



Agenda

Neighborhood Planning and Development Committee

Chairperson Ryana Parks-Shaw

Vice Chair Eric Bunch

Councilmember Nathan Willett

Councilmember Melissa Patterson Hazley

Tuesday, January 14, 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

Mayor's Office

Lucas

250001 Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Fred O'Neill, Josh Udelhofen, Marsha Chesmore and Stephanie Tripp as successor directors to the Kansas City International Airport Community Improvement District.

Attachments: [250001](#)

Parks and Recreation Department

Director of Parks & Recreation

250014 Sponsor: Director of Parks and Recreation Department

Authorizing the Director of Parks and Recreation to enter into a cooperative grant funding agreement with the Missouri Department of Conservation for the North Terrace Lake - Outdoor Recreation Infrastructure project in Kessler Park in the amount of \$300,000.00; estimating revenue and appropriating \$300,000.00 to the Capital Improvements Grant Fund; and recognizing this ordinance as having an accelerated effective date.

Attachments: [Updated Docket Memo TMP 5054.docx](#)

Neighborhood Services Department

Director of Neighborhoods

250032 Sponsor: Director of Neighborhood Services Department

Accepting funds allocated by the U.S. Department of Justice, Bureau of Justice Assistance, Office of Justice Programs, FY 2024 Byrne Justice Assistance Grant (JAG) in the amount of \$608,615.00; estimating and appropriating \$608,615.00 in the Justice Assistance Grant Fund; authorizing cooperative agreements with the Jackson County Prosecutor's Office (\$264,216.00), the City of Grandview (\$13,266.00), the City of Independence (\$50,214.00) and the City of Raytown (\$13,128.00); and designating requisitioning authority.

Attachments: [Docket Memo TMP-5073](#)
[JAG Powerpoint-250032](#)

City Planning and Development Department

Director of City Planning & Development

250008 Sponsor: Director of City Planning and Development Department

Amending Chapter 88, Code of Ordinances, by repealing Section 88-335, Detention and Correctional Facilities, and enacting in lieu thereof a new section of like number and subject matter for the purpose of amending required separation distances between such facilities and certain other uses. (CD-CPC-2024-00122)

Attachments: [TMP-5028 Docket Memo](#)

Director of City Planning & Development

[250009](#) Sponsor: Director of City Planning and Development Department

Rezoning an area of about 1.5 acres generally located at N.W. 64th Terrace and N. Cosby Avenue from District B1-1 to District B2-1 and approving a development plan to allow for animal services. (CD-CPC-2024-00176 & CD-CPC-2024-00175).

Attachments: [Docket Memo](#)

Director of City Planning & Development

[250010](#) Sponsor: Director of City Planning and Development Department

RESOLUTION - Approving an area plan amendment to the KCI Area Plan for an area of approximately 59 acres generally located at Interstate 435 and N.W. Cookingham Drive by changing the recommended land use from mixed use community to commercial and industrial. (CD-CPC-2024-00031) ***Held until 1/21/2025***

Attachments: [TMP 5078](#)

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

[250027](#) Sponsor: Director of City Planning and Development Department

Rezoning an area of about 59 acres generally located at Interstate 435 and N.W. Cookingham Drive from District AG-R to District M2-3 and approving a development plan that also serves as a preliminary plat to allow for communications service establishments. (CD-CPC-2024-00030 & CD-CPC-2024-00032) ***Held until 1/21/2025***

Attachments: [TMP 5077](#)

Director of City Planning & Development

250029 Sponsor: Director of City Planning and Development Department

Detaching approximately three acres located at the southeast corner of N.W. 77th Street and N. Revere Drive in District R-7.5 from the corporate limits of the City of Kansas City, Missouri to permit the annexation by the City of Platte Woods, Missouri. (CD-CPC-2024-00116)

Attachments: [TMP-5029 Docket Memo](#)

HELD IN COMMITTEE

Director of City Planning & Development

240919 Sponsor: Director of City Planning and Development Department

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

Attachments: [Docket Memo](#)

Director of City Planning & Development

241040 Sponsor: Director of City Planning and Development Department

Approving a development plan on about 43 acres in District B3-3 generally located at the northeast corner of Northwest Old Tiffany Springs Road and Northwest Skyview Drive to allow for the creation of twelve lots and two tracts for a commercial development. (CD-CPC-2024-00118)

Attachments: [Docket Memo Skyview Crossing at Tiffany Springs CD-CPC-2024-00118](#)

Director of City Planning & Development

241041 Sponsor: Director of City Planning and Development Department

Vacating an approximately 83,000-square foot area of unimproved right-of-way in District B3-3 generally located on Northwest Skyview Avenue between North Ambassador Drive and Northwest Old Tiffany Springs Road and directing the City Clerk to record certain documents. (CD-ROW-2024-00018)

Attachments: [DocketMemo CD-ROW-2024-00018 NWSkyviewAveVacation](#)

Director of City Planning & Development

241054 Sponsor: Director of City Planning and Development Department

Rezoning an area of about .37 acres generally located at 629 W. 39th Street from District UR to District B3-2 so the site can be redeveloped. (CD-CPC-2024-00148)

Attachments: [Docket Memo 629 W 39th St](#)

Director of City Planning & Development

241056 Sponsor: Director of City Planning and Development Department

Vacating an approximately 30,000-square-foot section of improved street right-of-way in District M1-5/US (Manufacturing/Underground Space) generally located along North Winchester Drive south of Northeast Parvin Road; and directing the City Clerk to record certain documents. (CD-ROW-2024-00024)

Held until 2/4/2025

Attachments: [Docket Memo CD-ROW-2024-00024 Winchester Vacation](#)

Director of City Planning & Development

241057 Sponsor: Director of City Planning and Development Department

Approving an area plan amendment to the Line Creek Valley Area Plan for an area of approximately 1.5 acres generally located at N.W. Barry Road and N.W. Winter Avenue by changing the recommended land use from low density residential to mixed use community. (CD-CPC-2024-00170)

Attachments: [Docket Memo TMP 4986](#)

Director of City Planning & Development

241058 Sponsor: Director of City Planning and Development Department

Rezoning an area of about 1.5 acres generally located at N.W. Barry Road and N.W. Winter Avenue from Districts B3-3/R-2.5 and R-7.5 to District B3-3 to allow for commercial land uses. (CD-CPC-2024-00153).

Attachments: [Docket Memo TMP 4987](#)

241065 Sponsor: Director of City Planning and Development Department
COMMITTEE SUBSTITUTE

Approving a development plan on about 7.6 acres in District KCIA generally located at 10220, 10200, and 10150 N. Everton Avenue to allow for one industrial logistic/warehouse building. (CD-CPC-2024-00107)

[COMMITTEE SUBSTITUTE FOR]ORDINANCE NO. 241065

Attachments: [Docket Memo 0.1.5](#)

SEMI-ANNUAL DOCKET

Consideration of Semi-Annual Docket items.

ADDITIONAL BUSINESS

1. Land Development Division Update

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 #: 250001

RESOLUTION NO. 250001

Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Fred O'Neill, Josh Udelhofen, Marsha Chesmore and Stephanie Tripp as successor directors to the Kansas City International Airport Community Improvement District.

WHEREAS, the Kansas City International Airport Community Improvement District ("District") was established by petition of the property owners ("Petition") and approved by the City Council by Ordinance No. 050203; and

WHEREAS, the Petition provides for successor directors to be appointed by the Mayor, with the consent of the City Council, according to slates which have been submitted by the District; and

WHEREAS, the District has submitted a slate to the City Clerk as provided by the Petition; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

That the following persons are hereby appointed as successor directors to the Kansas City International Airport Community Improvement District to serve such term as provided for by the Petition, such term to commence the date upon which the preceding term shall have expired:

Fred O'Neill
Josh Udelhofen
Marsha Chesmore
Stephanie Tripp

..end



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: [Click or tap here to enter TMP-#.](#)

Submitted Department/Preparer: Aviation

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

Appointing Fred O'Neill, Josh Udelhofen, Marsha Chesmore and Stephanie Tripp as successor directors to the Kansas City International Airport Community Improvement District..

Discussion

The Kansas City International Airport Community Improvement District (“District”) was established by petition of the property owners (“Petition”) and approved by the City Council by Ordinance No. 050203. The Petition provides for successor directors to be appointed by the Mayor, with the consent of the City Council, according to slates which have been submitted by the District. The District has submitted a slate to the City Clerk as provided by the Petition. The following persons are hereby appointed as successor directors to the Kansas City International Airport Community Improvement District to serve such term as provided for by the Petition: Fred O’Neill, Josh Udelhofen, Marsha Chesmore, Stephanie Tripp.

Fiscal Impact

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

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

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

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

Service Level Impacts

Click or tap here to enter text.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable.
2. How have those groups been engaged and involved in the development of this ordinance?
Click or tap here to enter text.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable.
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.

Please Select (Press tab after selecting)

Click or tap here to enter text.

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

No(Press tab after selecting)

Click or tap here to enter text.

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



File #: 250014

ORDINANCE NO. 250014

Sponsor: Director of Parks and Recreation Department

Authorizing the Director of Parks and Recreation to enter into a cooperative grant funding agreement with the Missouri Department of Conservation for the North Terrace Lake - Outdoor Recreation Infrastructure project in Kessler Park in the amount of \$300,000.00; estimating revenue and appropriating \$300,000.00 to the Capital Improvements Grant Fund; and recognizing this ordinance as having an accelerated effective date.

WHEREAS, the Missouri Department of Conservation, has awarded funding of the Outdoor Recreation Infrastructure grant in the amount \$300,000.00 for construction of improvements at North Terrace Lake in Kessler Park to the Parks and Recreation Department; and

WHEREAS, this project requires a 50% local match of \$300,000.00 that has been funded by Council District 3 PIAC Funding to supplement the grant award; and

WHEREAS, this project consists of engaging construction contractors to construct lake improvements in six phases at North Terrace Lake; and

WHEREAS, on October 8, 2024, the Board of Parks and Recreation passed Resolution No. 32656 which approved the Director or his designee to execute the necessary documents between the City and the Missouri Department of Conservation for the North Terrace Lake - Outdoor Recreation Infrastructure project in Kessler Park on behalf of the Board; and

WHEREAS, the Missouri Department of Conservation and the City desire to complete the project cooperatively and in partnership; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the revenue in the amount of \$300,000.00 is hereby estimated in the following account of the Capital Improvements Grant Fund:

25-3091-700001-476485-70235001	North Terrace Lake Renov	\$300,000.00
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Section 2. That the sum of \$300,000.00 is hereby appropriated from the Unappropriated Fund Balance of the Capital Improvements Grant Fund to the following account in the Capital Improvements Grant Fund:

25-3091-708093-611060-70235001	North Terrace Lake Renov	\$300,000.00
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Section 3. Authorizing the Director of Parks and Recreation to enter into a \$600,000 agreement with the Missouri Department of Conservation for North Terrace Lake’s improvements project from funds hereby and previously appropriated to the following accounts:

25-3091-708093-B-70235001	North Terrace Lake Renov	\$300,000.00
25-3090-708309-B-70235001	North Terrace Lake Renov	264,000.00
25-2030-707726-B-70235001	North Terrace Lake Renov	<u>36,000.00</u>
	TOTAL	\$600,000.00

Section 4. That the Director of Parks and Recreation is hereby designated requisitioning authority for the following Account Nos. 25-3091-708093-B-70235001, 25-3090-708309-B-70235001, and 25-2030-707726-B-70235001.

