** 08-24-2021  
**City Plan Commission:** 01-18-2022  
**Revised Plans Filed:** NA

**Reference Numbers:**  
Case No. CD-CPC-2021-00159



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**File #: 220129**

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ORDINANCE NO. 220129

Directing the City Manager to develop and prepare a targeted plan for reducing the number of evictions caused by inability to pay rent or utility bills in Kansas City and report back to the City Council within 60 days.

WHEREAS, 37,259 evictions have been filed in the state of Missouri since March 15, 2020, despite a national eviction moratorium ordered by the Center for Disease Control during the COVID-19 global pandemic; and

WHEREAS, over 2,810 evictions have been filed in Jackson County during the year 2021 alone, with 44% of all renters considered “cost-burdened,” which means they spend more than 30% of their income on rent, and approximately 1800 evictions have been filed in Clay, Platte and Cass Counties; and

WHEREAS, 94,000 households in Missouri were behind on rent as of early August 2021 and tenants are at risk of losing their homes; and

WHEREAS, tenants of color, specifically Black women, are disproportionately impacted by evictions due to decades of inequalities in the American housing system. Black women are two times more likely to have an eviction filed against them compared to white people; and

WHEREAS, evictions in Kansas City are disproportionately filed in hot spot areas, including a disproportionate amount of evictions filed in the City’s 5th District; and

WHEREAS, 43.2% of evictions in Kansas City originate from the top 100 buildings; and

WHEREAS, the City has received \$14,814,859.00 in federal Emergency Rental Assistance Program funds, and is expected to receive approximately \$25,000,000.00 in additional funds, to assist Kansas Citians needing rental or utility relief assistance to help them get caught up on past due rent and utility bills; and

WHEREAS, the City Council wants to direct City resources in a targeted manner towards preventing eviction proceedings and evictions ; NOW, THEREFORE,

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

Section 1. That the City Manager is directed to develop a targeted plan to reduce the number of evictions caused by inability to pay rent or utility bills in Kansas City.

Section 2. That the City Manager will consider the use of Emergency Rental Assistance Program funds for the funding of the plan, and also pursue additional funding sources.

Section 3. That the City Manager will report back to council and present this plan and proposed funding sources within 30 days of date this ordinance is signed by the Mayor.

..end

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Approved as to form and legality:

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Emalea Black  
Assistant City Attorney

**No Fact Sheet  
Provided for  
Ordinance No.**

**220129**





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**File #: 220072**

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ORDINANCE NO. 220072

Authorizing the City Manager to execute a development agreement with 18th and Vine Developers, LLC for property located generally in the area bounded by 18th street to the north, Vine Street to the east, 19th Street to the south, and Paseo to the west.

WHEREAS, the City of Kansas City, Missouri owns certain properties located in west side of Vine Street in between 18th and 19th Streets and the south side of 18th Street between Paseo and Vine; and

WHEREAS, the City issued a Request for Proposals on June 30, 2020, soliciting proposals for the development of properties in the block directly southwest of the intersection of 18th and Vine in Kansas City for new residential and commercial construction to reinforce redevelopment of the 18th and Vine Historic District; and

WHEREAS, on September 15, 2020, the 18th & Vine Development Policy Committee (“Committee”) voted to recommend the project proposed jointly by McCormack Baron Salazar, Taliaferro & Browne Real Estate -18th & Vine, LLC and 1900 Vine LLC (“Project”); and

WHEREAS, the City Council adopted Resolution No. 200840 on October 1, 2020, accepting the recommendation of the Committee and authorizing the City Manager to negotiate a development agreement and real estate sales or lease contract for the Project; and

WHEREAS, McCormack Baron Salazar, Taliaferro & Browne Real Estate -18th & Vine, LLC and 1900 Vine LLC have formed 18th & Vine Developers, LLC; and

WHEREAS, the City, and 18th & Vine Developers, LLC have now negotiated a development agreement for the sale of the Property to 18th and Vine Developers, LLC and development of the Property NOW, THEREFORE,

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

Section 1. That the City Manager or designee is hereby authorized to execute a development agreement with the 18th and Vine Developers, LLC for sale and development of the Property and to execute such amendments from time to time as he may deem advisable and are consistent with the objectives of this ordinance. A copy of the agreement in substantial form is attached hereto.

