



Agenda

Neighborhood Planning and Development Committee

Chairperson Ryana Parks-Shaw

Vice Chair Eric Bunch

Councilmember Nathan Willett

Councilmember Melissa Patterson Hazley

Tuesday, March 4, 2025

1:30 PM

26th Floor, Council Chamber

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

PUBLIC OBSERVANCE OF MEETINGS

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

Any closed session may be held via teleconference.

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

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

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

*****Public Testimony is Limited to 2 Minutes*****

FIRST READINGS

*****BEGINNING OF CONSENTS*****

Director of City Planning & Development

250195 Sponsor: Director of City Planning and Development Department

Approving the plat of Davidson Farms 4th Plat, an addition in Clay County, Missouri, on approximately 13 acres generally located at the northeast corner of Northeast 76th Street and North Donnelly Avenue, creating twenty-seven (27) lots and one (1) tract for the purpose of a single unit residential development; 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 facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2024-00037)

Attachments: [Docket Memo CLD-FnPlat-2024-00037 Davidson Farms 4th Plat](#)

END OF CONSENTS

COUNCIL

Parks-Shaw

250210 Sponsor: Mayor Pro Tem Ryana Parks-Shaw

RESOLUTION - Directing the City Manager to expedite the hiring process for qualified federal employees applying for vacant City positions and to implement certain streamlining procedures.

Attachments: [Docket Memo 250210](#)

OFFICE OF THE CITY MANAGER

City Manager's Office

250188 Sponsor: City Manager's Office

Directing the City Manager to transition animal control operations from the City's current contractor, Kansas City Pet Project, to the Neighborhood Services Department no later than December 31, 2025, and to cooperate with such contractor to facilitate a smooth transition of such responsibilities by providing contractor no fewer than 90 days' notice of the date on which such contract will terminate and City staff will assume all animal control operations; reducing the contingent appropriation in the General Fund by \$500,000.00; appropriating \$500,000.00 from the Unappropriated Fund Balance of the General Fund for the purposes of hiring a manager of animal control services, negotiating equipment purchases, and public engagement efforts with residents and relevant stakeholders; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date.

Attachments: [Docket Memo TMP5259 Animal Control](#)

CITY PLANNING AND DEVELOPMENT DEPARTMENT

Director of City Planning & Development

250200 Sponsor: Director of City Planning and Development Department

Approving an amendment to the Line Creek Valley Area Plan on about 2.84 acres generally located 600 feet north of the intersection of N.W. 64th Street and N. Chatham Avenue by changing the recommended land use from mixed use community to commercial. (CD-CPC-2024-00199)

Attachments: [Docket Memo 0.1.5 \(resolution\)](#)

Director of City Planning & Development

250203 Sponsor: Director of City Planning and Development Department

Rezoning an area of about 2.84 acres generally located 600 feet north of the intersection of N.W. 64th Street and N. Chatham Avenue from District B3-2 to District B4-3 and approving a development plan, also serving as a preliminary plat, to allow for a self-storage warehouse. (CD-CPC-2024-00197 & CD-CPC-2024-00196).

Attachments: [Docket Memo 0.1.5 \(dev plan\)](#)

Director of City Planning & Development

[250204](#) Sponsor: Director of City Planning and Development Department

Approving a major amendment to a development plan on about 60 acres in District R-7.5 generally located on the north side of N.W. 108th Street approximately 1600 feet west of N. Green Hills Road to allow for the creation of 251 residential units. (CD-CPC-2024-00198)

*** Held until 3/11/2025***

Attachments: [Docket Memo CD-CPC-2024-00198 Tiffany Meadows Amendment](#)

Director of City Planning & Development

[250206](#) Sponsor: Director of City Planning and Development Department

Rezoning an area of about one acre from District R-2.5 to District M1-5 generally located at the northwest corner of East U.S. 40 Highway and Lewis Avenue. (CD-CPC-2024-00105).

*** Held until 3/11/2025***

Attachments: [Docket Memo CD-CPC-2024-00105 May Technologies](#)

Director of City Planning & Development

[250207](#) Sponsor: Director of City Planning and Development Department

Approving an amendment to the Gashland/Nashua Area Plan on about 16.3 acres generally located south of Old N.E. Barry Road and on both sides of N. Cleveland Avenue by changing the recommended land use designation from residential low density to residential high density for a residential development. (CD-CPC-2024-00187)

*** Held until 3/11/2025***

Attachments: [TMP 5135](#)

HELD IN COMMITTEE

Director of City Planning & Development

[250011](#) Sponsor: Director of City Planning and Development Department

Approving a major amendment to an approved development plan on about 7.2 acres in District MPD generally located at 9806 N. Oak Trafficway to allow for a drive-through restaurant. (CD-CPC-2024-00149).

Attachments: [Docket Memo 0.1.5](#)

Director of City Planning & Development

[250161](#) Sponsor: Director of City Planning and Development Department

Rezoning an area of about 50 acres generally located at the southeastern corner of N. Congress Avenue and N.W. Cookingham Drive from District AG-R to Districts M2-1, B3-2, and R-5 and approving a development plan, also serving as a preliminary plat, to allow for the construction of industrial, commercial, and residential buildings. (CD-CPC-2024-00144 & CD-CPC-2024-00145).

Attachments: [Docket Memo 0.1.5](#)

Director of City Planning & Development

[250162](#) Sponsor: Director of City Planning and Development Department

RESOLUTION - Approving an amendment to the KCI Area Plan on about 16.8 acres generally located at the southeast corner of N. Congress Avenue and N.W. Cookingham Drive by changing the recommended land use from mixed use community to commercial/industrial. (CD-CPC-2024-00141)

Attachments: [Docket Memo 0.1.5 \(resolution\)](#)

Rea

[250167](#) Sponsor: Councilperson Crispin Rea

Amending Chapter 2 of the Code of Ordinances of the Kansas City, Missouri, Classification and Compensation Plan, by repealing and reenacting Section 2-1104 for the purpose of adding prenatal leave.

Attachments: [No Docket Memo 250167](#)

ADDITIONAL BUSINESS

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

2. Closed Session

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

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

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

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

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

Adjournment



File #: 250195

ORDINANCE NO. 250195

Sponsor: Director of City Planning and Development Department

Approving the plat of Davidson Farms 4th Plat, an addition in Clay County, Missouri, on approximately 13 acres generally located at the northeast corner of Northeast 76th Street and North Donnelly Avenue, creating twenty-seven (27) lots and one (1) tract for the purpose of a single unit residential development; 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 facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2024-00037)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Davidson Farms 4th 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 the Water Services Department is hereby authorized to execute a Covenant to Maintain Stormwater and BMP 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 facilitate the recordation 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 February 5, 2025.

..end

Approved as to form:

Eluard Alegre
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250195

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Approving the plat of Davidson Farms 4th Plat, an addition in Clay County, Missouri, on approximately 13 acres generally located at the northeast corner of Northeast 76th Street and North Donnelly Avenue, creating twenty-seven (27) lots and one (1) tract for the purpose of single unit residential development; 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 facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2024-00037)

Discussion

The request is to consider approval of a Final Plat in District SC (Shoal Creek) on about 13 acres generally located at the northeast corner of Northeast 76th Street and North Donnelly Avenue, allowing for the creation of twenty-seven (27) lots and one (1) tract to allow for a single unit residential development. This use was approved in Case No. 12417-P-28 which served as the Preliminary Plat. The Preliminary Plat proposed to develop 475 units in a mixture of building types across 10 phases. This Final Plat proposes to complete a vehicular loop off of Donnelly Avenue which currently dead ends to the east. This Final Plat is in conformance with the Preliminary Plat as well as the lot and building standards of Section 88-110 of the Zoning and Development Code.

The Preliminary Plat, Case #12417-P-28, was reviewed and approved under the 2012 International Fire Code. The City of Kansas City adopted the 2018 International Fire Code on July 7, 2019, which is the present version. During review, the Fire Department determined that the Final Plat layout did not comply with the requirements of the current International Fire Code for the allowable number of residences served by a single vehicular access point. However, due to the consistency of the Final Plat to the approved of the Preliminary Plat, the Fire Department recommended approval of Davidson Farms 4th Plat, CLD-FnPlat-2024-00037. The discussions between the Fire Department, Development Management Division, and

the applicant regarding compliance with the Fire Code caused a delay in the project. This Final Plat is in conformance with the Zoning and Development Code.

There was no public testimony about this case before the City Plan Commission.

Staff Recommendation: Approval with Conditions

CPC Recommendation: Approval with Conditions

Fiscal Impact

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

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

3. How does the legislation affect the current fiscal year?
The legislation Not applicable as this is an ordinance authorizing the private subdivision of land. does not affect the current year.

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

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

2. This fund has a structural imbalance. Yes No

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

Additional Discussion (if needed)

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

Citywide Business Plan (CWBP) Impact

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

Prior Legislation

Case No. 12417-P-28 - On August 7, 2018 the City Plan Commission approved a project plan, which serves as a Neighborhood Plan and a preliminary plat in District SC (Shoal Creek), to allow for 430 single family lots, 52 multi-family units (475 total units) and 20 tracts in 10 phases.

Case No. CLD-FnPlat-2021-00058 - Ordinance 220651, passed August 11, 2022, approved Davidson Farms, Third Plat, on approximately 34.81 acres generally located on the north side of Northeast 76th Street, between North Flintlock on the east and Northeast Shoal Creek Parkway on the west, creating 69 lots and 1 tract for the purpose of a 69 lot single family home subdivision.

Case No. CLD-FnPlat-2020-00043 - Ordinance 210550, passed July 1, 2021, approved Davidson Farms, Second Plat on approximately 12.64 acres generally located at Northeast 76th Street and west of North Tullis Avenue, creating 36 lots and 4 tracts for the purpose of creating a 36-lot single family subdivision.

Case No. CLD-FnPlat-2018-01242 - Ordinance 190350, passed May 26, 2019, approved Davidson Farms, an addition in Clay County, Missouri, on approximately 65.45 acres generally located at the northeast corner of Northeast 76th Street and

Northeast Shoal Creek Parkway, creating 99 lots and 6 tracts for the purpose of constructing 99 single family homes.