Section 5. That this ordinance, relating to the design, repair, maintenance or construction of a public improvement, is recognized as an ordinance with an accelerated effective date as provided by Section 503(a)(3)(D) of the City Charter and shall take effect in accordance with Section 503, City Charter.

..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:

Lana K. Torczon
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250014

Submitted Department/Preparer: Parks Recreation

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

Authorizing the Director of Parks and Recreation to enter into a cooperative grant funding agreement with the Missouri Department of Conservation for the North Terrace Lake - Outdoor Recreation Infrastructure project in Kessler Park in the amount of \$300,000.00; estimating revenue and appropriating \$300,000.00 to the Capital Improvements Grant Fund; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date.

Discussion

The Missouri Department of Conservation's (MDC) Outdoor Recreation Infrastructure grant program has awarded grant funding for the construction of lake improvements to North Terrace Lake in Kessler Park in the amount of \$300,000. This is a reimbursement-based grant program for enhancing public access and opportunities for citizen engagement in conservation-related outdoor recreation through the development of outdoor recreation infrastructure. The grant is a 50/50 match with 50% of funding coming from local match and 50% of funding coming from MDC. The new grant project will consist of installing a boat access ramp, a dock, a boardwalk and walking trail, a parking lot, landscaping, lighting, seating and a picnic table. The grant funding requires a local match of \$300,000, which is available in the project account for this project from 3rd Council District PIAC. On October 8, 2024, the Board of Parks and Recreation passed Resolution No. 32656 which approved for the Director or designee to execute the necessary documents from the grant award of this project on behalf of the Board.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
25-3091-708093-B-70235001 North Terrace Lake Renov
\$300,000.00

25-3090-708309-B-70235001 North Terrace Lake Renov
 \$264,000.00
 25-2030-707726-B-70235001 North Terrace Lake Renov
\$36,000.00

Total

\$600,000.00

3. How does the legislation affect the current fiscal year?
 The legislation affects the current fiscal year because the legislation will allow for staff to move forward with securing a contractor through the bid process and estimating revenue to fund the work for the project.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
 Yes, the legislation will allow the project to move forward. The first phase of project will be to hire a contractor to do the improvements. The improvements will take place over current fiscal year and future fiscal years. There are six phases to this project.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
 This legislation will leverage outside funding in the amount of \$300,000 grant funding for improvement to North Terrace Lake.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

2. This fund has a structural imbalance. Yes No

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

Additional Discussion (if needed)

This ordinance authorizes a grant agreement and estimates and appropriates \$300,000 in the Capital Improvements Fund. This ordinance proposes using existing 3rd District PIAC appropriations in the Capital Improvements and Capital Improvements Grant to fund the 50% grant match required by the agreement.

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

Previously \$125,000 grant funding was awarded by Missouri Department of Conservation - Land Conservation Partnership grant and authorized by Ordinance 230336 on May 4, 2023, which required a local match of \$150,000 that was funded by Continuing Funding Memo. This new grant funding of \$300,000 from MDC for their Outdoor Recreation Infrastructure program and \$300,000 from 3rd Council District PIAC allows for the construction of amenities recommended from the first grant project.

Service Level Impacts

No impacts

Other Impacts

1. What will be the potential health impacts to any affected groups?
Improvements to the trail around the lake and a dedicated fishing dock will allow additional recreational options at North Terrace Lake.
2. How have those groups been engaged and involved in the development of this ordinance?

Consultant gave updates about the project to the Pendleton Heights Neighborhood Association and Scarritt Renaissance Neighborhood Association at their neighborhood meetings. Two public meetings and survey were held to garner feedback on 3 conceptual options for improvements to the lake. In addition, bi-weekly meetings were held with the University Missouri Extension staff, who work closely with NE neighborhoods building capacity in those neighborhoods. MU-Extension staff contributed to answers to the grant application and they updated neighborhood groups and PIAC reps about progress of the project.

3. How does this legislation contribute to a sustainable Kansas City?
The grant will support lake improvements and expand trail system as recommended by the Kessler Park Master Plan. Trails and natural habitats create healthy recreation opportunities for people.

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

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

This ordinance authorizes the grant agreement, future ordinances that propose contractual agreements requiring CREO's review will include appropriate documentation.

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 #: 250032

ORDINANCE NO. 250032

Sponsor: Director of Neighborhood Services Department

Accepting funds allocated by the U.S. Department of Justice, Bureau of Justice Assistance, Office of Justice Programs, FY 2024 Byrne Justice Assistance Grant (JAG) in the amount of \$608,615.00; estimating and appropriating \$608,615.00 in the Justice Assistance Grant Fund; authorizing cooperative agreements with the Jackson County Prosecutor’s Office (\$264,216.00), the City of Grandview (\$13,266.00), the City of Independence (\$50,214.00) and the City of Raytown (\$13,128.00); and designating requisitioning authority.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Director of Neighborhood Services Department is authorized to accept the funds allocated by the U.S. Department of Justice, Bureau of Justice Assistance provided under an agreement with the Jackson County Prosecutor’s Office, for the 2024 Justice Assistance Grant in the amount of \$608,615.00.

Section 2. That the revenue in the following account of the 2024 Justice Assistance Grant Fund is hereby estimated in the following amount:

25-2410-570001-476045-G57JAG24 2024	E. Bryne Memorial Justice	\$608,615.00
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Section 3. That \$608,615.00 is appropriated from the Unappropriated Fund Balance of the Justice Assistance Grant Fund to the following accounts:

25-2410-575301-A-G57JAG24	2024 E. Byrne Memorial Justice	\$ 32,449.00
25-2410-575301-B-G57JAG24	2024 E. Byrne Memorial Justice	<u>576,166.00</u>
	TOTAL	\$608,615.00

Section 4. That the Director of Neighborhood Services Department is authorized to execute, on behalf of the City, a Cooperative Agreement with Jackson County Prosecutor’s Office in the amount of \$264,216.00. The agreement is approved in substantial form, as that on file with the City Clerk.

Section 5. That the Director of Neighborhood Services Department is authorized to execute, on behalf of the City, a Cooperative Agreement with City of Grandview, in the amount of \$13,266.00. The agreement is approved in substantial form, as that on file with the City Clerk.

Section 6. That the Director of Neighborhood Services Department is authorized to execute on behalf of the City, a Cooperative Agreement with City of Independence in the amount of \$50,214.00. The agreement is approved in substantial form, as that on file with the City Clerk.

Section 7. That the Director of Neighborhood Services Department is authorized to execute on behalf of the City, a Cooperative Agreement with City of Raytown in the amount of \$13,128.00. The agreement is approved in substantial form, as that on file with the City Clerk.

Section 8. That the Director of Neighborhood Services Department is hereby designated as requisitioning authority for Account Nos. 25-2410-575301-A-G57JAG24 and 25-2410-575301-B-G57JAG24 and is authorized to expend the sum of \$267,791.00 consistent with the purposes and terms of the 2024 Justice Assistance Grant.

..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 #: 250032

Submitted Department/Preparer: Neighborhoods

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

Accepting funds allocated by the U.S. Department of Justice, Bureau of Justice Assistance, Office of Justice Programs, FY 2024 Byrne Justice Assistance Grant (JAG) in the amount of \$608,615; estimating and appropriating \$608,615 in the Justice Assistance Grant Fund; the Jackson County Prosecutor's Office (\$264,216), the City of Grandview (\$13,266), the City of Independence (\$50,214), the City of Raytown (\$13,128), and the City Kansas City (\$267,791); designating requisitioning authorities; and directing the City Clerk to file certain documents with the appropriate offices..

Discussion

The Edward Byrne Memorial Justice Assistance Grant (JAG) supports a range of programs including law enforcement, prosecution and court programs, prevention and education programs and crime victim and witness initiatives.

Grant regulations requires that the City of Kansas City, Missouri, Jackson County, Missouri, the City of Independence, the city of Grandview and the City of Raytown, Missouri submit a joint application. All must agree on the allocation of the grant and submit a join application. The joint application specifies the award distribution to each unit of local government and the purposes for which the funds will be allocated towards. Jackson County, Missouri will service as fiscal agent for 2024 JAG.

City of Kansas city, Missouri is allocated \$608,615.

Neighborhood Services Department (NSD) will use funding 50% of one FTE in amount of \$32,449 and \$5,427 travel and office supply expenses. This position will administer the grant. NSD will provide dumpsters for neighborhood clean-ups with funding of \$15,750.

The City will provide funding in the amount of \$89,165 for inter-local partnership committee SAVE KC for client advocate case workers for Violence Prevention Program. The Edward Byrne Memorial Justice Assitance Grant (JAG) program provides critical funding necessary to support a range of law enforcement and crime

prevention/intervention programming that enhances neighborhood livability.

The Kansas City Metropolitan Crime Commission (KCCRIME) will receive a total of \$125,000 in funding to support Second Change Program and the City's Adopt-A-Street Program that KCCRIME manages on the City's behalf.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
25-2410-575301-G57JAG24 2024 E. Bryne Memorial Justice
Justice Assistance Grant Fund
3. How does the legislation affect the current fiscal year?
Grant revenues increase
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
This ordinance is grant revenue supported and will not have negative impact on the current budget fiscal year.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
This ordinance is grant revenue funding and department can reapply annually for new funding through the Department of Justice pending federal budget appropriation.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Public Safety (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - Engage the community and community partners to reimagine the system of public safety with a focus on evidence-based approaches for crime prevention, treatment of mental health, emergency response time, and the criminal justice system.
 - Focus on violence prevention among all age groups, placing an emphasis on youth.
 - Increase fairness, justice, and responsiveness of our municipal criminal justice system to support the best possible outcome for offenders and victims of crime.
 - Reduce recidivism through prevention, deterrence, including detention, and re-entry services.
 - Enhance employee recruitment, succession planning, and retention in the police and fire departments with a continued emphasis on diversity.
 -

Prior Legislation

N/A - New grant

Service Level Impacts

The Edward Byrne Memorial Justice Assistance Grant (JAG) supports a range of programs including law enforcement, prosecution, and court programs, prevention and education programs and crime victim and witness initiatives.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Funding will help reduce blight in the urban core neighborhoods and increase longevity of safety home living.

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

N/A

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

N/A

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

No (Press tab after selecting)

N/A

Click or tap here to enter text.