Section 2. That any incentive application for the Project applied for through the Economic Development Corporation of Kansas City (EDC) shall not be subjected to a financial return analysis pursuant to Section 2, Paragraph B, of Second Committee Substitute for Ordinance No. 160383, As Amended, nor shall the EDC require such an analysis as a condition of any AdvanceKC related process or procedure, and that the City Council desires any economic development agency created by the City to require the minimum financial analysis or impact statement required by law .

..end

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Approved as to form and legality:

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Katherine Chandler  
Assistant City Attorney

# GENERAL

## Ordinance Fact Sheet

#220072

Ordinance Number

Brief Title	Approval Deadline
Development Agreement	
18th and Vine	
RFP1025	

**Reason**  
 Authorizing the City Manager to execute a development agreement with 18th and Vine Developers, LLC for property located generally in the area bounded by 18th street to the north, Vine Street to the east, 19th Street to the south, and Paseo to the west.

**Details**  
**Reason for Legislation**  
 Authorizing the City Manager to execute a development agreement with 18th and Vine Developers, LLC for property located generally in the area bounded by 18th street to the north, Vine Street to the east, 19th Street to the south, and Paseo to the west

Positions/Recommendations	
<b>Sponsor</b>	Lee Barnes Jr., Chair Mayor Quinton Lucas
<b>Programs, Departments, or Groups Affected</b>	
<b>Applicants / Proponents</b>	<b>Applicant</b> 18th and Vine Developers, LLC  <b>City Department</b> General Services  <b>Other</b>
<b>Opponents</b>	<b>Groups or Individuals</b>  <b>Basis of opposition</b>
<b>Staff Recommend</b>	<input type="checkbox"/> For <input type="checkbox"/> Against <b>Reason Against</b>
<b>Board or Commission Recommend</b>	<b>By</b> 18th and Vine Policy Committee <input checked="" type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No action taken <input type="checkbox"/> For, with revisions or conditions (see details column for conditions)
<b>Council Committee Actions</b>	<input type="checkbox"/> Do pass <input type="checkbox"/> Do pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass

**Discussion**  
 18th and Vine Developers LLC is proposing redevelopment of a City owned parcel generally located at the southeast corner of 18th and Paseo.  
 The proposed development agreement would convey the property to 18th and Vine Developers LLC for \$1 to facilitate redevelopment of the site into 54 units of market rate housing above 33,000 s.f. of first floor retail.  
 The proposal includes a request for \$8 million in gap financing, and anticipates that historic facades of existing structures would be incorporated into the new development.  
 This proposal was in response to an RFP that was issued in June 2020. 18th and Vine Policy committee recommended this proposal to City Council in September 2020. Council accepted this recommendation and authorized the City Manager to negotiate a contract with 18th and Vine Developers LLC in October 2020 in conjunction with Ordinance 200840.  
 This ordinance authorizes the City Manager to execute the development agreement, which is attached to the ordinance in substantial form, and waives the requirement for a financial analysis for incentives for the project.

(Continued on reverse side)

**Details**

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**Policy/Program Impact**

<b>Policy or Program Change</b>	<input type="checkbox"/> No <input type="checkbox"/> Yes
<b>Operational Impact Assessment</b>	

**Finances**

<b>Cost &amp; Revenue Projections -- Including Indirect Costs</b>	
<b>Financial Impact</b>	
<b>Fund Source (s) &amp; Appropriation Account Codes</b>	

**Fact Sheet Prepared by:**  
Ashley Wise

**Date:**  
1.31.22

**Reviewed by:**

# LEGISLATIVE FISCAL NOTE

LEGISLATION  
NUMBER:

220072

**LEGISLATION IN BRIEF:**

Authorizing the City Manager to execute a development agreement with 18th and Vine Developers, LLC for property located generally in the area bounded by 18th street to the north, Vine Street to the east, 19th Street to the south, and Paseo to the west

**What is the purpose of this legislation?**

OPERATIONAL

*For the purpose of authorizing expenditures new or planned to conduct municipal services*

**Does this legislation spend money?**

NO

Yes/No

See Section 00: "Notes" Below

**Does this legislation estimate new Revenues?**

YES

Yes/No

See Section 02 for new revenue estimates

**Does this Legislation Increase Appropriations?**

NO

Yes/No

**Are costs associated with this legislation ongoing (Yes)? Or one-time (No)**

NO

Yes/No

See Section 00: "Notes" Below

**Section 00: Notes:**

Five years of operational costs for ongoing programs should be included in Section 04 below.