Case 36-lot417-P-10 - Ordinance No. 160070, passed February 18, 2016, approved an amendment to the community master plan and pertinent aspects of the plan, to allow for the sub-zone on a 7-acre tract located south of NE 82nd Terrace, between North Booth Avenue and North Farley Avenue to change from MPC-2 to MPC-9 to allow for office uses. Note: This is the approved master plan.

Case No. 254-S-179 -- Ordinance No. 000987, passed August 31, 2000, amended Chapter 80, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the zoning ordinance, by creating a new zoning district to be known as District MPC ("Master Planned Community") and establishing a new section number for said district.

Case No. 12417-P - Ordinance No. 000989, passed August 31, 2000, rezoned 1,508 acres from Districts RA, R-1b, CPO-1, CP-1, CP-2 and CP-3 to District MPC (Master Planned Community and approved a community master plan for same.

Service Level Impacts

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

Other Impacts

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

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

Click or tap here to enter text.

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

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

Please provide reasoning why not:

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

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

No(Press tab after selecting)

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

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

No(Press tab after selecting)



File #: 250210

RESOLUTION NO. 250210

Sponsor: Mayor Pro Tem Ryana Parks-Shaw

RESOLUTION - Directing the City Manager to expedite the hiring process for qualified federal employees applying for vacant City positions and to implement certain streamlining procedures.

WHEREAS, the City of Kansas City, Missouri is committed to providing high quality services to its residents, businesses, and visitors; and

WHEREAS, the City is currently experiencing a significant number of unfilled positions across multiple departments, which has created operational challenges and delays in services delivery; and

WHEREAS, prolonged vacancies in critical roles, including public safety, public works, health services, and administrative functions, have placed additional burdens on existing staff and reduced the City's ability to effectively meet community needs; and

WHEREAS, federal employees possess a wealth of experience, specialized knowledge, and professional skills that align with the needs of municipal government, making them strong candidates for vacant City positions; and

WHEREAS, recent workforce reductions, agency closures, or restructuring at the federal level may result in an increased number of experienced federal employees seeking local government employee opportunities; and

WHEREAS, expediting the hiring process for qualified federal employees will allow the City to fill vacancies more quickly, improve operational efficiency, and enhance service delivery for the residents of Kansas City; and

WHEREAS, it is in the best interest of the City to remove unnecessary delays and streamline the hiring process for qualified candidates while ensuring transparency, fairness, and compliance with applicable employment laws; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the City Manager is hereby directed to take all necessary steps to expedite the hiring process for any qualified federal employee applying for a vacant City position, ensuring that their applications are reviewed and processed with urgency.

Section 2. That the City Manager shall implement streamlined procedures for federal employees, including but not limited to:

- (a) Expedited application review and interview scheduling; and
- (b) Recognition of equivalent federal experience for meeting job qualifications; and
- (c) Prioritization of eligible federal employees in applicant pools for positions matching their expertise.

Section 3. The City Manager shall report to the City Council within 60 days of the adoption of this resolution on the implementation of these expedited hiring processes and provide quarterly updates thereafter.

..end



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250210

Submitted Department/Preparer: City Manager's Office

Revised 6/10/24

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

Executive Summary

Directing the City Manager to expedite the hiring process for qualified federal employees applying for vacant City positions and to implement certain streamlining procedures

Discussion

The City of Kansas City, Missouri is committed to providing high quality services to its residents, businesses, and visitors.

The City is currently experiencing a significant number of unfilled positions across multiple departments, which has created operational challenges and delays in services delivery. Prolonged vacancies in critical roles, including public safety, public works, health services, and administrative functions, have placed additional burdens on existing staff and reduced the City's ability to effectively meet community need.

Federal employees possess a wealth of experience, specialized knowledge, and professional skills that align with the needs of municipal government, making them strong candidates for vacant City positions. Recent workforce reductions, agency closures, or restructuring at the federal level may result in an increased number of experienced federal employees seeking local government employee opportunities. Expediting the hiring process for qualified federal employees will allow the City to fill vacancies more quickly, improve operational efficiency, and enhance service delivery for the residents of Kansas City.

It is in the best interest of the City to remove unnecessary delays and streamline the hiring process for qualified candidates while ensuring transparency, fairness, and compliance with applicable employment laws;

Fiscal Impact

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

2. What is the funding source?
There is no direct fiscal impact as a result of this resolution. Vacancies exist across all City Funds and fiscal impact would be contingent on the position(s) filled as a result of expedited hiring of qualified former federal employees.

3. How does the legislation affect the current fiscal year?
There is no direct fiscal impact as a result of this resolution. Vacancies exist across all City Funds and fiscal impact would be contingent on the position(s) filled as a result of expedited hiring of qualified former federal employees.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
There is no direct fiscal impact as a result of this resolution. Vacancies exist across all City Funds and fiscal impact would be contingent on the position(s) filled as a result of expedited hiring of qualified former federal employees.

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)

There is no direct fiscal impact as a result of this resolution.

Citywide Business Plan (CWBP) Impact

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

2. Which CWBP goal is most impacted by this legislation?
Finance and Governance (Press tab after selecting.)

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

- Ensure the resiliency of a responsive, representative, engaged, and transparent City government.
- Engage in workforce planning including employee recruitment, development, retention, and engagement.
- Foster a solutions-oriented, welcoming culture for employees and City Partners.
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Prior Legislation

Service Level Impacts

Click or tap here to provide a description of how this ordinance will impact service levels. List any related key performance indicators and impact.

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?
This legislation expedites employment of residents, which contributes to a more resilient community
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

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

No - CREO's review is not applicable (Press tab after selecting)
Please provide reasoning why not:

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

No(Press tab after selecting)

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

No(Press tab after selecting)



File #: 250188

ORDINANCE NO. 250188

Sponsor: City Manager's Office

Directing the City Manager to transition animal control operations from the City's current contractor, Kansas City Pet Project, to the Neighborhood Services Department no later than December 31, 2025, and to cooperate with such contractor to facilitate a smooth transition of such responsibilities by providing contractor no fewer than 90 days' notice of the date on which such contract will terminate and City staff will assume all animal control operations; reducing the contingent appropriation in the General Fund by \$500,000.00; appropriating \$500,000.00 from the Unappropriated Fund Balance of the General Fund for the purposes of hiring a manager of animal control services, negotiating equipment purchases, and public engagement efforts with residents and relevant stakeholders; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date.

WHEREAS, Chapter 14, Animals, of the Kansas City Code of Ordinances sets forth the City's animal regulations; and

WHEREAS, City staff previously performed the City's animal control enforcement services before City outsourced such operations to Kansas City Pet Project pursuant to a contract beginning September 1, 2020, as authorized by City Council in Ordinance No. 200533; and

WHEREAS, since September 1, 2020, Kansas City Pet Project has performed animal control operations for the City pursuant to contract, with the current term expiring on April 30, 2025, and the option of a final renewal term extending the contract as far as April 30, 2026; and

WHEREAS, in August 2024, the City released a Request for Proposals ("RFP") inviting potential contractors to submit their proposals for providing continued animal control services; and

WHEREAS, the City's Evaluation Team tasked with reviewing any response to this RFP specifically rejected Kansas City Pet Project's response to this RFP and did not identify a suitable contractor that met the City's requirements for adequate animal control services; and

WHEREAS, on December 12, 2024, City Council passed Resolution No. 241043 directing the City Manager to develop and present to Council an implementation plan to insource animal control responsibilities to City staff; and

WHEREAS, having received and reviewed City staff's proposed insourcing plan, the City Council believes City-operated animal control services will provide for more effective enforcement of animal control services; and

WHEREAS, the Director of Neighborhood Services Department estimates that, excluding the cost of contractor's services, the cost of transition efforts will be \$500,000.00 during FY2024-25; and

WHEREAS, the Director of Neighborhood Services Department estimates that the combined cost of all contractor-and City-provided animal control services will be \$3,470,000.00 during FY2025-26; and

WHEREAS, the Director of Neighborhood Services Department estimates that the cost of animal control services, having been fully assumed by City staff, will be \$2,870,000.00 during FY2026-27; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the City Manager is hereby directed to begin the transition of animal control operations from the City's current contractor, Kansas City Pet Project, to the Neighborhood Services Department and to complete this transition no later than December 31, 2025. These efforts shall include close cooperation with contractor to facilitate a smooth transition of responsibilities by providing contractor no fewer than 90 days' notice of the date such contract will terminate and City staff will assume all animal control operations, ensuring sufficient budgetary, staffing and equipment needs are in place and timely submitted for Council approval, if required, and thorough public engagement between City staff and residents and other relevant stakeholders in an effort to tailor City services to public needs.

Section 2. That the appropriation in the following account of the General Fund is reduced by \$500,000.00 in the following account:

25-1000-179990-B	Contingent Appropriation	\$500,000.00
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Section 3. That the sum of \$500,000.00 is hereby appropriated from the Unappropriated Fund Balance of the General Fund to the following account in the General Fund:

25-1000-572600-B	Animal Control	\$500,000.00
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Section 4. That the Director of the Neighborhood Services Department is designated as requisitioning authority for Account No. 25-1000-572600.

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

..end

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

Tammy L. Queen
Director of Finance

Approved as to form:

Bret Kassen
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250188

Submitted Department/Preparer: City Manager's Office

Revised 11/01/23

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

Executive Summary

Directing the City Manager to transition animal control operations from City's current contractor, Kansas City Pet Project, to the Neighborhood Services.

Discussion

Transition date will be no later than December 31, 2025, and to cooperate with such contractor to facilitate a smooth transition of such responsibilities by providing contractor no fewer than 90 days' notice of the date on which such contract will terminate and City staff will assume all animal control operations; reducing the contingent appropriation in the General Fund by \$500,000.00; appropriating \$500,000.00 from the unappropriated fund balance of the General Fund for the purposes of hiring a manager of animal control services, negotiating equipment purchases, and public engagement efforts with residents and relevant stakeholders; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date.

Fiscal Impact

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

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)

The beginning balance of Contingent Appropriations for FY 2024-25 is \$7,086,945. Contingent Appropriations represent 1% of total General Fund revenue, and are intended to be reserved for emergency expenses. The current balance of Contingent Appropriation is \$3,317,425. The balance of Contingent Appropriation legislation that has been docketed but not passed is \$3,271,675, including Ordinance TMP-5259.