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

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

Please provide reasoning why not:

N/A

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

No(Press tab after selecting)

N/A

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

No(Press tab after selecting)



KANSAS CITY MISSOURI

Edward Byrne Memorial Justice Assistance Grant (JAG) Program

Accepting 2024 JAG Grant Award

1/13/2025

Neighborhood, Planning and Development Committee



Justice Assistance Grant

- The Edward Byrne Memorial Justice Assistance Grant (JAG) program is the leading source of federal justice funding to state and local jurisdictions. The JAG Program provides states, tribes, and local governments with critical funding necessary to support a range of program areas including law enforcement, prosecution, indigent defense, courts, crime prevention and education, corrections and community corrections, drug treatment and enforcement, planning, evaluation, technology improvement, crime victim and witness initiatives, mental health programs and related law enforcement and corrections programs, including behavioral programs and crisis intervention teams, and implementation of state crisis intervention court proceedings and related programs or initiatives including, but not limited to, mental health courts, drug courts, veterans courts, and extreme risk protection order programs.

2024 Grant Year Pre-Determine Allocation Table

Project Period	Grantor	Total Award	Kansas City	Jackson County	Grandview	Independence	Raytown
10/1/23 – 9/30/27	Kansas City	\$608,615	\$267,791	\$264,216	\$13,266	\$50,214	\$13,128

City of Kansas City, MO – 2024 Grantor Year

- 0.5 FTE – NSD Grant Coordinator
- Kansas City Crime Commission Contract
- Save KC Funding

Questions?



File #: 250008

ORDINANCE NO. 250008

Sponsor: Director of City Planning and Development Department

Amending Chapter 88, Code of Ordinances, by repealing Section 88-335, Detention and Correctional Facilities, and enacting in lieu thereof a new section of like number and subject matter for the purpose of amending required separation distances between such facilities and certain other uses. (CD-CPC-2024-00122)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 88, Code of Ordinances, is hereby amended by repealing Section 88-335, Detention and Correctional Facilities, and enacting in lieu thereof a new section of like number and subject matter for the purpose of amending required separation distances between such facilities and certain other uses, to read as follows:

88-335 DETENTION AND CORRECTIONAL FACILITIES

88-335-01 STANDARDS

Detention and correctional facilities are subject to the following standards:

88-335-01-A. The property must have a minimum lot area of 2 acres.

88-335-01-B. No such facility may be on property located within 1,000 feet of a R zoning district or within 1,000 feet of any residential dwelling unit; school; library, museum, or cultural exhibit; community center; park, boulevard, or parkway; religious assembly use; or day care use; with separation measured in accordance with 88-820-15. Notwithstanding the foregoing, when such facility is located or proposed to be located on property that abuts the Missouri River, Kansas River, or Blue River, the separation distance required by this subsection shall be 400 feet only for that portion of the property abutting such rivers.

88-335-01-C. All outdoor recreation areas and all structures to be occupied by inmates must be set back a minimum of 200 feet in the R-80 district and 25 feet in M districts.

88-335-01-D. The property on which the facility is to be located must provide a minimum lot area of 350 square feet per occupant.

Section 2. That the Council finds and declares that before taking any action on the proposed amendment hereinabove, all public notices and hearings required by law 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 #: 250008

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

A request to amend Chapter 88 of the Zoning and Development Code, by repealing Section 88-335-01-B, Detention and Correctional Facilities, and enacting in lieu thereof a new section of like number and subject matter for the purpose of amending required separation distances.

Discussion

This text amendment proposes to reduce the separation distance from an R zoning district or protected use when a detention facility is also separated from the R zoning district or protected use by the Missouri, Kansas or Blue River. When separated by a river, the required separation distance will be 400 feet rather than 1,000 feet.

Detention and correction facilities are permitted in the R-80 (Residential) and Manufacturing districts subject to obtaining a Special Use Permit (SUP) from the Board of Zoning Adjustment (BZA) and subject to the standards of Section 88-335-01.

Staff recommended Approval. There was no testimony at the October 2, 2024, CPC hearing. The City Plan Commission voted 7-1 to recommend Approval.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
Not applicable, as this is a zoning code text amendment.
3. How does the legislation affect the current fiscal year?

Not applicable, as this is a zoning code text amendment.

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 code text amendment.

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

Not applicable, as this is a zoning code text amendment.

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?
Housing and Healthy Communities (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
- Utilize planning approaches in neighborhoods to reduce blight, ensure sustainable housing, and improve resident wellbeing and cultural diversity.
 - Maintain and increase affordable housing supply to meet the demands of a diverse population.
 - Address the various needs of the City's most vulnerable population by working to reduce disparities.
 - Foster an inclusive environment and regional approach to spur innovative solutions to housing challenges.
 - Ensure all residents have safe, accessible, quality housing by reducing barriers.

- Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

Prior Legislation

None.

Service Level Impacts

Staff does not anticipate service level impact from the proposed development.

Other Impacts

1. What will be the potential health impacts to any affected groups?
No potential health impacts have been identified.
2. How have those groups been engaged and involved in the development of this ordinance?
All legal notification was published and a public hearing held by the City Plan Commission.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable, as this is a zoning code text amendment
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 #: 250009

ORDINANCE NO. 250009

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 1.5 acres generally located at N.W. 64th Terrace and N. Cosby Avenue from District B1-1 to District B2-1 and approving a development plan to allow for animal services. (CD-CPC-2024-00176 & CD-CPC-2024-00175).

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-1464, rezoning an area of about 1.5 acres generally located at N.W. 64th Terrace and N. Cosby Avenue from District B1-1 (Commercial) to District B2-1 (Commercial) and approving a development plan to allow for animal services, said section to read as follows:

Section 88-20A-1464. That an area legally described as:

Lot 1 Wexford Place Fourth Plat.

is hereby rezoned from B1-1 (Commercial) to B2-1 (Commercial), all as shown outlined on a map marked Section 88-20A-1464, 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 condition:

All signage shall conform to 88-445 and shall require a sign permit prior to installation.

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 #: 250009

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 1.5 acres generally located at NW 64th Terrace and N. Cosby Avenue from District B1-1 (Commercial) to District B2-1 (Commercial) and approving a development plan to allow for animal services. (CD-CPC-2024-00176 & CD-CPC-2024-00175).

Discussion

The applicant is proposing to repurpose the existing structure, which was previously a bank, into a veterinary office which includes boarding as an accessory use. The animal services use requires the applicant to apply for a rezoning from District B1-1 to District B2-1 as well as a major amendment to the previously approved development plan which only permitted a bank on the subject property. The applicant is not proposing any changes to the existing parking area, curb cuts or major changes to the exterior of the existing building. The applicant will be required to submit building plans to renovate the structure from a bank to a veterinary office.

The current controlling plan was last amended in 2009 to allow the creation of one lot and allow the construction of an assisted living facility containing a total of 141 units directly west of the subject property. The veterinary office will be required to comply with the Animal Service standards in 88-315 of the Zoning and Development Code. Section 315 states, "There may be no noise disturbance across property lines into any residential district exceeding 60 dB(A) between the hours of 7 a.m. and 10 p.m. and 55 dB(A) between the hours of 10 p.m. and 7 a.m." The applicant has stated that the principal use will be a veterinary office but will also include some boarding. Staff believes this is an excellent reuse of an existing structure and provides an amenity for neighboring residents. The structure is located far enough away from the surrounding residential developments that noises from the animal services are not expected to be a negative impact.

Staff recommends approval of the proposed rezoning and major amendment to a previously approved development plan to allow for a veterinary office. On December 18, 2024 the City Plan Commission (CPC) voted to recommend approval

of the two applications with a vote of 6-0.

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.
3. How does the legislation affect the current fiscal year?
Not applicable, as this is a zoning ordinance.
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.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
The proposed commercial use 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?
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

Case No 6576-CP-10 – On April 5, 1988, the City Plan Commission approved a final plan in District CP-1 for the construction of a 3,500 square foot savings and loan building.

Case No 6576-CP-8 – Ordinance 61902, passed January 14, 1988, approved the rezoning of approximately 5.64 acres from District R-2a to District CP-1 and approved a development plan for offices and a savings and loan.

Service Level Impacts

No service level impacts are anticipated.

Other Impacts

1. What will be the potential health impacts to any affected groups?
No potential health impacts have been identified.
2. How have those groups been engaged and involved in the development of this ordinance?
The applicant held the required public engagement meeting on December 5, 2024.
3. How does this legislation contribute to a sustainable Kansas City?
This application allows for the reuse of an existing structure.

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 #: 250010

RESOLUTION NO. 250010

Sponsor: Director of City Planning and Development Department

RESOLUTION - Approving an area plan amendment to the KCI Area Plan for an area of approximately 59 acres generally located at Interstate 435 and N.W. Cookingham Drive by changing the recommended land use from mixed use community to commercial and industrial. (CD-CPC-2024-00031) ***Held until 1/21/2025***

WHEREAS, an application was submitted by GBA Realty, LLC to amend the KCI Area Plan by amending the proposed land use plan and map for approximately 59 acres of land generally located at Interstate 435 and N.W. Cookingham Drive by changing the recommended land use designation from mixed use community to commercial/industrial; and

WHEREAS, the City Plan Commission considered this amendment to the land use map on June 5, 2024; and

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

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section A. That the KCI Area Plan and Map are hereby amended for that area of approximately 59 acres generally located at Interstate 435 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 #: 250010

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 area plan amendment to the KCI Area Plan for an area of approximately 59 acres generally located at Interstate 435 and NW Cookingham Drive by changing the recommended land use from mixed use community to commercial and industrial. (CD-CPC-2024-00031)

Discussion

The applicant is expanding a previously approved development plan to allow for a speculative data center (communication service establishment). The proposed expansion will consist of an additional 30 acres east of the previously approved site. The 30 acres are undeveloped, currently zoned for agricultural uses, adjacent to Interstate 435 and generally flat. This area is currently designated Open Space/Buffer and Mixed Use Community in the KCI Area Plan. The requested amendment is for only the area designated Mixed Use Community and would amend this future land use to Commercial/Industrial, leaving the Open Space/Buffer land use unchanged. The Open Space/Buffer future land use depicts the existing stream buffer, which is not developable.

Staff recommends approval for the proposed area plan amendment. On June 5th, 2024 the City Plan Commission (CPC) voted 4-0 to approve the area plan amendment.

No public input was sent to staff and nobody 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 resolutions have 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

CD-CPC-2023-00138, CD-CPC-2023-00139 and CD-CPC-2023-0140 were approved by the City Council on November 30, 2023 to allow for a speculative data center development (Ordinance No. 230979).