**FINANCIAL IMPACT OF LEGISLATION**

**Section 01: If applicable, where are funds appropriated in the current budget?**

FUND	DEPTID	ACCOUNT	PROJECT	FY 21-22 BUD	FY 22-23 EST
1000	071600	1600	485060	\$1.00	

**Section 02: If applicable, where will new revenues be estimated?**

FUND	DEPTID	ACCOUNT	PROJECT	FY 21-22 BUD	FY 22-23 EST

**Section 03: If applicable, where will appropriations be increased?**

FUND	DEPTID	ACCOUNT	PROJECT	FY 21-22 BUD	FY 22-23 EST

**NET IMPACT ON OPERATIONAL BUDGET**

-	-

*RESERVE STATUS:*

**SECTION 04: FIVE-YEAR FISCAL IMPACT (Direct and indirect)**

FUND	FUND NAME	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	All Outyears
1000	General Fund	1						
<b>TOTAL REV</b>		1	-	-	-	-	-	-

FUND	FUND NAME	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	All Outyears
<b>TOTAL EXP</b>		-	-	-	-	-	-	-

<b>NET Per-YEAR IMPACT</b>	1	-	-	-	-	-	-	-
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**NET IMPACT ( SIX YEARS) 1.00**

REVIEWED BY

DATE

2/2/2022



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**File #: 220088**

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ORDINANCE NO. 220088

Approving the petition to establish the Tiffany Square East Community Improvement District; establishing the Tiffany Square East Community Improvement District generally located at N. Ambassador Drive and N.W. 88th Street in Kansas City, Platte County, Missouri; determining the Tiffany Square East Community Improvement District to be a blighted area; determining that certain actions are reasonably anticipated to remediate blighting conditions and will serve a public purpose; requiring the annual submission of certain records; and directing the City Clerk to report the creation of the District to the Missouri Department of Economic Development and state auditor.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the petition to establish the Tiffany Square East Community Improvement District (the "District") as a political subdivision in accordance with Sections 67.1401 through 67.1571, RSMo, otherwise known as the Missouri Community Improvement District Act (the "Act"), and which is attached to this ordinance as Exhibit 1, is hereby approved in its entirety.

Section 2. That the District is hereby established for the purposes set forth in the petition, which the District shall have all the powers and authority authorized by the petition, the Act, and by law, and shall continue to exist for a period of twenty (20) years, unless automatically continued for one consecutive seven (7) year term pursuant to the petition, or otherwise terminated or extended pursuant to Section 67.1481, RSMo.

Section 3. That the District is hereby determined to be a blighted area which, by reason of the predominance of insanitary or unsafe conditions, deterioration of site improvements, or conditions which endanger life or property by fire or other cause, or any combination thereof, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals or welfare in its present condition and use.

Section 4. That it is hereby determined that contracts with the owners of private property lying within the District's boundaries to demolish and remove, renovate, reconstruct, or rehabilitate any of the buildings and structures located therein owned by such owners, and the expenditure or loaning of the District's revenues to fund contracts for such purposes, are reasonably anticipated to remediate the blighting conditions and will serve a public purpose.

Section 5. That the District shall annually submit its proposed budget, annual report and copies of written resolutions passed by the District's board to the City pursuant to Section 67.1471, RSMo.

Section 6. That upon the effective date of this ordinance, the City Clerk is hereby directed to report the creation of the District to the Missouri Department of Economic Development and state auditor pursuant to Section 67.1421.6, RSMo., by sending a copy of this ordinance to said entities.

Section 7. That the District shall enter into a cooperative agreement with the City, the form of which shall be substantially similar to that which is attached to this ordinance as Exhibit 2.

..end

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Approved as to form and legality:

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Eluard Alegre  
Assistant City Attorney