Citywide Business Plan (CWBP) Impact

1. View the [FY23 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Housing and Healthy Communities (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
- Utilize planning approaches in neighborhoods to reduce blight, ensure sustainable housing, and improve resident wellbeing and cultural diversity.
 - Maintain and increase affordable housing supply to meet the demands of a diverse population.
 - Address the various needs of the City's most vulnerable population by working to reduce disparities.
 - Foster an inclusive environment and regional approach to spur innovative solutions to housing challenges.
 - Ensure all residents have safe, accessible, quality housing by reducing barriers.
 - Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

Prior Legislation

Chapter 14 of the Kansas City Code of Ordinances.

Service Level Impacts

Improve service level of enforcement of Chapter 14, Animal Control Ordinance.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Increased health impacts to animal population. Increased safety for residents.
2. How have those groups been engaged and involved in the development of this ordinance?
Engagement with neighborhood residents and animal welfare service providers.
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)



File #: 250200

RESOLUTION NO. 250200

Sponsor: Director of City Planning and Development Department

Approving an amendment to the Line Creek Valley Area Plan on about 2.84 acres generally located 600 feet north of the intersection of N.W. 64th Street and N. Chatham Avenue by changing the recommended land use from mixed use community to commercial. (CD-CPC-2024-00199)

WHEREAS, on February 10, 2011, the City Council by Committee Substitute for Resolution No. 110030 adopted the Line Creek Valley Area Plan; and

WHEREAS, after further review it has been deemed appropriate to amend the Line Creek Valley Area Plan as it affects that area of approximately 2.84 acres generally located 600 feet north of the intersection of N.W. 64th Street and N. Chatham Avenue by changing the recommended land use from mixed use community to commercial; and

WHEREAS, the City Plan Commission considered such amendment to the Land Use Map on February 5, 2025; and

WHEREAS, after all interested persons were given an opportunity to present testimony, the City Plan Commission did on February 5, 2025, recommend approval of the proposed amendment to Line Creek Valley Area Plan; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section A. That the Line Creek Valley Area Plan is hereby amended as to the Land Use Plan and Map for that area of approximately 2.84 acres generally located 600 feet north of the intersection of N.W. 64th Street and N. Chatham Avenue by changing the recommended land use from mixed use community to commercial.

Section B. That the amendment to the Line Creek Valley Area Plan is consistent and complies with the KC Spirit Playbook, adopted on April 20, 2023, by Resolution No. 230257, and is adopted as a supplement to the KC Spirit Playbook.

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

..end



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250200

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Approving an amendment to the Line Creek Valley Area Plan on about 2.84 acres generally located 600 feet north of the intersection of NW 64th Street and N Chatham Avenue by changing the recommended land use from Mixed Use Community to Commercial for the Chatham Ave Self Storage project. (CD-CPC-2024-00199)

Discussion

Resolution accompanied by an ordinance for rezoning and development plan for a self-storage facility off N Chatham Ave. Proposed self-storage building is 114,400 square feet.

The Line Creek Valley Area Plan currently recommends Mixed Use Community and the applicant is requesting to amend the designation from Mixed Use Community to Commercial to be more in line with the proposed zoning district. The need for the amendment and rezoning come from the Zoning and Development Code identifying self-storage warehouse as an industrial use rather than a commercial use, although it is typically found in commercial use areas.

Plans meet all applicable sections of the Zoning and Development Code, except section 88-120-06 - Floor Area Limits for Industrial Establishments and 88-420-06 - Parking Ratios. The applicant is seeking a variance from the Board of Zoning Adjustment for both standards. The floor area limits for industrial establishments allow a maximum floor area of 25,000 square feet in B zoning districts, which the proposed building (114,400 square feet) greatly exceeds. The vehicle parking ratio is established by the number of storage units, which for this development would require 15 parking spaces; the applicant is proposing nine parking spaces.

CPC recommended approval of the Area Plan amendment, rezoning, and development plan. There was no public testimony provided at the CPC hearing.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
Not applicable as this is a resolution to amend future land use in the Line Creek Valley Area Plan
3. How does the legislation affect the current fiscal year?
Not applicable as this is a resolution to amend future land use in the Line Creek Valley Area Plan.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Not applicable as this is a resolution to amend future land use in the Line Creek Valley Area Plan .
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this is a resolution to amend future land use in the Line Creek Valley Area Plan

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?
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):

- Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
- Ensure quality, lasting development of new growth.
- Increase and support local workforce development and minority, women, and locally owned businesses.
- Create a solutions-oriented culture to foster a more welcoming business environment.
- Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
-

Prior Legislation

None

Service Level Impacts

No impact expected

Other Impacts

1. What will be the potential health impacts to any affected groups?
Ordinance was not evaluated for potential health impacts
2. How have those groups been engaged and involved in the development of this ordinance?
This project complies with the public engagement requirements in section 88-505-12.
3. How does this legislation contribute to a sustainable Kansas City?
This legislation allowing a proposed self-storage building doesn't directly contribute to a sustainable Kansas City.
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:

Private development proposal, privately funded.

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

No(Press tab after selecting)

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

No(Press tab after selecting)



File #: 250203

ORDINANCE NO. 250203

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 2.84 acres generally located 600 feet north of the intersection of N.W. 64th Street and N. Chatham Avenue from District B3-2 to District B4-3 and approving a development plan, also serving as a preliminary plat, to allow for a self-storage warehouse. (CD-CPC-2024-00197 & CD-CPC-2024-00196).

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code, is hereby amended by enacting a new section to be known as Section 88-20A-1470, rezoning an area of about 2.84 acres generally located 600 feet north of the intersection of N.W. 64th Street and N. Chatham Avenue from District B3-2 (Community Business) to District B4-3 (Heavy Business/Commercial) and approving a development plan to allow for a self-storage warehouse, said section to read as follows:

Section 88-20A-1470. That an area legally described as:

TRACT I: Lots B and C, Prairie Business Center, a subdivision of land in Kansas City, Platte County, Missouri, except that part taken for street right of way pursuant to Report of Commissioners filed 6/27/2017 in Case No. 16AE-CV02698, and further excepting that part of lot b lying east of said street right of way.

TRACT II: Lots D and E, Prairie Business Center, a subdivision in Kansas City, Platte County, Missouri, except that part of Lot D taken for street right of way pursuant to Report of Commissioners filed 6/27/2017 in Case No. 16AE-CV02698 and further excepting that part of said Lot D lying within the following described tract of land: A tract of land in the Southeast Quarter of Section 19, Township 51, Range 33, Kansas City, Platte County, Missouri, described as follows: Beginning at a point on the south line of the Southeast Quarter of Section 19, said point being 1039.5 feet west of the southeast corner of a tract of land recorded in Book 77 at page 146, Recorder's Office, Platte County, Missouri; thence North 0 degrees 52 minutes 00 seconds East 590.74 feet; thence South 89 degrees 56 minutes 15 seconds East 430.56 feet to the true point of beginning of the tract to be herein described; thence continuing South 89 degrees 56 minutes

15 seconds East 305 feet; thence north 0 degrees 00 minutes 00 seconds east 235 feet; thence north 89 degrees 56 minutes 15 seconds west 305 feet; thence South 0 degrees 00 minutes 00 seconds West 235 feet to the point of beginning.

TRACT III: Lot F, Prairie Business Center, a subdivision in Kansas City, Platte County, Missouri, except that part in street right of way.

TRACT IV: Lot G, Prairie Business Center, a subdivision in Kansas City, Platte County, Missouri, except that part in street right of way.

is hereby rezoned from District B3-2 (Community Business) to District B4-3 (Heavy Business/Commercial), all as shown outlined on a map marked Section 88-20A-1470, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

Section B. That a development plan for the area legally described above is hereby approved, subject to the following conditions:

1. 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 screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
3. The developer shall seek approval of a variance from the Board of Zoning Adjustment to the maximum floor area limits for industrial establishments (88-120-06) and receive approval prior to issuance of building permit.
4. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
5. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to a certificate of occupancy.
6. The developer shall submit an affidavit, completed by 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.

7. The developer shall seek and receive approval of a variance from the Board of Zoning Adjustment to the minimum number of parking spaces or seek and receive approval of an alternative parking compliance plan prior to issuance of a building permit.
8. The proposed dumpster enclosure must be raised 6 inches to 1 foot from the ground on at least one side if solid screening materials are proposed at the time of building plan review.
9. The applicant shall submit and receive approval of a street naming plan from the Street Naming Committee before submitting the final plat.
10. Prior to issuance of any certificate of occupancy, the applicant shall submit and receive approval of a final plat.
11. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018 § 503.2.4)
12. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC-2018 § 507.5.1.1)
13. Fire Department access roads shall be provided before construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
14. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2). Fire hydrant distribution shall follow IFC-2018, Table C102.1.
15. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
16. Required Fire Department access roads shall be designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018 § 503.2.3)
17. Required Fire Department access roads shall be an all-weather surface. (IFC-2012 § 503.2.3) (No Grass Pavers Allowed)
18. The proposed building shall have a Fire Department access road within 150 feet of any exterior portion of the structure. (IFC-2018 § 503.1.1)
19. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. (IFC-2018 § 503.2.5)

20. Aerial fire apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial fire apparatus roads are a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure. (IFC-2018 § D105).
21. The developer shall pay impact fees as required by Chapter 39 of the City's Code of Ordinances, as required by the Land Development Division.
22. The developer shall submit a letter to the Land Development Division from a licensed civil engineer, licensed architect, or licensed landscape architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64, Code of Ordinances, for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, and gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate of occupancy permits.
23. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
24. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to a certificate of occupancy.
25. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, by making application under said code for a minor subdivision and submitting and recording a lot consolidation plat or replatting the property in accordance therewith.
26. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Kansas City Water Services Department, in accordance with adopted standards, including a BMP level of service analysis prior to approval and issuance of any building permits, and the developer shall secure permits to construct any improvements as required by the Kansas City Water Services Department prior to issuance of any certificate of occupancy.
27. 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.