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 #: 250027

ORDINANCE NO. 250027

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 59 acres generally located at Interstate 435 and N.W. Cookingham Drive from District AG-R to District M2-3 and approving a development plan that also serves as a preliminary plat to allow for communications service establishments. (CD-CPC-2024-00030 & CD-CPC-2024-00032) ***Held until 1/21/2025***

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-1463, rezoning an area of about 59 acres generally located at Interstate 435 and N.W. Cookingham Drive from District AG-R (Agricultural-Residential) to District M2-3 (Manufacturing) and approving a development plan to allow for communications service establishments, said section to read as follows:

Section 88-20A-1463. That an area legally described as:

Al that part of the east 32 acres of the Northwest 1/4 together with that part of the west 32.29 acres of the Northeast 1/4 of Section 21, Township 52 North, Range 33 West of the 5th Principal Meridian, Kansas City, Platte County, Missouri, which lies southerly of Missouri State Highway Route No. 291 and northerly of Interstate Highway No. 435, more particularly described by Timothy Blair Wiswell, Pls 2009000067, of George Butler Associates, Inc., CLS 000059, on March 14, 2024, as follows: Commencing at the northwest corner of said Northwest 1/4; thence North 89° 33' 48" East on the north line of said Northwest 1/4, 2644.88 feet to an axle at the apparent northeast corner of said Northwest 1/4; thence South 0° 14' 35" West on the east line of said Northwest 1/4, 25.00 feet to the point of beginning on the south right-of-way line of Cookingham Drive; thence North 89° 24' 05" East on said south right-of-way line, 209.70 feet to the south right-of-way line of Missouri Highway Route 291; thence South 0° 47' 11" East on said south right-of-way line, 9.53 feet to a point 30.00 feet left of centerline highway station 665+00; thence South 77° 57' 48" East on said south right-of-way line, 135.17 feet to a point 60.00 feet left of centerline highway station 664+10 back = 663+68.2 ahead; thence North 89° 12' 49" East on said south right-of-way line, 185.61 feet to the east line of said west 32.29 acres; thence South 0° 09' 10" West on said east line, 1233.67 feet to the north right-of-

way line of Interstate Highway Route 435; thence North 88° 59' 07" West on said north right-of-way line, 529.74 feet to the east line of said Northwest 1/4; thence continuing North 88° 59' 07" West on said north right-of-way line, 529.24 feet to the west line of said east 32 acres; thence North 0° 08' 21" East on said east line, 1243.85 feet to the south right-of-way line of said Cookingham Drive being 25.00 feet south from, as measured perpendicular to, the north line of said Northwest 1/4; thence North 89° 33' 48" East on said south right-of-way line, 531.49 feet to the point of beginning.

All that part of the Northeast Quarter of Section 21, Township 52 North, Range 33 West of the 5th Principal Meridian, Kansas City, Platte County, Missouri, which lies southerly of Missouri State Highway Route No.291 and northerly of Interstate Highway No. 435, more particularly described by Timothy Blair Wiswell, PLS 2009000067, of George Butler Associates, Inc., CLS 000059, on March 14, 2024, as follows: Commencing at the north corner of said Section 21; thence North 89°24'10" East on the north line of said Section 21, a distance of 527.78 feet to a point on the northerly extension of the east line of Special Warranty Deed Instrument #2020011315, Book 1335, page 367; thence South 00°08'57" West on said extended line, a distance of 63.48, feet to a found 1/2" rebar, said point also being on the south right-of-way line of Highway Route 291, the point of beginning; thence North 89°13'23" East, on said south right-of-way line, a distance of 25.52 feet, to a point being 60 feet south of Route No. 291 centerline station 661+98.40; thence s83°17'47"e on said south line, a distance of 95.57 feet, to a point being 70 feet south of station 661+00.00, said point also being the beginning of a non-tangent curve; thence on said curve to the right, having an initial tangent of North 87°49'27" West, a radius of 1839.86, through a central angle of 10°00'03", and an arch length of 321.63 feet, to a point being 70 feet south of station 657+66.62, and the most westerly corner of Warranty Deed 40903, Book 559, page 708; thence South 63°31'08" East, departing said south right-of-way line, on the south line of said deed, a distance of 879.52 feet to the most southeasterly corner of said deed, also being 76.88 feet left/southwest of station 648+42.49; thence South 34°01'45" East, on the south right-of-way line of said Route 291, shown on the Highway No. 435 plans, a distance of 91.18 feet, to a point, 100.0 feet, left/southwest, of station 647+50; thence South 68°28'48" East on said right of way line, a distance of 10.61 feet, to a point on the west line of Warranty Deed 40903, Book 559, page 708; thence South 41°01'39" West, departing said right-of-way line, on said west line, a distance of 185.49, feet to a point of curvature; thence on said curve to the left, and on said west line, having a radius of 1367.39 feet, through a central angle of 15°00'00" an arc length of 357.98 feet, to a point of tangency; thence South 26°01'39" West on said west line, a distance of 293.70 feet, to a point on the northerly right of way line of Interstate Highway No. 435, 175.00 feet north of station 931+88.32; thence North 88°58'21" West on said northerly right of way line, a distance of 212.32 feet, to a point being 175.00 feet north of station 729+76.00; thence South 88°45'19" West on said northerly right of way line a distance of 630.55 feet, to a found 1/2" rebar, also being 150.00 feet north of station 924+50.00; thence North 00°08'57" East,

departing said north right-of-line, on the east line of Special Warranty Deed Instrument #2020011315, Book 1335, page 367, a distance of 1233.92 feet, to the point of beginning.

is hereby rezoned from District AG-R (Agricultural-Residential) to District M2-3 (Manufacturing), all as shown outlined on a map marked Section 88-20A-1463, 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 that also serves as a preliminary plat for the area legally described above is hereby approved, subject to the following conditions:

1. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, has been installed or preserved in accordance with the plan and is healthy prior to a certificate of occupancy.
2. The developer shall be responsible for tree preservation in an easement or platted tract, mitigation planting, or payment of cash-in-lieu of preservation or mitigation planting, or any combination thereof in accordance with 88-424. Should the developer choose to pay cash-in-lieu of preservation or mitigation of all or a portion of the required area, the amount due shall be based upon the rate specified in 88-424. This requirement shall be satisfied prior to a certificate of occupancy.
3. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
4. 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.
5. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.
6. The developer shall submit an affidavit, completed by 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 prior to a certificate of occupancy.

7. The developer shall secure approval of a project plan from the City Plan Commission prior to a building permit.
8. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
9. The developer shall submit a phasing plan to the Development Management Division prior to ordinance request.
10. Prior to any certificate of occupancy being issued for each phase, a final plat must be approved by the City and recorded with the County Recorder of Deeds.
11. The applicant shall submit, gain approval from the City, and record a final plat for each phase prior to any certificate of occupancy being issued.
12. The developer shall grant a BMP and/or surface drainage easement to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.
13. The developer shall dedicate additional right-of-way and provide easements for N.W. Cookingham Drive as required by the adopted major street plan and/or Chapter 88 so as to provide a minimum of 33 feet of right-of-way as measured from the centerline, along those areas being platted.
14. The developer shall submit plans for grading, siltation, and erosion control to the Land Development Division for review and acceptance, provide a copy of the Storm Water Pollution Prevention (SWPP) plan submitted to the Missouri Department of Natural Resources (MDNR) and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
15. The developer shall submit construction plans in compliance with adopted standards for all improvements required by the traffic study approved by the Public Works Department and shall secure permits for those improvements as required by the Land Development Division, prior to recording the plat.
16. 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.
17. 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.

18. 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.
19. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right-of-way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
20. The developer shall enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by the Land Development Division, prior to recording the plat.
21. The developer shall submit a macro storm drainage study with the first plat or phase, from a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including water quality BMP's, to the Land Development Division for review and acceptance for the entire development area, and submit a micro storm drainage study with each subsequent plat or phase showing compliance with the approved macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a building permit, whichever occurs first, as required by the Land Development Division.
22. 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 Land Development Division, prior to recording the plat or issuance of a building permit, whichever occurs first.
23. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
24. 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)
25. 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.
26. 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). Buildings exceeding three (3) stories or 30 feet in height shall have at least two means of fire apparatus access. (IFC-2018: § D104.1)
27. 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).
 28. A required Fire Department access road shall be an all-weather surface. (IFC-2012: § 503.2.3) 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) 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) The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius (IFC2018: § 503.2.4) and shall provide fire lane signage on fire access drives.
 29. New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. (IFC 2018 510.1) and (NFPA1221)
 30. Water/sewer service lines shall serve only one lot or tract and shall not cross a separate lot or tract.
 31. No water service tap permits will be issued until the public water main is released for taps.
 32. The developer shall ensure that water and fire service lines should meet current Kansas City Water rules and regulations.
 33. A full flow fire meter shall be required when the fire protection service line serves more than one building, or combination service lines 6 inches and larger, or that have private fire hydrants connected to them.
 34. Relocations and additions to the public water distribution system and public fire hydrants shall follow the Kansas City Water rules and regulations for water main extensions. Developer shall submit water main extension plans for review, approval, contracting, and construction of the proposed water distribution improvements prior to building permit issuance.
 35. The developer shall grant BMP and surface drainage easements to the City, prior to recording the plat or issuance of any building permits.
 36. The developer shall submit a final stream buffer plan for approval prior to issuance of any building permits and obtain permits for the stream buffer prior to

removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements.

37. 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, prior to recording the plat or issuance of a building permit, whichever occurs first.
38. The developer shall obtain a floodplain certificate from Development Services prior to beginning any construction activities within the floodplain.
39. The developer shall show the limits of the 100-year floodplain on the final plat and show the Minimum Low Opening Elevation (MLOE) of any structure on each lot that abuts a 100-year floodplain area (including detention basins and engineered surface drainage conveyances) on any plat and plan.
40. The developer shall submit a preliminary stream buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements.
41. The developer shall grant on City approved forms, a stream buffer easement to the City, as required by Chapter 88, prior to issuance of any stream buffer permits.
42. The developer shall enter into a covenant agreement for the maintenance of any storm water detention area tracts, prior to recording the plat.

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

Section C. That the development plan also serving as a preliminary plat described above is hereby approved with the following deviation and modification from Chapter 88, Code of Ordinances:

1. A deviation from 88-140-04, pursuant to 88-517-09-C, allowing for a maximum height of 70 feet.
2. A modification from 88-405-10-E, pursuant to 88-405-25, to allow for a right-of-way dedication width of 33' along the southern perimeter of N.W. Cookingham Drive.

Section D. 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 #: 250027

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 59 acres generally located at Interstate 435 and NW Cookingham Drive from District AG-R (agricultural-residential) to District M2-3 (manufacturing) and approving a development plan to allow for communications service establishments. (CD-CPC-2024-00030 & CD-CPC-2024-00032)

Discussion

The applicant is expanding a previously approved development plan to allow for a speculative data center (communication service establishment). The proposed expansion will consist of an additional 30 acres east of the previously approved site. The 30 acres are undeveloped, currently zoned for agricultural uses, adjacent to Interstate 435 and generally flat. The applicant will be removing over nine (9) acres of trees but is not required to provide any tree mitigation due to the existing stream buffer that runs along the eastern and southern perimeter of the site. The applicant is also seeking a deviation of 10' to allow for 70' tall structures to be constructed on the site. The applicant is also seeking a waiver of 17' to allow for 33' of right-of-way dedication along the southern perimeter of NW Cookingham Drive. Public Works and KC Water have agreed to allow for City improvements for NW Cookingham Drive such as streetlights and signage to encroach within KC Water's exclusive 50' waterline easement. The 33' ROW dedication and coordination between the applicant, Public Works and KC Water caused a delay between the City Plan Commission hearing and the Neighborhood Planning and Development Committee.