# GENERAL

## Ordinance Fact Sheet

220088

**Ordinance Number**

**Brief Title:** Tiffany Square East  
**Approval Deadline:** COMMUNITY IMPROVEMENT DISTRICT  
**Reason:**

**Details**

**Positions / Recommendations**

<p><b>Reason for Legislation</b></p> <p>Establishing the Tiffany Square East Community Improvement District; generally located at N. Ambassador Drive and NW 88th Street in Kansas City, Platte County, Missouri; requiring the annual submission of certain records; and directing the City Clerk to report the creation of the District to the Missouri Department of Economic Development.</p>		<p><b>Sponsor(s)</b></p>				
		<p><b>Programs, Departments, or Groups Affected</b>                  City Planning &amp; Development Department</p>				
		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%; padding: 5px;"><b>Applicants/Proponents</b></td> <td style="padding: 5px;"><b>Applicant</b></td> </tr> <tr> <td></td> <td style="padding: 5px;">                     City Department                      City Planning &amp; Dev.                      Dept                      Other                 </td> </tr> </table>	<b>Applicants/Proponents</b>	<b>Applicant</b>		City Department City Planning & Dev. Dept Other
<b>Applicants/Proponents</b>	<b>Applicant</b>					
	City Department City Planning & Dev. Dept Other					
<p><b>Discussion</b> <i>(including relationship to other Council actions)</i></p> <p>This Ordinance, pursuant to the Community Improvement District Act (Act) contained in Section 67 RSMo., approves the Petition and establishes Tiffany Square East Community Improvement District as a political subdivision of the State of Missouri. The District has the powers and authority to levy a sales tax of up to one percent (1.0%) on the selling of tangible personal property, subject to the approval by the registered voters residing in the District. The area within the District has been declared blighted pursuant to Section 99.430 RSMo by the City Council of the City of Kansas City, Missouri. The District will continue to exist and function for a period of twenty (20) years.</p>		<p><b>Opponents</b></p> <p><b>Groups or Individuals</b> None Known</p> <p><b>Basis of Opposition</b></p>				
		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%; padding: 5px;"><b>Staff Recommendation</b></td> <td style="padding: 5px;"> <input checked="" type="checkbox"/> For  <input type="checkbox"/> Against  <b>Reasons Against:</b> </td> </tr> </table>	<b>Staff Recommendation</b>	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against <b>Reasons Against:</b>		
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<b>Council Committee Action</b>	<input type="checkbox"/> Do Pass <input type="checkbox"/> Do Pass (as amended) <input type="checkbox"/> Committee Substitute <input type="checkbox"/> No Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do Not Pass					



**Details**

**Policy / Program Impact**

<p>The revenues generated within the District will be used for the benefit of those within the District by assisting in the construction of certain public and private improvements. It is intended that the improvements will remediate existing blighting conditions within the District.</p> <p>The estimated five year costs for the District Services are approximately one million five hundred eighty one thousand eight dollars (\$1,581,008).</p> <p><b>Projected Operating Costs</b></p> <p><b>Eligible Costs</b></p> <p><b>Project Totals: 1,581,008</b></p> <p><b>How will this contribute to a sustainable Kansas City?</b></p> <p>This ordinance creates the Tiffany Square East Community Improvement District as provided for in the Community Improvement District Act. The services provided through the creation of this District are funded through a sales tax. No city funds are used in providing the District's services.</p>		<b>Policy or Program Change</b>	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
		<b>Operational Impact Assessment</b>	None
		<b>Finances</b>	
		<b>Cost and Revenue Projections</b>	<b>Cost of Legislation</b> None
		<b>Financial Impact</b>	NA
		<b>Fund Sources</b>	NA
	<b>Is this Ordinance or Resolution Good for the Children?</b>	Yes, the improvements provided by the District will improve the economic viability and security of the District and surrounding community.	

**Applicable Dates:**

**Fact Sheet Prepared By:**

Jeffrey Williams, Director

**Reviewed By:**

**Reference Numbers**



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**File #: 220101**

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RESOLUTION NO. 220101

Directing the City Manager to reject all proposals received under Request for Proposals RE1025; and directing the City Manager to issue a new Request for Proposals for the development of certain properties located in the block directly southwest of the intersection of E 18th Street & Vine Street in Kansas City, Jackson County, Missouri.

WHEREAS, the City of Kansas City, Missouri owns certain properties located in the block directly southwest of the intersection of 18th Street & Vine Street; and

WHEREAS, the City issued a Request for Proposals RE1025 on June 30, 2020, soliciting proposals for the development of properties in the block directly southwest of the intersection of 18th and Vine in Kansas City for new residential and commercial construction to reinforce redevelopment of the 18th and Vine Historic District; and

WHEREAS, the City has not entered into an agreement with any proposer who responded to Request for Proposals RE1025; NOW, THEREFORE,

**BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:**

Section 1. That the City Manager is directed to reject all proposals received under Request for Proposals RE1025.

Section 2. That the City Manager is directed to issue a Request for Proposals in substantial form as attached hereto for the development of certain properties located in the block directly southwest of the intersection of E 18<sup>th</sup> Street & Vine Street in Kansas City, Jackson County, Missouri.

..end

**No Fact Sheet  
Provided for  
Resolution No.**

**220101**