28. The developer shall submit plans for grading, siltation, and erosion control to the Kansas City Water Services Department for review and acceptance and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
29. The developer shall 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.
30. The developer shall provide acceptable easements for any deep sewers where proposed fill is added or where the sewer will be further obstructed by surface improvements and a structural analysis shall be provided to confirm adequate structural integrity for the proposed loading conditions of this plan, and the developer shall secure permits and provide City approved executed and recorded easements prior to adding fill or constructing surface obstructions as required by the Kansas City Water Services Department. As-built drawings shall be provided to document the new depth of the sewers caused by placement of additional fill.
31. The developer shall grant a BMP and/or surface drainage easement to the City as required by the Kansas City Water Services Department, prior to recording the plat or issuance of any building permits.
32. The developer shall provide covenants to maintain private storm sewer mains acceptable to the Kansas City Water Services Department for any private storm sewer mains prior to the issuance of any building permits.
33. The developer shall provide private storm drainage easements for any private mains prior to issuance of any building permits.
34. The developer shall provide a letter of explanation from a Missouri-licensed civil engineer to the Kansas City Water Services Department for an exception to the stream buffer regulations. The letter shall address any previous grading, storm water improvements and adjacent parcel improvements that have mitigated the regulated stream shown on the City's G.I.S. mapping within the subject parcels.

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

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

..end

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

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250203

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Rezoning an area of about 2.84 acres generally located 600 feet north of the intersection of NW 64th Street and N Chatham Avenue from District B3-2 to District B4-3 and approving a development plan, also serving as a preliminary plat, to allow for a self-storage warehouse. (CD-CPC-2024-00197 & CD-CPC-2024-00196).

Discussion

Rezoning and development plan for a self-storage facility off N Chatham Ave. Proposed self-storage building is 114,400 square feet. Accompanied by a resolution amending the future land use designation in the Line Creek Valley Area Plan.

The proposed plan consists of one, three-story, 114,400 square foot self-storage warehouse building. The self-storage warehouse is expected to have 865 storage units. The subject site contains four existing parcels to be replatted into two lots and two tracts. Lot 1 will contain the proposed building, and Lot 2 at the northwestern corner of the site will remain undeveloped. Tract A will contain the existing private access road and Tract B at the northeastern corner of the site will remain the entry area for the existing building to the north.

Plans meet all applicable sections of the Zoning and Development Code, except section 88-120-06 - Floor Area Limits for Industrial Establishments and 88-420-06 - Parking Ratios. The applicant is seeking a variance from the Board of Zoning Adjustment for both standards. The floor area limits for industrial establishments allow a maximum floor area of 25,000 square feet in B zoning districts, which the proposed building (114,400 square feet) greatly exceeds. The vehicle parking ratio is established by the number of storage units, which for this development would require 15 parking spaces and the applicant is proposing nine parking spaces.

CPC recommended approval of the Area Plan amendment, rezoning, and development plan. There was no public testimony provided at the CPC hearing.

Fiscal Impact

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

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

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Inclusive Growth and Development (Press tab after selecting.)

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

- Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
- Ensure quality, lasting development of new growth.
- Increase and support local workforce development and minority, women, and locally owned businesses.
- Create a solutions-oriented culture to foster a more welcoming business environment.
- Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
-

Prior Legislation

None

Service Level Impacts

No impact expected

Other Impacts

1. What will be the potential health impacts to any affected groups?
Ordinance was not evaluated for potential health impacts
2. How have those groups been engaged and involved in the development of this ordinance?
This project complies with the public engagement requirements in section 88-505-12.
3. How does this legislation contribute to a sustainable Kansas City?
This legislation allowing a proposed self-storage building doesn't directly contribute to a sustainable Kansas City.
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:

Private development proposal, privately funded.

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

No(Press tab after selecting)

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

No(Press tab after selecting)



File #: 250204

ORDINANCE NO. 250204

Sponsor: Director of City Planning and Development Department

Approving a major amendment to a development plan on about 60 acres in District R-7.5 generally located on the north side of N.W. 108th Street approximately 1600 feet west of N. Green Hills Road to allow for the creation of 251 residential units. (CD-CPC-2024-00198)

*** Held until 3/11/2025***

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a major amendment to a development plan in District R-7.5 (Residential) generally located on the north side of N.W. 108th Street approximately 1600 feet west of N. Green Hills Road, and more specifically described as follows:

All that part of the Northwest Quarter of Section 29, Township 52 North, Range 33 West, Kansas City, Platte County, Missouri, being described as follows: Beginning at the southwest corner of said Northwest Quarter; thence North 00°05'10" East, along the west line of said Northwest Quarter, a distance of 2640.06 feet to the northwest corner of said Northwest Quarter; thence South 89°44'37" East, along the north line of said Northwest Quarter, a distance of 984.48 feet; thence South 00°12'51" West, a distance of 2638.39 feet to a point on the south line of said Northwest Quarter; thence North 89°50'26" West, along said south line, a distance of 978.57 feet to the point of beginning.

is hereby approved, subject to the following conditions:

1. That Committee Substitute for Ordinance No. 230199, As Amended, including all conditions provided therein, shall remain in full force and effect and shall apply to this amendment to the development plan.
2. That deviations to the lot and building standards are hereby approved to allow 251 5,000-square-foot lots.
3. That deviations to the required front and rear yard setbacks for 251 lots are hereby approved as shown in the approved plan.
4. That the developer shall provide a swale at the rear of lots along the western boundary of the Tiffany Meadows development which abut the existing Tiffany

Lakes Neighborhood. The additional storm water flow shall be conveyed to the natural drainageways or detention facilities provided within the Tiffany Meadows project boundaries.

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

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

..end

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

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250204

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Approving a major amendment to a development plan on about 60 acres to allow for the creation of 251 units with deviations to the required lot and building standards of the R-7.5 Zoning District generally located on the north side of Northwest 108th Street approximately 1600 feet west of North Green Hills Road. (CD-CPC-2024-00198)

Discussion

The applicant is seeking approval of a Major Amendment to a Development Plan in District R-7.5 on about 60 acres generally located on the north side of Northwest 108th Street approximately 1600 feet west of North Green Hills Road. This application for the Major Amendment only updates the deviations to the Lot and Building Standards for the Front and Rear Setbacks. There are no proposed changes to the lot layout, vehicular circulation, pedestrian connections, utility connections, or any other aspect of the Development Plan.

The approved plan subdivided the existing 60 acre unplatted parcel of land into 251 single unit residential lots. The development proposes one (1) point of ingress and egress on Northwest 108th Street. All proposed internal roads are public, and the developer will be responsible for a street tree planting plan. The proposed plan does comply with the Code requirement of providing connections to abutting properties. The current plan shows a connection to Northwest 109th Terrace to the west and will serve as a future connection. The developer is also proposing a future connection to the north.

Pedestrian circulation is compliant with 88-450 (Pedestrian Standards) of the Code. The developer is proposing adequate pedestrian circulation and connections to amenities (pool, pickleball, open space and a dog park).

A landscape plan has not been submitted by the applicant at this point. The applicant must submit a Project Plan prior to recording the Final Plat application for each phase

to ensure that all landscaping complies with the Zoning and Development Code. Staff will require street trees and the landscape buffer along Northwest 108th Street to comply with Code. The applicant will also be responsible to comply with the landscape requirements when the vehicular use area adjacent to the proposed pool is constructed.

Case No. CD-CPC-2022-00050/Ordinance 230199, originally approving this development, included several waivers to the lot and building standards. The applicant is requesting to further amend deviations to two sections of the Zoning and Development Code as shown in the comparison table:

	Zoning Code Requirement	Previously Approved Deviation	New Requested Deviation
Lot Area	7500 Square Feet	5000 Square Feet	-
Lot Width	50 Feet	49 Feet	-
Front Yard Setback	25% of Lot Depth, Max of 30 Feet	25 Foot Setback	20 Foot Setback
Side Yard Setback	10% of Lot Width, Max of 8 Feet	5 Feet	-
Side Yard Setback on Corner Lots	15 Feet	10 Feet	-
Rear Yard Setback	25% of Lot Depth, Max of 30 Feet	25 Foot Setback	15 Foot Setback

There was public testimony from neighbors living in the adjacent Tiffany Lake neighborhood who are concerned about stormwater and impervious area. The developer agreed to install a swale on the west side of the development abutting Tiffany Lakes to manage stormwater runoff.

Staff Recommendation: Approval with Conditions
 CPC Recommendation: Approval with Conditions

Fiscal Impact

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

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

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

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

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

2. This fund has a structural imbalance. Yes No

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

Additional Discussion (if needed)

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

Citywide Business Plan (CWBP) Impact

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

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

3. Which objectives are impacted by this legislation (select all that apply):
 - Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
 - Ensure quality, lasting development of new growth.
 - Increase and support local workforce development and minority, women, and locally owned businesses.
 - Create a solutions-oriented culture to foster a more welcoming business environment.
 - Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
 -

Prior Legislation

Case No. CD-CPC-2022-00050 - Ordinance 230199, approved by City Council on March 3, 2023, rezoned about 59.47 acres from District AG-R to District R-7.5 and approving a development plan and a preliminary plat to develop 251 detached homes generally located at Northwest 108th Street and North Green Hills Road.

Service Level Impacts

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

Other Impacts

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

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

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

Please provide reasoning why not:

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

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

No(Press tab after selecting)

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

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

No(Press tab after selecting)



File #: 250206

ORDINANCE NO. 250206

Sponsor: Director of City Planning and Development Department

Rezoning an area of about one acre from District R-2.5 to District M1-5 generally located at the northwest corner of East U.S. 40 Highway and Lewis Avenue. (CD-CPC-2024-00105).

*** Held until 3/11/2025***

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code, is hereby amended by enacting a new section to be known as Section 88-20A-1472, rezoning an area of about one acre from District R-2.5 (Residential) to District M1-5 (Manufacturing) generally located at the northwest corner of East U.S. 40 Highway and Lewis Avenue, said section to read as follows:

Section 88-20A-1472. That an area legally described as:

All of Lot 4, Ford C. Turpins 2nd Addition, a subdivision in the City of Kansas City, Jackson County, Missouri, and All of Lot 3, Ford C. Turpins 2nd Addition, a subdivision in the City of Kansas City, Jackson County, Missouri, Except the following described tract: Beginning at the Southwest corner of said Lot 3, said corner being the intersection of the West right of way line of Lewis Avenue as now established and recorded in said Ford C. Turpins 2nd Addition and the Northerly right of way line of East U.S. 40 Highway as now established; thence along the said Northerly right of way line the following three courses, North 74 degrees 42 minutes 43 seconds West a distance of 227.80 feet; thence North 15 degrees 17 minutes 17 seconds East a distance of 5.00 feet; thence North 74 degrees 42 minutes 43 seconds West a distance of 72.20 feet to the Southeast of Lot 2 of said subdivision; thence along the East line of said Lot 2, North 15 degrees 26 minutes 58 seconds East a distance of 203.24 feet; thence South 74 degrees 37 minutes 20 seconds East a distance of 250.49 feet to a point on the said West right of way line of said Lewis Avenue; thence along said West right of way line South 02 degrees 02 minutes 17 seconds West a distance 213.54 to the Point of Beginning.

is hereby rezoned from R-1.5 (Residential) to M1-5 (Manufacturing), all as shown outlined on a map marked Section 88-20A-1472, 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 and development plan hereinabove, all public notices and hearings required by the Zoning and Development Code have been given and had.