Staff recommends approval for the proposed rezoning and development plan. On June 5th, 2024 the City Plan Commission (CPC) voted 4-0 to approve the rezoning and development plan applications.

No public input was sent to staff and nobody 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 ordinance.
3. How does the legislation affect the current fiscal year?
Not applicable, as this is a zoning ordinance.
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.
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 ordinance has no direct fiscal impact.

Citywide Business Plan (CWBP) Impact

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

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

Prior Legislation

CD-CPC-2023-00138, CD-CPC-2023-00139 and CD-CPC-2023-0140 were approved by the City Council on November 30, 2023 to allow for a speculative data center development (Ordinance No. 230979).

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 #: 250029

ORDINANCE NO. 250029

Sponsor: Director of City Planning and Development Department

Detaching approximately three acres located at the southeast corner of N.W. 77th Street and N. Revere Drive in District R-7.5 from the corporate limits of the City of Kansas City, Missouri to permit the annexation by the City of Platte Woods, Missouri. (CD-CPC-2024-00116)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That the following property, located at the southeast corner of N.W. 77th Street and N. Revere Drive as depicted on Exhibit A (certificate of survey), and more specifically described as follows:

Beginning at the Southwest corner of said Northeast Quarter; Thence North 00°26'50" East along the West line of said Northeast Quarter, 165.63 feet; Thence South 88°33'14" East parallel with the South line of said Northeast Quarter, 658.11 feet to the West line of Lake Waukomis city limit; Thence South 00°30'14" West along said city limit line, 165.63 feet the South line of said Northeast Quarter and the North line of Platte Woods city limits; Thence North 88°33'14" West along said South line of the Northeast Quarter and said North line of Platte Woods city limits, 657.95 feet to the point of beginning.

is hereby declared to be detached from the City of Kansas City, Missouri, upon the annexation of the same property by the City of Platte Woods, Missouri, according to the terms of Section 71.011, RSMo, subject to the following condition:

The parcel shall be platted via an interjurisdictional minor subdivision lot split along the new municipal boundary by March 15, 2025, or prior to issuance of a building permit, for the parcel within the City of Kansas City, Missouri.

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

Section B. That the reason for the detachment is that the property owner has constructed a detached garage on the property, which he inherited from his mother and which abuts his personal residence located in Platte Woods, and he would like his personal residence and detached garage to both be located in Platte Woods.

Section C. That the City of Platte Woods, Missouri, shall file a certified copy of this ordinance simultaneously with the filing of a certified copy of the related annexation ordinance adopted by the City of Platte Woods in the office of the County Clerk of Platte County, the Platte County Assessor, the Recorder of Deeds of Platte County, and the Clerk of the Circuit Court of Platte County, at the cost of the City of Platte Woods.

..end

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250029

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 de-annexation (detachment) of approximately 3 acres, in District R-7.5 from the corporate limits of the City of Kansas City, Missouri to permit subsequent annexation by the City of Platte Woods, Missouri, generally located at the southeast corner of NW 77th Street and N. Revere Drive. (CD-CPC-2024-00116)

Discussion

The applicant is seeking to detach approximately 3 acres from the corporate limits of the City of Kansas City, Missouri to permit subsequent annexation by the City of Platte Woods, Missouri. The deannexation will not create a “void” of space within the municipality. It will rather eliminate the current jog in the municipal boundary. The property owner wishes to de-annex part of his property to resolve an active citation for construction an accessory structure without a permit. The applicant conducted public engagement even though it is not required by the zoning and development code.

Staff recommended Approval with Conditions. Adjoining residents and members of the North Lakes HOA Board testified at the October 16, 2024, CPC hearing in opposition to the proposed development. Their concerns included the use of the building (no commercial operations), no access from N. Revere Dr./ NW 77th Street to the building in Platte Woods, restoration of disturbed land, and hours of operation. The applicant is proposing a deed restriction. The City Plan Commission voted 6-0 to recommend Approval with Conditions.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
Not applicable, as this is a request for de-annexation from KCMO.
3. How does the legislation affect the current fiscal year?

Not applicable, as this is a request for de-annexation from KCMO.

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 request for de-annexation from KCMO.

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

Not applicable, as this is a request for de-annexation from KCMO.

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?
Housing and Healthy Communities (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
- Utilize planning approaches in neighborhoods to reduce blight, ensure sustainable housing, and improve resident wellbeing and cultural diversity.
 - Maintain and increase affordable housing supply to meet the demands of a diverse population.
 - Address the various needs of the City's most vulnerable population by working to reduce disparities.
 - Foster an inclusive environment and regional approach to spur innovative solutions to housing challenges.
 - Ensure all residents have safe, accessible, quality housing by reducing barriers.

- Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

Prior Legislation

None.

Service Level Impacts

Staff does not anticipate service level impact from the proposed development.

Other Impacts

1. What will be the potential health impacts to any affected groups?
No potential health impacts have been identified.
2. How have those groups been engaged and involved in the development of this ordinance?
The adjoining neighbors and the North Lakes HOA Board have been in discussion and working on a Deed Restriction language to address their concerns.
3. How does this legislation contribute to a sustainable Kansas City?
No sustainable contribution have been identified for the proposed project.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

Click or tap here to enter text.

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

No(Press tab after selecting)

Click or tap here to enter text.

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

No(Press tab after selecting)



File #: 240919

ORDINANCE NO. 240919

Sponsor: Director of City Planning and Development Department

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

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

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

A tract of land situate in the Township of Kaw, Sections 17 & 18, Township 47 North, Range 33 West, Jackson County, Mississippi, known as being Tracts 1, 2, 3, 4, and 5 of the Blue Hills Retirement Center as shown on Document No. K709805 in Plat Book 36, Page 72, and being further bounded and described as follows: Beginning at an Aluminum disk stamped "Aylett Rutherford and Eustler LS 1560" at the intersection of Aylett Rutherford and Eustler LS 1560" at the intersection of at the intersection of the North right-of-way of Blue Ridge Boulevard (a public right-of-way) and the West right-of-way of Wornall Road (a public right-of-way), said point being located N 42°51'36" W, 72.93' from 1/2" iron rebar marking the Southeast Corner of the Southwest 1/4 of the Southwest 1/4 of section 17; thence along the North right-of-way of Blue Ridge Boulevard, N 85°45'12" W, for a distance of 1351.33' to a 1/2" iron rebar stamped "KS LS-776 SK&W MO LS-2057"; thence leaving said right-of-way along the KS LS-776 SK&W MO LS-2057"; thence leaving said right-of-way along the; thence leaving said right-of-way along the Blue Hills South Subdivision (Book 33, Page 92) N 36°16'32" E, for a distance of 130.95' to an Aluminum disk stamped "Aylett Rutherford and Eustler LS 1560"; thence N 48°55'44" E, for a distance Aylett Rutherford and Eustler LS 1560"; thence N 48°55'44" E, for a distance; thence N 48°55'44" E, for a distance of 284.58' to a 3/8" iron rebar; thence N 55°20'46" E, for a distance of 274.48' to a 1/2" iron rebar iron rebar; thence N 55°20'46" E, for a distance of 274.48' to a 1/2" iron rebar stamped "KS LS-776 SK&W MO LS-2057"; thence N 01°07'39" E, for a distance of 154.13' to a point; KS LS-776 SK&W MO LS-2057"; thence N 01°07'39" E, for a distance of 154.13' to a point; thence N 01°07'39" E, for a distance of 154.13' to a point; thence N 53°58'14" E, for a distance of 133.50' to a 1/2" iron rebar stamped "KS LS-776 SK&W MO KS LS-776 SK&W MO LS-2057"; thence along the land conveyed to Blue Hills Country Club, S 34°51'38" E, for a distance of; thence

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

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

is hereby approved, subject to the following conditions:

1. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, has been installed or preserved in accordance with the plan and is healthy prior to a certificate of occupancy.
2. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.
3. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
4. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
5. Prior to issuance of the certificate of occupancy for each lot within the plat the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy.
6. The developer shall combine Tracts 1-4 (500 W. Blue Ridge Boulevard, 450 Blue Ridge Boulevard, and 12940 Wornall Road) by General Warranty Deed and record with the county prior to a certificate of occupancy. A copy of the deed should be sent to lotmapping@kcmo.org upon completion of recording.
7. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)

8. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2) Fire hydrant distribution shall follow IFC-2018 Table C102.1.
9. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1)
10. Fire Protection Systems shall be modified to fit the new plan.
11. Required Fire Department access roads shall be an all-weather surface. (IFC-2012: § 503.2.3). Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5). Required Fire Department access roads shall be designed to support a fire apparatus with gross axle weight of 85,000 pounds (IFC-2018: § 503.2.3) and shall provide fire lane signage on fire access drives. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
12. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus (i.e., cul-de-sac, hammerhead Appendix D). (IFC-2018: § 503.2.5)
13. The developer shall be responsible for tree preservation in an easement or platted tract, mitigation planting, or payment of cash-in-lieu of preservation or mitigation planting, or any combination thereof in accordance with 88-424. Should the developer choose to pay cash-in-lieu of preservation or mitigation of all or a portion of the required area, the amount due shall be based upon the rate specified in 88-424. This requirement shall be satisfied prior to issuance of a certificate of occupancy, or prior to the recording of the final plat, whichever occurs first.
14. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks and Recreation Department's Forestry Division prior to beginning work in the public right-of-way.
15. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2024 acquisition rate of \$64,220.18 per acre. This requirement shall be satisfied prior to a certificate of occupancy.
16. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks and Recreation Department's Forestry Division prior to beginning work in the public right-of-way

17. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
18. The developer shall pay impact fees as required by Chapter 39 of the City's Code of Ordinances, as required by the Land Development Division.
19. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
20. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to a certificate of occupancy.
21. Water/sewer service lines shall serve only one lot or tract and shall not cross a separate lot or tract.
22. All onsite water mains and fire hydrants shall be private.
23. The developer shall provide a storm drainage letter indicating that the total disturbed area for this project is less than 10,000 square feet and request an exception for the storm water management requirements for the site.
24. The developer shall work with the Kansas City Water Services Department to provide an indemnification agreement for the portion of the public sanitary sewer that is currently located beneath existing buildings prior to the issuance of any building permits.
25. The developer shall provide a signed and sealed letter from a Missouri professional engineer to request an exception to the City's stream buffer ordinance based on the current condition of the site and previous development prior to the adoption of the stream buffer ordinance.

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

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

..end

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

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240919

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

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

Discussion

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

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

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

CPC voted to recommend approval with conditions.

Fiscal Impact

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

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

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

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

Citywide Business Plan (CWBP) Impact

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

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

Prior Legislation

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

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

Service Level Impacts

No impact expected.

Other Impacts

1. What will be the potential health impacts to any affected groups?
This ordinance was not evaluated for potential health impacts.
2. How have those groups been engaged and involved in the development of this ordinance?
This project complies with the public engagement requirements in section 88-505-12.
3. How does this legislation contribute to a sustainable Kansas City?
This ordinance will authorize 133 new residential units, providing housing in the city.
4. Does this legislation create or preserve new housing units?
Yes (Press tab after selecting)

Total Number of Units 133

Number of Affordable Units unknown

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

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

Please provide reasoning why not:

Private development project.

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

No(Press tab after selecting)

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

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

No(Press tab after selecting)



File #: 241040

ORDINANCE NO. 241040

Sponsor: Director of City Planning and Development Department

Approving a development plan on about 43 acres in District B3-3 generally located at the northeast corner of Northwest Old Tiffany Springs Road and Northwest Skyview Drive to allow for the creation of twelve lots and two tracts for a commercial development. (CD-CPC-2024-00118)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District B3-3 (Community Business (Dash 3)) generally located at the northeast corner of Northwest Old Tiffany Springs Road and Northwest Skyview Drive and more specifically described as follows:

A tract of land in the Northwest Quarter of Section 6, Township 51 North, Range 33 West of the 5th Principal Meridian in Kansas City, Platte County, Missouri being bounded and described as follows: At the southeast corner of the Northeast Quarter said Section 6; thence North 88° 57'01" West along the south line of said Northeast Quarter, 2,648.30 feet to the southwest corner of said Northeast Quarter, said point also being the southeast corner of the Northwest Quarter of said Section 6; thence North 88°56'40" West, along the south line of said Northwest Quarter, 122.16 feet; thence North 01°03'20" East, 48.00 feet to the point of beginning of the tract of land to be herein described, said point also being on the northerly right of way line of N.W. Tiffany Springs Road as established in Book 1089, at page 486 (said document established right of way for N.W. Tiffany Springs Road and N. Ambassador Road); thence westerly along said northerly right of way line the following ten courses: thence North 88°56'40" West, 1,152.61 feet; thence North 85°07'45" West, 270.47 feet; thence North 88°56'40" West, 205.57 feet; thence northwesterly along a curve to the right being tangent to the last described course with a radius of 36.00 feet, a central angle of 83°29'36" and an arc distance of 52.46 feet; thence northerly along a curve to the left having a common tangent with the last described course with a radius of 1,137.00 feet, a central angle '00°45'24" and an arc distance of 15.02 feet; thence South 84°02'39" West, 104.00 feet; thence southerly along a curve to the right having an initial tangent bearing of South 06°13'59" East with a radius of 1,033.00 feet, a central angle of 00°19'21" and an arc distance of 5.81 feet; thence southwesterly along a curve to the right having a common tangent with the last described course with a radius of 36.00 feet, a central angle of

96°57'59" and an arc distance of 60.93 feet; thence North 88°56'40" West, 450.03 feet; thence South 87°38'12" West, 134.99 feet to a point on the easterly right of way line of N.W. Skyview Avenue (Missouri Highway W) as established by Book 672 at page 680; thence northeasterly (departing aforesaid northerly right of way line of N.W. Tiffany Springs Road) along said easterly right of way line, the following four (4) courses: thence North 07°21'16" East, 17.70 feet; thence northerly along a curve to the right being tangent to the last described course with a radius of 1,085.92 feet, a central angle of 16°28'08" and an arc distance of 312.13 feet; thence North 66°10'36" West, 25.00 feet; thence North 23°49'24" East, 536.93 feet to a point on the southerly right of way line of N. Ambassador Road as established in Book 1145, at page 644 (said Document established right of way for N. Ambassador Road and N.W. Skyview Avenue); thence easterly (departing aforesaid easterly right of way line) along said southerly right of way line, along a curve to the left having an initial tangent bearing of South 75°38'22" East with a radius of 1,169.00 feet, a central angle of 07°22'16" and an arc distance of 150.39 feet to a point on the westerly right of way line of said N.W. Skyview Avenue as established by said Book 1145 at page 644; thence South 43°22'30" East, along said westerly right of way line, 38.61 feet; thence southerly along said westerly right of way line, along a curve to the left having an initial tangent bearing of South 03°45'13" East with a radius of 1,146.00 feet, a central angle of 13°21'50" and an arc distance 267.30 feet; thence South 17°07'03" East, along said westerly right of way line, 161.32 feet; thence North 72°52'57" East, along the southerly right of way line of said N.W. Skyview Avenue as established by said Book 1145 at page 644, 110.00 feet to the easterly right of way line of said N.W. Skyview Avenue as established by said Book 1145 at page 644; thence North 17°07'03" West, along said easterly right of way line, 161.32 feet; thence northerly along said easterly right of way line, along a curve to the right being tangent to the last described course with a radius of 1,036.00 feet, a central angle of 13°35'46" and an arc distance of 245.84 feet; thence North 43°25'52" East, along said easterly right of way line, 34.59 feet to a point on the southerly right of way line of said N. Ambassador Road as established by said Book 1145 at page 644; thence easterly along said southerly right of way line the following six (6) courses; thence easterly along a curve to the left having an initial tangent bearing of North 89°07'39" East with a radius of 1,152.00 feet, a central angle of 18°05'05" and an arc distance of 363.62 feet; thence North 71°02'33" East, 131.67 feet; thence southeasterly along a curve to the right being tangent to the last described course with a radius of 1,030.00 feet, a central angle of 84°28'24" and an arc distance of 1,518.57 feet; thence South 24°29'02" East, 30.34 feet; thence southeasterly along a curve to the right being tangent to the last described course with a radius of 970.00 feet, a central angle of 02°34'34" and an arc distance of 43.61 feet; thence South 12°11'38" East, 16.41 feet to a point on the westerly right of way line of N. Ambassador Road as established by aforesaid document recorded in Book 1089 at page 486; thence southerly along said westerly right of way line the following three (3) courses; thence continuing South 12°11'38" East, 105.60 feet; thence southerly along a curve to the right having an initial tangent bearing of South

14°41'18" East with a radius of 957.00 feet, a central angle of 10°32'00" and an arc distance of 175.94 feet; thence southwesterly along a curve to the right having a common tangent with the last described course with a radius of 36.00 feet, a central angle of 95°12'40" and an arc distance of 59.82 feet to the point of beginning. Containing 41.38 acres, more or less.

is hereby approved, subject to the following conditions:

1. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, has been installed or preserved in accordance with the plan and is healthy prior to a certificate of occupancy.
2. The applicant shall submit a project plan to be approved administratively by the Director of City Planning and Development for each lot within the development. The project plan must conform to the adopted design guidelines approved with this development plan and include all submittal items as outlined by the director's minimal submittal requirements.
3. Prior to issuance of the certificate of occupancy for each lot within the plat, the developer shall submit an affidavit completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy.
4. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
5. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.
6. The developer shall submit an affidavit, 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.
7. Prior to recording the final plat the developer shall upload and secure approval of a street tree planting plan from the City Forester.
8. 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 submitting a final plat for all lots created.

9. The applicant shall revise the plans to satisfy the Water Services Department corrections to revise the deviation note on the cover to request not installing the extension of approximately 750' of 12" DIP public water main with fire hydrants along N.W. Old Tiffany Springs Road between N.W. Skyview and the western property line. (The text in the note that this main extension would not serve this development is not accurate as the requested main extension provides a portion of the looped connection west toward the transmission main which when completed will improve the distribution system reliability and redundancy.)
10. All construction shall meet the requirements of the 2018 IBC, KCBRC and 2021 IECC.
11. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
12. 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)
13. Required Fire Department access roads shall be all-weather surfaces. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed) 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) 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) The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius (IFC-2018: § 503.2.4) and shall provide fire lane signage on fire access drives.
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 be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2024 acquisition rate of \$64,220.18 per acre. This requirement shall be satisfied prior to a certificate of occupancy or recording of final plat, whichever may come first, for the residential portions of the development.
16. Ambassador Drive & Drive B: Construct a westbound left-turn lane with a minimum storage length of 200 feet plus an appropriate taper as per MUTCD. Old

Tiffany Springs Road & Drive C: Construct an eastbound left-turn lane with a minimum storage length of 200 feet plus an appropriate taper as per MUTCD.

17. 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.
18. 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.
19. The developer shall dedicate additional right-of-way and provide easements for N.W. Skyview Avenue as required by the adopted major street plan and/or Chapter 88 so as to provide a minimum of 60 feet of right-of-way as measured from the centerline, along those areas being platted.
20. 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.
21. The developer shall submit a letter to the Land Development Division from a licensed civil engineer, licensed architect, or licensed landscape architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64, Code of Ordinances, for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, and gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate of occupancy permits.
22. The developer shall 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.
23. No water service line will be less than 1-1/2" in diameter where three or more units or a commercial building will be served by one domestic service line and meter.

24. A full flow fire meter shall be required when the fire protection service line serves more than one building, or combination service lines 6 inches and larger, or that have private fire hydrants connected to them.
25. The developer shall ensure that water and fire service lines shall meet current Water Services Department rules and regulations prior to a certificate of occupancy.
26. Branch service lines one-and-one-half inches and larger in diameter for domestic water services or fire protection lines shall be connected to the main by cutting in a minimum 6" branch service tee, installing three gate valves, and two solid sleeves on the main. Line valves on the main shall be the same nominal size as the main.
27. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
28. The developer shall submit water main extension plans for the extension of approximately 750' of 12" DIP water main and fire hydrants along N.W. Old Tiffany Springs Road from N.W. Skyview Avenue to the western property limits. The water main extension shall follow all the Kansas City Water Services Department rules and regulations for water main extensions and shall be under contract (permitted) prior to building permit issuance.
29. The developer shall grant on City approved forms, a stream buffer easement to the City, as required by Chapter 88 and the Kansas City Water Services Department, prior to issuance of any stream buffer permits.
30. The internal storm and water utilities located within private streets shall be private utility mains located within the utility and access easement and be covered by a covenant to maintain private utility mains.
31. The developer shall obtain a floodplain development permit from Development Services prior to beginning any construction activities within the floodplain.
32. The developer shall show the limits of the 100-year floodplain on the final plat and show the Minimum Low Opening Elevation (MLOE) of any structure on each lot that abuts a 100-year floodplain area (including detention basins and engineered surface drainage conveyances) on any plat and plan, as required by the Kansas City Water Services Department.
33. The developer shall submit a final stream buffer plan to the Kansas City Water Services Department for approval prior to issuance of any building permits and obtain permits for the stream buffer prior to removal of any mature riparian

species within the buffer zones due to construction activities on the site, in accordance with Section 88-415 requirements.