..end

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

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250206

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Rezoning an area of about 1 acre generally located at the northwest corner of East US 40 Highway and Lewis Avenue from District R-2.5 (Residential) to District M1-5 (Manufacturing). (CD-CPC-2024-00105).

Discussion

The subject property is currently split zoned; the applicant is proposing to rezone the subject property from district R-2.5 (Residential) to district M1-5 (Manufacturing). The applicant has requested a rezoning to allow for the construction of a warehouse on the property, an expansion of May Technologies to the south. The majority of the lot is zoned M1-5. The rezoning will create a consistent zoning district throughout the lot. The future land use at this location is light industrial; no area plan amendment is required.

Staff recommended approval. There was no public testimony at the City Plan Commission meeting. The City Plan Commission unanimously recommended approval.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
Not applicable as this is an ordinance authorizing a rezoning of land.
3. How does the legislation affect the current fiscal year?
Not applicable as this is an ordinance authorizing a rezoning of land.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.

Not applicable as this is an ordinance authorizing a rezoning of land.

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

Not applicable as this is an ordinance authorizing a rezoning of land.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

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

Citywide Business Plan (CWBP) Impact

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

Prior Legislation

There is no prior legislation that pertains to the rezoning of this property.

Service Level Impacts

Not applicable as this is an ordinance authorizing the rezoning of a parcel land.

Other Impacts

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

Not applicable as this is an ordinance authorizing the rezoning of a parcel land.

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

Not applicable as this is an ordinance authorizing the rezoning of a parcel land.

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

Not applicable as this is an ordinance authorizing the rezoning of a parcel land.

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

No (Press tab after selecting)

Not applicable as this is an ordinance authorizing the rezoning of a parcel land.

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

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

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

Please provide reasoning why not:

Not applicable as this is an ordinance authorizing the rezoning of a parcel land.

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

No(Press tab after selecting)

Not applicable as this is an ordinance authorizing the rezoning of a parcel land.

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



File #: 250207

RESOLUTION NO. 250207

Sponsor: Director of City Planning and Development Department

Approving an amendment to the Gashland/Nashua Area Plan on about 16.3 acres generally located south of Old N.E. Barry Road and on both sides of N. Cleveland Avenue by changing the recommended land use designation from residential low density to residential high density for a residential development. (CD-CPC-2024-00187) *** Held until 3/11/2025***

WHEREAS, on January 5, 2012, the City Council by Resolution No. 110952 adopted the Gashland-Nashua Area Plan; and

WHEREAS, after further review it has been deemed appropriate to amend the Gashland-Nashua Area Plan as it affects that area of approximately 16.3 acres generally located north of Missouri Route 152, south of Old N.E. Barry Road, east of Missouri Route 152 and west of N. Kensington Avenue by changing the recommended land use designation from residential low density to residential high density; and

WHEREAS, the City Plan Commission considered such amendment to the Proposed Land Use Map on January 15, 2025; and

WHEREAS, after all interested persons were given an opportunity to present testimony, the City Plan Commission did on January 15, 2025, recommend approval of the proposed amendment to Gashland-Nashua Area Plan; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section A. That the Gashland-Nashua Area Plan is hereby amended as to the Proposed Land Use Plan and Map for that area of approximately 16.3 acres generally located south of Old N.E. Barry Road and on both sides of N. Cleveland Avenue by changing the recommended land use designation from residential low density to residential high density for a residential development

Section B. That the amendment to the Gashland/Nashua Area Plan is consistent and complies with the KC Spirit Playbook, adopted on April 20, 2023, by Resolution No. 230257, and is adopted as a supplement to the KC Spirit Playbook.

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

..end



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250207

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Amending the Gashland/Nashua Area Plan by amending the Proposed Land Use Plan and Map for three tracts of land, totaling 16.3 acres generally located north of Missouri Route 152, south of NE Barry Road, east of Missouri Route 152 and west of N. Kensington Avenue by changing the recommended land use designation from “residential low density” to “residential high density.” (CD-CPC-2024-00187)

Discussion

Monarch Townhomes will be comprised of 29 four-plexes for a total of 116 dwelling units that will sit on just over 16 acres of undeveloped land north of Missouri Route 152 and south of NE Barry Road, commonly known as “Old Barry.” The undeveloped site is comprised of three parcels and forms the general shape of a scalene triangle due to the alignment of 152, constructed in the 1980s. The subject properties are currently zoned R-80 and R-7.5. Neither of these zoning districts permit multi-unit residential structures. The applicant is proposing to rezone the subject properties to R-1.5 to allow for the residential development and proposed density of 7.11 units per acre. The proposed rezoning and density requires that the developer submit an application to amend the Gashland/Nashua Area Plan from Residential Low Density to Residential High Density. The applicant will be required to vacate N. Cleveland Avenue prior to the issuance of any building permits. The applicant has stated they have an interest in vacating NE Barry Road west of N. Cleveland Avenue.

Staff recommends approval for the proposed area plan amendment. On January 15th, 2025 the City Plan Commission (CPC) voted 5-0 to approve the area plan amendment.

No public input was sent to staff and no one testified in opposition to the application at the City Plan Commission hearing.

Fiscal Impact

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

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?
Housing and Healthy Communities (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - Utilize planning approaches in neighborhoods to reduce blight, ensure sustainable housing, and improve resident wellbeing and cultural diversity.

- Maintain and increase affordable housing supply to meet the demands of a diverse population.
- Address the various needs of the City's most vulnerable population by working to reduce disparities.
- Foster an inclusive environment and regional approach to spur innovative solutions to housing challenges.
- Ensure all residents have safe, accessible, quality housing by reducing barriers.
- Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

Prior Legislation

No prior legislation is associated with the subject property.

Service Level Impacts

No service level impacts were identified.

Other Impacts

1. What will be the potential health impacts to any affected groups?
No potential health impacts were identified.
2. How have those groups been engaged and involved in the development of this ordinance?
The applicant held the required public engagement on April 16th, 2024.
3. How does this legislation contribute to a sustainable Kansas City?
No information related to the sustainability of this project was submitted to the City.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

Click or tap here to enter text.

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

No(Press tab after selecting)

Click or tap here to enter text.

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

No(Press tab after selecting)



File #: 250011

ORDINANCE NO. 250011

Sponsor: Director of City Planning and Development Department

Approving a major amendment to an approved development plan on about 7.2 acres in District MPD generally located at 9806 N. Oak Trafficway to allow for a drive-through restaurant. (CD-CPC-2024-00149).

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a major amendment to an approved development plan in District MPD (Master Planned Development) generally located at 9806 N. Oak Trafficway and more specifically described as follows:

A tract of land in the Southwest Quarter of Section 35, Township 52 North, Range 33 West of the 5th Principal Meridian in Kansas City, Clay County, Missouri being bounded and described by or under the direct supervision of Jason S. Roudebush, P.L.S. 2002014092 as follows: Commencing at the Southeast corner of said Southwest Quarter; thence North 00°19'32" East, on the East line of said Southwest Quarter, 831.13 feet; thence leaving said East line, North 89°40'28" West, 50.00 feet on point on the Existing Westerly right-of-way line of North Oak Traffic way, as know established, also being the Northeast corner of QuikTrip Store 221R, a subdivision of land in said Kansas City, Recorded as Instrument Number 2017031605 in Book I at Page 8.1 in Clay County Recorder of Deeds Office, of so being the Point of Beginning of the tract of land to be herein described: thence leaving said Existing Westerly right-of-way line, Southwesterly y on the Existing Northerly right-of-way line of N.E. 97th Street, as established by said QuikTrip Store 221R, along a curve to the right having an initial tangent bearing of South 00°19'32" West with a radius of 15.00 feet, a central angle of 89°59'55" and an arc distance of 23.56 feet; thence North 89°40'33" West, on said Existing Northerly right-of-way line, 287.67 feet to a point on the Easterly line of 97 at North Oak, a subdivision of land in said Kansas City recorded as Instrument Number 2021024642 in Book I at Page 136.4 in said Clay County Recorder of Deeds Office; thence North 00°19'49" East, on said Easterly line, 1,039.16 feet to the Northeast corner of said 97 at North Oak, also being a point on the Easterly line of Northland Cathedral, a subdivision of land in said Kansas City Recorded as Instrument Number R42190 in Cabinet F at Sleeve 36

in said Clay County Recorder of Deeds Office; thence South 88°54'51" East, on said Easterly line, 302.61 feet to a point on said Existing Westerly right-of-way line; thence leaving said Easterly line, South 00°19'32" West, on said Existing Westerly right-of-way line, 1,020.14 feet to the Point of Beginning. Containing 313,818 square feet or 7.20 acres, more or less.

is hereby approved, subject to the following conditions:

1. This major amendment shall also serve as an MPD final plan for Lot 4.
2. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to a certificate of occupancy.
3. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
4. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, has been installed or preserved in accordance with the plan and is healthy prior to a certificate of occupancy.
5. Prior to issuance of the certificate of occupancy for each lot within the plat the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy.
6. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
7. 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.
8. Ordinance No. 220235, including all conditions provided therein, shall remain in full force and effect.
9. The developer shall provide an additional layer of landscape screening along the drive-through fronting N. Oak Trafficway with varieties of *Juniperus virginiana*, *Thuja occidentalis*, or *Viburnum*.