34. The developer shall grant any BMP easements to the City as required by the Kansas City Water Services Department, prior to recording the plat or issuance of any building permits.
35. The developer shall submit a macro storm drainage study with the first plat or phase, from a Missouri-licensed civil engineer to the Kansas City Water Services Department showing compliance with current adopted standards in effect at the time of submission, including water quality BMP's, to the Kansas City Water Services Department for review and acceptance for the disturbed area, and submit a micro storm drainage study with each subsequent plat or phase showing compliance with the approved macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a building permit, whichever occurs first, as required by the Kansas City Water Services Department.
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 submit a preliminary stream buffer plan prior to approval of the plan in accordance with Section 88-415 requirements.
38. 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.
39. The developer shall secure permits to extend sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Kansas City Water Services Department, prior to recording the plat or issuance of a building permit, whichever occurs first.
40. 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.

41. The developer shall submit covenants, conditions and restrictions to the Kansas City Water Services Department for approval by the Law Department and enter into covenant agreements for the maintenance of any private open space tracts with stream buffer zones or storm water detention area tracts, prior to recording the plat.
42. The developer shall provide covenants to maintain private storm sewer mains and water mains acceptable to the Kansas City Water Services Department for any private utility mains, prior to the 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 #: 241040

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Approving a development plan on about 43 acres to allow for the creation of twelve (12) lots and two (2) tracts for a commercial development in District B3-3 (Commercial) generally located at the northeast corner of Northwest Old Tiffany Springs Road and Northwest Skyview Drive. (CD-CPC-2024-00118)

Discussion

The applicant is seeking approval of a Development Plan for an approximately 43-acre site within the existing B3-3 zoning district, located north of NW Old Tiffany Springs Road, between NW Skyview Avenue and North Ambassador Drive. The plan proposes to subdivide the unplatted parcel into 12 lots, with sizes ranging from 1.04 to 6.57 acres. While the Development Plan does not specify exact building footprints or locations, future development on these lots will undergo Project Plan review. Future Project Plan review will be conducted administratively by the City Planning and Development Department, ensuring compliance with the adopted Design Guidelines for Skyview Crossing.

The Development Plan shows street trees in compliance with the Zoning and Development Code. Future development on each lot must also comply with landscaping and screening standards per Section 88-425 of the Code and the Landscaping Guidelines within the Design Guidelines.

The proposed architectural materials and design elements within the design guidelines are consistent with adjacent developments. The architecture guidelines for Skyview Crossing establish standards for building form, facade composition, drive-thru facilities, gas pumps, roofing, signage, and screening.

Additionally, the Major Street Plan designates NW Old Tiffany Springs Road and NW Skyview Avenue as part of the Special Rapid Transit Corridor (SRTC), which will provide a vital future connection between the airport and downtown. Right-of-way and easements have already been secured along much of this corridor, including the south side of NW Old Tiffany Springs Road. The connection to the north will be preserved through the existing right-of-way on NW Skyview Avenue, located west of the development site. The developer will vacate this right-of-way through a separate application (CD-ROW-2024-00018) and easement via a Final Plat application.

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 a zoning ordinance authorizing the development and use of a property. .
3. How does the legislation affect the current fiscal year?
Not applicable as this is a zoning ordinance authorizing the development and use of a 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 the development and use of a property.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this is a zoning ordinance authorizing the development and use of a property.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

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

There is no prior legislation for the referenced site.

Service Level Impacts

Not applicable as this is a zoning ordinance authorizing the development and use of a property.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this is a zoning ordinance authorizing the development and use of a property.
2. How have those groups been engaged and involved in the development of this ordinance?
Not applicable as this is a zoning ordinance authorizing the development and use of a property.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this is a zoning ordinance authorizing the development and use of a property.
4. Does this legislation create or preserve new housing units?

No (Press tab after selecting)

Not applicable as this is a zoning ordinance authorizing the development and use of a property.

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

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

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

Please provide reasoning why not:

Not applicable as this is a zoning ordinance authorizing the development and use of a property.

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

No(Press tab after selecting)

Not applicable as this is a zoning ordinance authorizing the development and use of a property.

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

No(Press tab after selecting)



File #: 241041

ORDINANCE NO. 241041

Sponsor: Director of City Planning and Development Department

Vacating an approximately 83,000-square foot area of unimproved right-of-way in District B3-3 generally located on Northwest Skyview Avenue between North Ambassador Drive and Northwest Old Tiffany Springs Road and directing the City Clerk to record certain documents. (CD-ROW-2024-00018)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Council of Kansas City does hereby find and declare that on the 24th day of June, 2024, a petition was filed with the City Clerk of Kansas City by Matthew Kist for the vacation of right-of-way in the Northwest Quarter of Section 6, Township 51 North, Range 33 West, in the City of Kansas City, Platte County, Missouri, being more particularly described as follows, prepared on June 21, 2024 by John B. Young, PLS-2006016647: Commencing at the southwest corner of said Northwest Quarter, thence North 00°19'05" East along the west line of said Northwest Quarter, 45.00 feet to the north right-of-way line of N.W. Old Tiffany Springs Road, as now established; thence North 89°05'31" East along said north right-of-way line, 17.12 feet to the point of beginning; thence on a curve to the right, having an initial tangent bearing North 06°15'02" East, a radius of 1221.43 feet and an arc length of 377.96 feet; thence South 66°10'36" East, 25.00 feet; thence North 23°49'24" East, 532.45 feet to the south right-of-way line of N. Ambassador Drive, as now established; thence South 69°49'45" East along said south right-of-way line, 70.00 feet; thence South 23°49'24" West, 536.93 feet; thence South 66°10'36"

East, 25.00 feet; thence on a curve to the left, having an initial tangent bearing South 23°48'03" West, a radius of 1,091.90 feet and an arc length of 329.84 feet to said north right-of-way line of N.W. Old Tiffany Springs Road; thence North 89°08'06" West along said north right-of-way line, 120.63 feet to the point of beginning, containing 79,785 square feet more or less, giving the distinct description of the street to be vacated, and also the names of the persons and corporations owning or claiming to own the property fronting thereon, and that the consent of the persons and corporations owning or claiming to own three-fourths of the front feet of the property immediately adjoining said street has been obtained in writing, that said consent has been acknowledged as deeds are acknowledged, and was duly filed with the petition for such vacation in the City Clerk's Office.

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

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

Section 4. That right-of-way in the Northwest Quarter of Section 6, Township 51 North, Range 33 West, in the City of Kansas City, Platte County, Missouri, being more particularly described as follows, prepared on June 21, 2024 by John B. Young, PLS-2006016647: Commencing at the southwest corner of said Northwest Quarter, thence North 00°19'05" East along the west line of said Northwest Quarter, 45.00 feet to the north right-of-way line of N.W. Old Tiffany Springs Road, as now established; thence North 89°05'31" East along said north right-of-way line, 17.12 feet to the point of beginning; thence on a curve to the right, having an initial tangent bearing North 06°15'02" East, a radius of 1221.43 feet and an arc length of 377.96 feet; thence South 66°10'36" East, 25.00 feet; thence North 23°49'24" East, 532.45 feet to the south right-of-way line of N. Ambassador Drive, as now established; thence South 69°49'45" East along said south right-of-way line, 70.00 feet; thence South 23°49'24" West, 536.93 feet; thence South 66°10'36" East, 25.00 feet; thence on a curve to the left, having an initial tangent bearing South 23°48'03" West, a radius of 1,091.90 feet and an arc length of 329.84 feet to said north right-of-way line of N.W. Old Tiffany Springs Road; thence North 89°08'06" West along said north right-of-way line, 120.63 feet to the point of beginning, containing 79,785 square feet more or less, be and the same is hereby vacated and subject to the following conditions:

1. The applicant shall relocate facilities if deemed necessary by Spectrum at applicant's expense and dedicate a new easement as required by Spectrum.
2. The applicant shall relocate facilities if deemed necessary by Evergy at applicant's expense and dedicate a new easement as required by Evergy.

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

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

..end

Approved as to form:

Sarah Baxter
Senior Associate City Attorney

Approved by the City Plan Commission

Sara Copeland, FAICP
Secretary

STATE OF MISSOURI)
) ss.
COUNTY OF _____)

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

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

My term expires _____, 20____.

Notary Public within and for
County, Missouri

IN RECORDER'S OFFICE

STATE OF MISSOURI)
) ss.
COUNTY OF _____)

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

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

Recorder

By _____
Deputy



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 241041

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Vacating an approximately 83,000-square foot area of unimproved right-of-way in Zoning District B3-3 generally located on Northwest Skyview Avenue between North Ambassador Drive and Northwest Old Tiffany Springs Road and directing the City Clerk to record certain documents. (CD-ROW-2024-00018)

Discussion

The proposed vacation is currently an unimproved portion of right-of-way that was intended to be the site for Northwest Skyview Avenue. Northwest Skyview Avenue was later realigned about 500 feet to the east, where Northwest Skyview Avenue is now fully built. The right-of-way lies between two unplatted properties: one unaddressed parcel to the west and 9200 North Ambassador to the east. The proposed vacation has a companion development plan, Skyview Crossing at Tiffany Springs, which will create twelve lots and two tracts for the purpose of a commercial development (CD-CPC-2024-00118).

The objective of this vacation request is to support the creation of the proposed Skyview Crossing at Tiffany Springs Development Plan. If the proposed vacation is approved, the applicant will record a fifty-foot easement in place of the right-of-way for the rapid transit corridor. There is no public infrastructure within the right-of-way. Spectrum and Evergy currently have infrastructure/facilities within the right-of-way and the applicant will be required to retain an easement for both or relocate facilities at the applicant's expense.

Staff recommended approval with conditions. There was no public testimony regarding this case before the City Plan Commission. City Plan Commission voted to recommend approval with conditions.

Fiscal Impact

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

No account string to verify as this ordinance has no 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

No prior legislation.

Service Level Impacts

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

Other Impacts

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

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:

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

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

No(Press tab after selecting)

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

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

No(Press tab after selecting)



File #: 241054

ORDINANCE NO. 241054

Sponsor: Director of City Planning and Development Department

Rezoning an area of about .37 acres generally located at 629 W. 39th Street from District UR to District B3-2 so the site can be redeveloped. (CD-CPC-2024-00148)

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-1457, rezoning an area of about .37 acres generally located at 629 W. 39th Street from District UR (Urban Redevelopment) to District B3-2 (Community Business) so the site can be redeveloped, said section to read as follows:

Section 88-20A-1457. That an area legally described as:

South Roanoke, w 5 ft, Lot 8 & all Lot 9.

South Roanoke, e 45 ft Lot 8.

is hereby rezoned from UR (Urban Redevelopment) to District B3-2 (Community Business), all as shown outlined on a map marked Section 88-20A-1457, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

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

..end

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

Sara Copeland, FAICP

Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 241054

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 .37 acres generally located at 629 W 39th St from District UR (Urban Redevelopment) to District B3-2 (Community Business) so the site can be redeveloped.