10. Spillover light from signage on any lot within the MPD onto R-zoned property or public rights-of-way may not exceed 2 lux, measured at grade along the property line.
11. All lighting shall not exceed the recommended levels of the Illuminating Engineering Society on all lots within the MPD.
12. The developer shall submit a letter to the Land Development Division from a licensed civil engineer, licensed architect, or licensed landscape architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64, Code of Ordinances, for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, and gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate of occupancy permits.
13. The developer shall pay impact fees as required by Chapter 39 of the City's Code of Ordinances, as required by the Land Development Division.
14. The developer shall ensure that water and fire service lines meet current Water Services Department rules and regulations prior to a certificate of occupancy.
15. Trees shall not be planted in the existing water easement along North Oak. Any grading within the existing water easement shall receive pre-approval from the Kansas City Water Department.
16. 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.

17. The developer shall grant a BMP easement to the City as required by the Kansas City Water Services Department, prior to recording the plat or issuance of any building permits.

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

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

..end

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

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250011

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Rezoning an area of about 7.2 acres generally located at 9806 N Oak Trafficway from District MPD to District MPD and approving a development plan to allow for a major amendment to a Master Planned Development for a drive-through restaurant. (CD-CPC-2024-00149).

Discussion

The plan proposes amending the use of Lot 4 from auto repair, limited (oil change) to a drive-through eating and drinking establishment. Popeye's is the proposed tenant for Lot 4, whereas the previously approved plan showed a drive-through restaurant for Popeye's on Lot 5. The proposed building is 2,700 square feet with two drive-through lanes fronting N Oak Trafficway.

Access to Lot 4 is from the private drive to the west. Vehicles will circulate counterclockwise on the site through the parking area and drive-through. 27 parking spaces are provided on Lot 4 and there are no proposed changes to the other lots within the plan area.

Landscape screening will be installed between the drive-through and North Oak Trafficway and the private drive to the north. Stormwater detention basin is proposed between the drive-through and N Oak Trafficway

Proposed building materials include wood siding, brick, and EIFS.

CPC recommended approval. Staff received one formal letter of testimony in opposition to the project and at least 3 calls from other neighbors with concerns about another fast-food drive-through along this corridor across from residences.

The proposed plan does not greatly contribute to any of the Citywide Business Plan goals and objectives.

Fiscal Impact

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

2. What is the funding source?
Not applicable as this is a zoning ordinance authorizing physical development of a property by a private developer.
3. How does the legislation affect the current fiscal year?
Not applicable as this is a zoning ordinance authorizing physical development of a property by a private developer.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
There are no public improvements with the propose ordinance; therefore, there is not anticipated future fiscal impact on the City.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
This ordinance authorizes physical development of the subject property, which may generate revenue.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

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

Citywide Business Plan (CWBP) Impact

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

- Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
- Ensure quality, lasting development of new growth.
- Increase and support local workforce development and minority, women, and locally owned businesses.
- Create a solutions-oriented culture to foster a more welcoming business environment.
- Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
-

Prior Legislation

Case No. CD-CPC-2021-00208 – Ordinance 220235 9700 N Oak - A request to approve a major amendment to the approved MPD (Master Planned Development District) preliminary development plan, which also serves as preliminary plat to create five (5) lots and one (1) tract on about 7.2 acres, generally located at the northwest corner of N. Oak Trfy and NE. 97th St. *Approved March 28, 2022*

Case No. CD-CPC-2023-00131 – Ordinance 240510 - approval of a major amendment to a previously approved Master Planned Development to allow for an oversized menu board monument sign in district MPD on about 1.4 acres generally located at the northwest corner of NE 97th Street and N Oak Trafficway. *Approved 6/27/2024*

Service Level Impacts

None

Other Impacts

1. What will be the potential health impacts to any affected groups?
This ordinance was not evaluated for potential health impacts. Nearby residents expressed concern about trash, vehicle exhaust, noise, and spillover lighting.
2. How have those groups been engaged and involved in the development of this ordinance?
This project complies with the public engagement requirements in section 88-505-12.
3. How does this legislation contribute to a sustainable Kansas City?

This ordinance is not expected to contribute to a sustainable Kansas City. The ordinance authorizes development of a drive-through restaurant (one of five permitted for this Master Planned Development). The proposed development doesn't enhance pedestrian and mixed-use development even though it is within walking distance of a large apartment complex and residential neighborhoods.

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:
Private development project.

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

No(Press tab after selecting)

Click or tap here to enter text.

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



File #: 250161

ORDINANCE NO. 250161

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 50 acres generally located at the southeastern corner of N. Congress Avenue and N.W. Cookingham Drive from District AG-R to Districts M2-1, B3-2, and R-5 and approving a development plan, also serving as a preliminary plat, to allow for the construction of industrial, commercial, and residential buildings. (CD-CPC-2024-00144 & CD-CPC-2024-00145).

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code, is hereby amended by enacting a new section to be known as Section 88-20A-1468, rezoning an area of about 50 acres generally located at the southeastern corner of N. Congress Avenue and N.W. Cookingham Drive from District AG-R (Agricultural-Residential) to Districts M2-1(Manufacturing 2), B3-2 (Community Business), and R-5 (Residential 5), and approving a development plan, also serving as a preliminary plat, to allow for the construction of industrial, commercial, and residential buildings, said section to read as follows:

Section 88-20A-1468. That an area legally described as:

PROPERTY DESCRIPTION – M2 ZONING
CONTAINING 735,933 SQUARE FEET OR 16.89 ACRES

A tract of land in the Northeast Quarter of Section 24, Township 52 North, Range 34 West, Kansas City, Platte County, Missouri, being bounded and described as follows: Thence North 89°43'14" West, along the north line of said Northeast Quarter, a distance of 1320.36 feet; thence South 00°15'37" West, a distance of 418.80 feet to the point of beginning of the tract of land to be herein described; thence South 89°49'01" East, a distance of 26.02 feet; thence South 00°16'23" West, a distance of 705.35 feet to a point on the north right of way line of Interstate Route 435; thence North 90°00'00" West, along said right of way line, a distance of 385.42 feet; thence North 87°58'32" West, continuing along said right of way line, a distance of 357.71 feet; thence North 82°24'06" West, continuing along said right of way line, a distance of 228.20 feet to a point on the east right of way line of North Congress Avenue; thence North 00°23'45" East, along said right of way line, a distance of 737.67 feet; thence South 89°43'37" East, a

distance of 837.21 feet; thence South 00°15'37" West, a distance of 70.71 feet; thence South 89°49'01" East, a distance of 104.47 feet to the point of beginning.

**PROPERTY DESCRIPTION – B3 ZONING
CONTAINING 230,723 SQUARE FEET OR 5.30 ACRES**

A tract of land in the Northeast Quarter of Section 24, Township 52 North, Range 34 West, Kansas City, Platte County, Missouri, being bounded and described as follows: Commencing at the northeast corner of said Northeast Quarter; thence North 89°43'14" West, along the north line of said Northeast Quarter, a distance of 1424.82 feet; thence South 00°16'46" West, a distance of 33.81 feet to the point of beginning of the tract of land to be herein described; thence South 00°15'37" West, a distance of 314.45 feet; thence North 89°43'37" West, a distance of 837.21 feet to a point on the east right of way line of North Congress Avenue; thence North 00°23'45" East, along said right of way line, a distance of 213.70 feet; thence North 45°31'25" East, continuing along said right of way line, a distance of 51.02 feet to a point on the south right of way line of Missouri State Highway Route 291, also known as N.W. Cookingham Drive; thence South 89°23'13" East, continuing along said right of way line, a distance of 210.54 feet; thence North 01°05'08" East, continuing along said right of way line, a distance of 10.00 feet; thence easterly, continuing along said right of way line, along a curve to the left, having an initial tangent bearing of South 89°26'35" East, a radius of 1176.28 feet, an arc distance of 183.79 feet; thence North 81°36'16" East, continuing along said right of way line, a distance of 197.58 feet; thence easterly, continuing along said right of way line, along a curve to the right, being tangent to the previously described course, having a radius of 1116.28 feet, an arc distance of 165.88 feet; thence South 89°53'24" East, along said right of way line, a distance of 46.10 feet to the point of beginning.

**PROPERTY DESCRIPTION R5 ZONING
CONTAINING 1,219,964 SQUARE FEET OR 28.01 ACRES**

A tract of land in the Northeast Quarter of Section 24, Township 52 North, Range 34 West, Kansas City, Platte County, Missouri, being bounded and described as follows: Commencing at the northeast corner of said Northeast Quarter; thence South 00°32'52" West, along the east line of said Northeast Quarter, a distance of 274.89 feet to the point of beginning of the tract of land to be herein described; thence continuing South 00°32'52" West, along the east line of said Northeast Quarter, a distance of 842.70 feet to a point on the north right of way line of Interstate Route 435; thence South 89°59'19" West, along said right of way line, a distance of 1288.90 feet; thence North 00°16'23" East, a distance of 705.37 feet; thence North 89°49'01" West, a distance of 26.02 feet; thence North 00°15'37" East, a distance of 385.29 feet to a point on the south right of way line of Missouri State Highway Route 291, also known as N.W. Cookingham Drive; thence South 89°53'24" East, along said right of way line, a distance of 615.97 feet; thence South 00°33'00" West, a distance of 386.09 feet; thence South 89°49'01" East, a

distance of 208.71 feet; thence North 00°37'14" East, a distance of 386.36 feet to a point on the south right of way line of said Missouri State Highway Route 291, also known as N.W. Cookingham Drive; thence South 89°53'24" East, along said right of way line, a distance of 20.00 feet; thence South 00°37'59" West, a distance of 243.89 feet; thence South 89°43'15" East, a distance of 475.41 feet to the point of beginning.

is hereby rezoned from District AG-R (Agricultural-Residential) to Districts M2-1(Manufacturing 2), B3-2 (Community Business), and R-5 (Residential 5), all as shown outlined on a map marked Section 88-20A-1468, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

Section B. That a development plan for the area legally described above is hereby approved, subject to the following conditions:

1. The developer shall comply with all MODOT requirements and regulations.
2. The developer shall secure approval of a project plan for each lot from the City Plan Commission prior to a building permit. All detailed landscaping, lighting, and other site details will be reviewed at the time of each project plan.
3. Per the Public Works Department, the developer shall install ADA ramps where Public Works deems necessary prior to a certificate of occupancy for each building.
4. Prior to submittal of an application for a final plat the applicant must submit and gain approval of a street name plan.
5. Security gates which span across a fire access road shall provide a means for emergency operation. Electric gates shall require a siren sensor device typically referred to as a "yelp gate" (IFC-2018 § 503.6).
6. Fire Department access roads shall be provided before construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
7. Required Fire Department access roads shall be a minimum unobstructed width of twenty (20) feet and 13 ft. 6 in. in clearance height. Check with Streets & Traffic (KCMO Public Works) or Missouri Department of Transportation (MODOT) that may have street planning regulations that supersede the Fire Code. (IFC-2018: § 503.2.1)
8. A required Fire Department access road shall be an all-weather surface. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed)

9. Required Fire Department access roads shall be designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
10. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
11. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. (IFC-2018: § 503.2.5)
12. Fire lane signage shall be provided on fire access drives. (IFC-2018 § 503.3)
13. Aerial fire apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial fire apparatus roads are a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure. (IFC-2018 § D105).
14. The developer shall meet the minimum fire hydrant requirements of the Kansas City, Missouri Water Services Department applicable to a water main extension which is every 300 feet commercial or 600 feet residentially zoned area.
15. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
16. 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. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1)
19. Buildings or facilities having a gross building area of more than 62,000 square feet shall be provided with two separate and approved fire apparatus access roads. Exception: Projects having a gross building area of up to 124,000 square feet that have a single approved fire apparatus access road where all buildings are equipped throughout with an approved automatic sprinkler system. (IFC-2018 § D104.2)

20. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (IFC-2018: § D106.3)
21. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks and Recreation Department's Forestry Division prior to beginning work in the public right-of-way.
22. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
23. The developer shall design and construct all interior public streets to City standards, as required by Chapter 88 and the Land Development Division, including curb, gutter, storm sewers, streetlights, and sidewalks.
24. The developer shall pay impact fees as required by Chapter 39 of the City's Code of Ordinances. as required by the Land Development Division.
25. The developer shall integrate into the existing streetlight system any relocated streetlights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.
26. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right-of-way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
27. The developer shall dedicate additional right-of-way and provide easements for N.W. Cookingham Drive and N. Congress Avenue as required by the adopted major street plan and/or Chapter 88 so as to provide a minimum of 50 feet of right of way as measured from the centerline, along those areas being platted.
28. After the City Plan Commission enters its disposition for the development plan, the developer shall not enter into any agreement that would encumber or otherwise have any impact on the proposed right-of-way dedications for the planned project without the prior written consent of the Land Development Division.

29. The developer shall subordinate to the City all private interest in the area of any right-of-way dedication, in accordance with Chapter 88 and as required by the Land Development Division, prior to issuance of any construction permits within said right-of-way, and that the developer shall be responsible for all costs associated with subordination activities now and in the future.
30. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to a certificate of occupancy.
31. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
32. No water service tap permits will be issued until the public water main is released for taps.
33. The developer shall submit water main extension plans for a new 12" or larger water main along the projects frontage with N. Congress Avenue and providing public fire hydrants at 300' maximum spacing. The water main extension plans shall also include distribution main extensions along N.E. Cookingham sufficient in size and length to provide tap locations and fire hydrants spaced at 300' maximum. The water main extension plans shall be submitted through Compass KC and follow Kansas City, Missouri Water Services Department. The proposed grading within the existing transmission main easement along N.W. Cookingham Drive shall be pre-approved by the Kansas City, Missouri Water Services Department Director and shall provide a minimum of 60" of cover.
34. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri.
35. The developer must shall a macro storm drainage study with the first plat or phase, from a Missouri-licensed civil engineer to the Kansas City, Missouri Water Services Department showing compliance with current adopted standards in effect at the time of submission, including water quality BMP's, to the Kansas City, Missouri Water Services Department for review and acceptance for the disturbed area, and submit a micro storm drainage study with each subsequent plat or phase showing compliance with the approved macro and adopted standards. The developer shall secure permits to construct any improvements necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a building permit, whichever occurs first. as required by the Kansas City, Missouri Water Services Department.
36. 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.
37. The developer shall enter into a covenant agreement for the maintenance of any storm water detention area tracts as required by the Kansas City, Missouri Water Services Department, prior to recording the plat.
 38. The developer shall submit plans for grading, siltation, and erosion control to the Kansas City, Missouri Water Services Department for review and acceptance, and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
 39. The developer shall grant a BMP easement to the City as required by the Kansas City, Missouri Water Services Department, prior to recording the plat or issuance of any building permits.
 40. The developer shall obtain a floodplain development permit from Development Services prior to beginning any construction activities within the floodplain.
 41. The developer shall secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Kansas City, Missouri Water Services Department, prior to recording the plat or issuance of a building permit, whichever occurs first.
 42. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Kansas City, Missouri 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.
 43. The developer shall obtain approval and any necessary permits from the United States Army Corps of Engineers for proposed wetland fills or alteration of any regulated streams and vegetated stream buffers prior to issuance of any site disturbance, grading, or stream buffer permits or approval of the final plat, whichever occurs first.
 44. Prior to the approval of this case by the Kansas City, Missouri Water Services Department, the Developer shall provide a letter from a licensed Missouri professional engineer explaining the current status of the stream buffer. Indicate that the mature riparian areas adjacent to the stream have been previously removed by agricultural operations prior to the adoption of the stream buffer ordinance and explain why the stream buffer requirements should not apply to this development.

45. The Kansas City, Missouri Water Services Department public utility easements shall be exclusive and should not overlap with the general utility easements.

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

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

..end

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

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250161

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Rezoning an area of about 50 acres generally located at the southeastern corner of N Congress Avenue and NW Cookingham Drive from District AG-R to Districts M2-1, B3-2, and R-5 and approving a development plan, also serving as a preliminary plat, to allow for the construction of industrial, commercial, and residential buildings. (CD-CPC-2024-00144 & CD-CPC-2024-00145).

Discussion

The applicant is proposing to rezone about 5 acres to B3 (commercial), 16.8 acres to M2 (industrial) and 28 acres to R-5 (residential). There are prospective tenants for the 2 lots that will be zoned M2. The commercial and residential development is still speculative at this time.

The original application proposed the majority of the site being zoned M2, and after the first CPC hearing where there was oppositional testimony, the applicant revised the plans to propose over half the site be zoned R-5 (residential) rather than industrial. At the second CPC hearing, there was still mostly testimony in opposition to the project from surrounding neighbors and residents of the Village of Ferrelview to the north of the site. There are design guidelines associated with the development plan requiring a 35 ft buffer between industrial uses and residential lots and a 25 ft buffer between commercial uses and residential lots.

Staff recommended approval of the Area Plan amendment and rezoning, and approval with conditions of the development plan. The CPC voted to recommend denial of all 3 applications (6-1).

Fiscal Impact

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

2. What is the funding source?
Not applicable as this is a zoning ordinance authorizing physical development on a subject property.
3. How does the legislation affect the current fiscal year?
No applicable as this is a zoning ordinance authorizing physical development on a subject property.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
The developer is required to pay arterial street impact fees rather than constructing roadway improvements. The developer is required to extend public utilities, which upon completion will be owned and maintained by the City.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
This ordinance authorizes physical development of the subject property, which may generate revenue.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

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

Citywide Business Plan (CWBP) Impact

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

- Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
- Ensure quality, lasting development of new growth.
- Increase and support local workforce development and minority, women, and locally owned businesses.
- Create a solutions-oriented culture to foster a more welcoming business environment.
- Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
-

Prior Legislation

None

Service Level Impacts

There is existing truck traffic using and degrading N Congress Ave and NW Cookingham drive from the industrial properties south of I-435. Further development in this area will add some traffic around the subject site and caused concern with Public Works and neighboring property owners because of the current condition of NW Cookingham and N Congress being narrow and limited land available to obtain to widen and improve the right-of-way.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Ordinance was not evaluated for potential health impacts.
2. How have those groups been engaged and involved in the development of this ordinance?
This project complies with the public engagement requirements in section 88-505-12.
3. How does this legislation contribute to a sustainable Kansas City?
The proposed development will add some industrial jobs and land for residential development; however, unsustainably, the entire site was cleared of trees prior to submitting the rezoning and development plan application under the guise of continued agricultural use of the property, circumventing the tree preservation ordinance.

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:

Private development proposal, privately funded.

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

No(Press tab after selecting)

Click or tap here to enter text.

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



File #: 250162

RESOLUTION NO. 250162

Sponsor: Director of City Planning and Development Department

RESOLUTION - Approving an amendment to the KCI Area Plan on about 16.8 acres generally located at the southeast corner of N. Congress Avenue and N.W. Cookingham Drive by changing the recommended land use from mixed use community to commercial/industrial. (CD-CPC-2024-00141)

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

WHEREAS, after further review it has been deemed appropriate to amend the KCI Area Plan as it affects that area of approximately 16.8 acres generally located at the southeast corner of N. Congress Avenue and N.W. Cookingham Drive by changing the recommended land use from mixed use community to commercial/industrial; and

WHEREAS, the City Plan Commission considered such amendment to the Proposed Land Use Map on January 15, 2025; and

WHEREAS, after all interested persons were given an opportunity to present testimony, the City Plan Commission did on January 15, 2025, recommend denial of the proposed amendment to KCI Area Plan; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section A. That the KCI Area Plan is hereby amended as to the Proposed Land Use Plan and Map for that area of approximately 16.8 acres generally located at the southeast corner of N. Congress Avenue and N.W. Cookingham Drive by changing the recommended land use from mixed use community to commercial/industrial.

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

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

..end



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250162

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Approving an amendment to the KCI Area Plan on about 16.8 acres generally located at the southeast corner of N Congress Avenue and NW Cookingham Drive by changing the recommended land use from Mixed Use Community to Commercial/Industrial for the Envision Project. (CD-CPC-2024-00141)

Discussion

This resolution in companion to the proposed ordinance for rezoning and development plan. The applicant is proposing to rezone about 5 acres to B3 (commercial), 16.8 acres to M2 (industrial) and 28 acres to R-5 (residential). There are prospective tenants for the 2 lots that will be zoned M2. The commercial and residential development is still speculative at this time. The proposed B3 and R-5 zoning districts are generally in alignment with the Mixed Use Community future land use designation. The proposed M2 rezoning requires a change in the area plan to the Commercial/Industrial future land use.

The original application proposed the majority of the site being zoned M2, and after the first CPC hearing where there was oppositional testimony, the applicant revised the plans to propose over half the site be zoned R-5 (residential) rather than industrial. At the second CPC hearing, there was still mostly testimony in opposition to the project from surrounding neighbors and residents of the Village of Ferrelview to the north of the site. There are design guidelines associated with the development plan requiring a 35 ft buffer between industrial uses and residential lots and a 25 ft buffer between commercial uses and residential lots.

Staff recommended approval of the Area Plan amendment and rezoning, and approval with conditions of the development plan. The CPC voted to recommend denial of all 3 applications (6-1).

Fiscal Impact

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

2. What is the funding source?
Not applicable as this is a resolution to amend future land use in the KCI Area Plan.

3. How does the legislation affect the current fiscal year?
Not applicable as this is a resolution to amend future land use in the KCI Area Plan

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Not applicable as this is a resolution to amend future land use in the KCI Area Plan

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this is a resolution to amend future land use in the KCI Area Plan.

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?
Inclusive Growth and Development (Press tab after selecting.)

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

- Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
- Ensure quality, lasting development of new growth.
- Increase and support local workforce development and minority, women, and locally owned businesses.
- Create a solutions-oriented culture to foster a more welcoming business environment.
- Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
-

Prior Legislation

None

Service Level Impacts

No impact expected.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Ordinance was not evaluated for potential health impacts.
2. How have those groups been engaged and involved in the development of this ordinance?
This project complies with the public engagement requirements in section 88-505-12.
3. How does this legislation contribute to a sustainable Kansas City?
The proposed development associated with this resolution will add some industrial jobs and land for residential development; however, unsustainably, the entire site was cleared of trees prior to submitting the rezoning and development plan application under the guise of continued agricultural use of the property, circumventing the tree preservation ordinance.
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:

Private development proposal, privately funded.

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

No(Press tab after selecting)

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

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

No(Press tab after selecting)



File #: 250167

ORDINANCE NO. 250167

Sponsor: Councilperson Crispin Rea

Amending Chapter 2 of the Code of Ordinances of the Kansas City, Missouri, Classification and Compensation Plan, by repealing and reenacting Section 2-1104 for the purpose of adding prenatal leave.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 2, Code of Ordinances, entitled "Administration," is hereby amended by repealing Section 2-1104 and enacting in lieu thereof new section of like number and subject matter, to read as follows.

Sec. 2-1104. Special leave.

(a) *Jury duty.* An employee may receive special leave with pay when he or she is required to serve on a jury and the hours of jury duty conflict with the hours of his or her city work. Such employees may keep the county or state jury fee; however, employees must convey his or her federal jury fee to the city through his or her department head. In case the employee serves on a jury during his or her nonworking hours or days, the employee shall be permitted to keep the jury fee. However, the employee must inform his or her supervisor of his or her jury service. July leave for all regular employees allocated to classes covered by a memorandum of understanding shall be governed by the appropriate memorandum of understanding.

(b) *Training courses.* Special leave with pay may also be granted by a department head, with the approval of the director of human resources, for the purpose of allowing a regular employee to engage in official training courses or to participate in other official activities.

(c) *Sabbatical leave for judges of municipal court.* Upon recommendation for approval by the presiding judge and approval by the city manager, judges of the municipal court shall be granted a sabbatical leave of up to six months for purposes of full-time study or teaching directly related to the profession of law. No judge shall be eligible for such leave unless he or she has served at least three years. No judge shall be granted such leave more than once during any five-year period. Not more than one judge per fiscal year shall take sabbatical leave. During any such leave a judge shall continue to be paid by the city at the rate of one-half the regular salary and shall continue to be eligible for participation in the city health and life insurance programs, pension program and other employment benefits.

(d) *Community partnership initiative.* Each fiscal year, any regular employee may be allowed a maximum of eight hours paid leave to volunteer with area schools, including those of their children, or to volunteer with one of the city's approved combined charity organizations. The employee must timely request this leave and leave shall be granted only when it will not cause undue or unnecessary imbalances in staffing levels. Employees not participating in activities for which this leave was granted to them shall have this paid leave time changed to absences without leave and appropriate disciplinary action will be taken. The department of human resources will monitor the use of the community partnership initiative and may promulgate additional requirements in its rules and regulations.

(e) *Paid parental leave.* In order to allow parents time to bond with and care for their new child as well as medically recover from giving birth, all regular and appointed employees who are eligible to take leave under the city's family and medical leave policy shall be granted paid parental leave due to the birth of the employee's child or the placement within the employee's home of an adopted child in accordance with the following provisions:

- (1) An eligible employee will receive up to twelve continuous weeks of pay at 100 percent of the employee's base pay per birth or adoption event.
- (2) An employee may take paid parental leave intermittently, provided the leave is taken in no less than one week increments and is approved by the employee's manager. All paid parental leave must be utilized within 9 months following the birth or adoption of a child.
- (3) If both parents are eligible employees, each will receive the leave available under sections (e)(1) and (e)(2) of this section.
- (4) Leave will be based on the employee's certified normal rate of pay, not including premiums or overtime.
- (5) All paid parental leave will run concurrently with family and medical leave under the city's family and medical leave policy. Paid parental leave will not reduce eligibility for other types of paid and unpaid leaves such as sick leave, vacation, personal leave, holiday, and short-term disability but will not increase available family and medical leave beyond a total of 12 weeks.
- (6) An eligible employee must submit a completed employee request for family and medical leave form, requesting FML leave to the human resources benefits office at least 30 days prior to the anticipated date of the leave. To the extent the 30-day notice is not possible, the employee must submit a completed employee request for family and medical leave form to the human resources benefits office as soon as possible.
- (7) Multiple births or adoptions do not increase the length of leave granted for the birth or adoption event.

- (8) An eligible employee will be required to furnish appropriate medical documentation for the birth of a child. If applicable, the medical certification requirements for FML leave will govern. The medical documentation must be completed and signed by the individual's health care provider.
- (9) An eligible employee will be required to furnish appropriate adoption documentation, such as a letter from an adoption agency, or from the attorney in cases of private adoptions.
- (10) Surrogate mothers and sperm donors are excluded from coverage under this policy.
- (11) Employees who have given birth to a child and elect to place that newborn child for adoption may receive up to six continuous weeks of pay at 100 percent of the employee's base pay with a medical professional's recommendation that such leave is necessary. All paid parental leave for parents who elect to place their newborn child/children for adoption must be utilized within 6 weeks following the birth.
- (12) In the unfortunate event that the new child dies during the time of paid parental leave, the employee shall receive up to six continuous weeks of pay at 100 percent of the employee's base pay. If the death occurs after the employee has already utilized six weeks of paid parental leave, the employee shall receive two additional weeks of paid leave. All paid parental leave taken under this subsection must be utilized within 6 weeks following the death of the child.
- (13) A fraudulent request for paid parental leave shall be grounds for serious disciplinary action, up to and including termination of employment. Any paid parental leave that is taken and later found to be fraudulent shall be deducted from the employee's leave balance.

(f) *Election worker leave.*

- (1) Any city employee qualified to work as an election judge, poll judge or poll worker may be granted eight hours paid leave to volunteer at any general, primary, general municipal or special election. Such employee may keep the election worker fee from the county election board. Such employee may receive paid leave under this subsection for a maximum of two election days annually, totaling 16 hours annually. Any employee requesting such leave shall certify that he or she is qualified and scheduled to volunteer as an election worker.
- (2) Such leave shall not be available to employees of the fire department.

(g) *Paid Dependent Care Leave.* All regular and appointed employees who are approved to take twelve weeks of continuous leave under the city's family and medical leave policy shall be granted paid dependent care leave one time during the course of their employment with the

city to care for their immediate family with a serious health condition in accordance with the following provisions:

- (1) The term “immediate family” is defined for the purpose of this section as an employee’s spouse or registered domestic partner; dependent child of the employee, spouse, or registered domestic partner; or employee’s parent.
- (2) The term “serious health condition” shall mean an illness, injury, impairment or physical or mental condition that involves inpatient care or continuing treatment by a health care provider.
- (3) An eligible employee will receive up to two weeks of pay for dependent care of an immediate family member with a serious health condition at 100 percent of the employee’s base pay. Dependent care leave may be utilized one time by each employee during the course of their employment with the city.
- (4) Leave will be based on the employee’s certified normal rate of pay, not including premiums or overtime.
- (5) An employee shall take dependent care leave in no less than one-week increments. An employee is not required to use dependent care leave in consecutive weeks.
- (6) All paid dependent care leave will run concurrently with family and medical leave under the city’s family and medical leave policy.
- (7) The director of human resources may establish reporting and documenting requirements for the use of dependent care leave. An employee may be required to submit a medical certificate or other documentation for any absence under this section. Failure to fulfill any requirements established for use of dependent care leave may result in a denial of such leave.

A fraudulent request for paid dependent care leave shall be grounds for serious disciplinary action, up to and including termination of employment. Any paid dependent care leave that is taken and later found to be fraudulent shall be deducted from the employee’s leave balance.

(h) *Paid Prenatal Care Leave.* All regular and appointed pregnant employees shall be granted prenatal care leave for direct prenatal care in accordance with the following provisions.

- (1) All eligible employees shall be granted 40 hours of paid prenatal care leave one time per calendar year for direct prenatal care.
- (2) “Prenatal care” shall include attendance of appointments related to the pregnancy with a medical provider, stays at a hospital or medical facility, restriction of physical activity, including reduced working hours and bedrest as recommended

by a doctor, and any time out of the office taken in the 5 business days immediately preceding the pregnant employee's expected delivery date.

- (3) "Direct prenatal care" shall mean prenatal care for the employee themselves.
- (4) Leave may be taken in no less than one-hour increments.
- (5) Leave will be based on the employee's certified normal rate of pay, not including premiums or overtime.
- (6) Eligibility for paid prenatal care leave shall not run concurrently with eligibility for paid parental leave as provided in subsection (e) of this section.

- (7) The director of human resources may establish reporting and documenting requirements for the use of dependent care leave. An employee may be required to submit a medical certificate or other documentation for any absence under this section. Failure to fulfill any requirements established for use of dependent care leave may result in a denial of such leave.

A fraudulent request for paid prenatal care leave shall be grounds for serious disciplinary action, up to and including termination of employment. Any paid prenatal care leave that is taken and later found to be fraudulent shall be deducted from the employee's leave balance.

..end

Approved as to form:

Katherine Chandler
Senior Associate City Attorney

**No Docket
Memo Provided
for Ordinance
No. 250167**