Discussion

The site was rezoned from B3-2 to UR in 2017 and the development approved by Ordinance 170939 was never acted upon per 88-516-07, thus the plan has expired and there are no vested rights. For development to occur on the subject site, the property needs to be rezoned or a major amendment to the previously approved development plan needs to occur.

City Council Key Points

- Rezoning from UR to B3-2 so the site can be redeveloped.
- The property owner proposes to use the site for parking and potential drive-through components related to a marijuana dispensary facility on an adjacent parcel.
- City staff recommended Approval.
- There was public testimony for in favor and opposed to the proposed rezoning.
- City Plan Commission recommended Approval.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
Not applicable - as this is an ordinance authorizing a rezoning

3. How does the legislation affect the current fiscal year?
Not applicable - as this is an ordinance authorizing a rezoning
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
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
The proposed rezoning authorizes the subject site to be redeveloped, 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?
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

14872UR: EXPIRED

Rezoning approximately 0.33 acres generally located at 629-631 W. 39th St from District B3-2 to District UR and approving a development plan for 45 multi-family residential units. (ORD 170939)

Service Level Impacts

N/A

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable - as this is an ordinance authorizing a rezoning.
2. How have those groups been engaged and involved in the development of this ordinance?
Public engagement as required by 88-505-12 does apply to this request. The applicant hosted a meeting on 10/22/2024. A summary of the meeting is attached to the City Plan Commission staff report
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.

Please Select (Press tab after selecting)

Click or tap here to enter text.

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

No(Press tab after selecting)

Click or tap here to enter text.

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

No(Press tab after selecting)



File #: 241056

ORDINANCE NO. 241056

Sponsor: Director of City Planning and Development Department

Vacating an approximately 30,000-square-foot section of improved street right-of-way in District M1-5/US (Manufacturing/Underground Space) generally located along North Winchester Drive south of Northeast Parvin Road; and directing the City Clerk to record certain documents. (CD-ROW-2024-00024) ***Held until 2/4/2025***

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Council of Kansas City does hereby find and declare that on the 22nd day of August, 2024, a petition was filed with the City Clerk of Kansas City by Jacob Hodson for the vacation of all of N. Winchester Avenue right-of-way established by Hunt Midwest Commerce Center District III - Second Plat, a subdivision of land in the Southeast Quarter of Section 4, Township 50 North, Range 32 West of 5th Principal Meridian in Kansas City, Clay County, Missouri recorded March 17, 2020 as Instrument Number 2020008185 in Book I at Page 96.2 in the Office of Recorder of Deeds, Clay County, Missouri being bounded and described by or under the direct supervision of Jeffrey P. Means P.L.S. 2000147866, as right-of-way vacation as follows: Beginning at the Northwest corner of said N. Winchester Avenue, also being the Northeast corner of Lot 1 of said Hunt Midwest Commerce Center District III - Second Plat, and also being a point on the Existing Southerly right-of-way line of NE. Parvin Road, as now established; thence South 66°02'06" East, on the Existing Northerly right-of-way line of said N. Winchester Avenue and said Existing Southerly right-of-way line, 160.00 feet to the Northeast corner of said N. Winchester Avenue, also being the Northwest corner of Lot 3 of said Hunt

Midwest Commerce Center District III - Second Plat; thence leaving said Existing Southerly right-of-way line, Westerly on the Existing Easterly right-of-way line of said N. Winchester Avenue, also being the Westerly line of said Lot 3, on a curve to the left having an initial tangent bearing of North 66°02'06" West with a radius of 50.00 feet, a central angle of 90°00'00" and an arc distance of 78.54 feet; thence South 23°57'54" West, on said Existing Easterly right-of-way line and said Westerly line, 284.27 feet; thence Southerly, on said Existing Easterly right-of-way line and said Westerly line, on a curve to the left being tangent to the last described course with a radius of 27.50 feet, a central angle of 61°40'19" and an arc distance of 29.60 feet; thence Southerly, on said Existing Easterly right-of-way line and said Westerly line, on a curve to the right having an initial tangent bearing of South 37°43'23" East with a radius of 50.50 feet, a central angle of 61°41'26" and an arc distance of 54.37 feet to the Southwest corner of said Lot 3, also being the Southeast corner of said N. Winchester Avenue and also being a point on the Northerly line of Lot 2A-2, of Tract A-1, A-2, A-3 & Lot 2A-1 & 2A-2 Hunt Midwest Commerce Center District III - Second Plat & Hunt Midwest Commerce Center District III – First Plat certificate of survey, a Minor Subdivision Type 2 Lot Split recorded June 10, 2024 as Instrument Number 2024012548 in Book J at Page 45.2 in said Office of Recorder of Deeds, Clay County, Missouri; thence Northwesterly, on said Northerly line, also being the Existing Southerly right-of-way line of said N. Winchester Avenue, on a curve to the right, being tangent to the last described course, having a radius of 50.50 feet, a central angle of 180°00'15" and an arc distance of 158.65 feet to the Southwest corner of said N. Winchester Avenue, also being the Southeast corner of said Lot 1; thence along a line non-tangent to said curve, leaving said Northerly line, North 23°57'54" East, on the Easterly line of said Lot 1, also being the Existing Westerly right-of-way line of said N. Winchester Avenue, a distance of 352.93 feet; thence Northerly, on said Easterly line and said Existing Westerly right-of-way line on a curve to the left being tangent to the last described course with a radius of 50.00 feet, a central angle of 90°00'00" and an arc distance of 78.54 feet to the Point of Beginning. Containing 30,839 square feet or 0.71 acres, more or less. All lying above the top of Winterset Ledge of Limestone Rock, giving the distinct description of the street to be vacated, and also the names of the persons and corporations owning or claiming to own the property fronting thereon, and that the consent of the persons and corporations owning or claiming to own three-fourths of the front feet of the property immediately adjoining said street has been obtained in writing, that said consent has been acknowledged as deeds are acknowledged, and was duly filed with the petition for such vacation in the City Clerk's Office.

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

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

Section 4. That All of N. Winchester Avenue right-of-way established by Hunt Midwest Commerce Center District III - Second Plat, a subdivision of land in the Southeast Quarter of Section 4, Township 50 North, Range 32 West of 5th Principal Meridian in Kansas City, Clay County, Missouri recorded March 17, 2020 as Instrument Number 2020008185 in Book I at Page 96.2 in the Office of Recorder of Deeds, Clay County, Missouri being bounded and described by

or under the direct supervision of Jeffrey P. Means P.L.S. 2000147866, as right-of-way vacation as follows: Beginning at the Northwest corner of said N. Winchester Avenue, also being the Northeast corner of Lot 1 of said Hunt Midwest Commerce Center District III - Second Plat, and also being a point on the Existing Southerly right-of-way line of NE. Parvin Road, as now established; thence South 66°02'06" East, on the Existing Northerly right-of-way line of said N. Winchester Avenue and said Existing Southerly right-of-way line, 160.00 feet to the Northeast corner of said N. Winchester Avenue, also being the Northwest corner of Lot 3 of said Hunt Midwest Commerce Center District III - Second Plat; thence leaving said Existing Southerly right-of-way line, Westerly on the Existing Easterly right-of-way line of said N. Winchester Avenue, also being the Westerly line of said Lot 3, on a curve to the left having an initial tangent bearing of North 66°02'06" West with a radius of 50.00 feet, a central angle of 90°00'00" and an arc distance of 78.54 feet; thence South 23°57'54" West, on said Existing Easterly right-of-way line and said Westerly line, 284.27 feet; thence Southerly, on said Existing Easterly right-of-way line and said Westerly line, on a curve to the left being tangent to the last described course with a radius of 27.50 feet, a central angle of 61°40'19" and an arc distance of 29.60 feet; thence Southerly, on said Existing Easterly right-of-way line and said Westerly line, on a curve to the right having an initial tangent bearing of South 37°43'23" East with a radius of 50.50 feet, a central angle of 61°41'26" and an arc distance of 54.37 feet to the Southwest corner of said Lot 3, also being the Southeast corner of said N. Winchester Avenue and also being a point on the Northerly line of Lot 2A-2, of Tract A-1, A-2, A-3 & Lot 2A-1 & 2A-2 Hunt Midwest Commerce Center District III - Second Plat & Hunt Midwest Commerce Center District III – First Plat certificate of survey, a Minor Subdivision Type 2 Lot Split recorded June 10, 2024 as Instrument Number 2024012548 in Book J at Page 45.2 in said Office of Recorder of Deeds, Clay County, Missouri; thence Northwesterly, on said Northerly line, also being the Existing Southerly right-of-way line of said N. Winchester Avenue, on a curve to the right, being tangent to the last described course, having a radius of 50.50 feet, a central angle of 180°00'15" and an arc distance of 158.65 feet to the Southwest corner of said N. Winchester Avenue, also being the Southeast corner of said Lot 1; thence along a line non-tangent to said curve, leaving said Northerly line, North 23°57'54" East, on the Easterly line of said Lot 1, also being the Existing Westerly right-of-way line of said N. Winchester Avenue, a distance of 352.93 feet; thence Northerly, on said Easterly line and said Existing Westerly right-of-way line on a curve to the left being tangent to the last described course with a radius of 50.00 feet, a central angle of 90°00'00" and an arc distance of 78.54 feet to the Point of Beginning. Containing 30,839 square feet or 0.71 acres, more or less. All lying above the top of Winterset Ledge of Limestone Rock, be and the same is hereby vacated and subject to the following conditions:

1. That the applicant shall retain all utility easements and protect facilities required by Evergy.
2. That the applicant shall provide a cross-access easement or consolidate lots to ensure that all properties within the development retain legal access to public right-of-way.
3. That the applicant shall abandon or privatize the sewers within the vacation area, obtain a permit for water line relocation, and obtain a permit for fire hydrant location as required by the Kansas City, Missouri Water Services Department.

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

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

..end

Approved as to form:

Sarah Baxter
Senior Associate City Attorney

Approved by the City Plan Commission

Sara Copeland, FAICP
Secretary, City Plan Commission

STATE OF MISSOURI)
) ss.
COUNTY OF _____)

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

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

My term expires _____, 20_____.

Notary Public within and for
County, Missouri

IN RECORDER'S OFFICE

STATE OF MISSOURI)
) ss.
COUNTY OF _____)

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

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

Recorder

By _____
Deputy



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 241056

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Vacating an approximately 30,000 Square Foot street right-of-way in Zoning District M1-5/US (Manufacturing/Underground Space) generally located along North Winchester Drive south of Northeast Parvin Road and directing the City Clerk to record certain documents. (CD-ROW-2024-00024)

Discussion

The street requested for vacation is currently an improved street that terminates approximately 415 feet to the southwest of NE Parvin Road. Surrounding land use is designated for industrial purposes. Case CD-CPC-2018-00234 approved a preliminary plat, indicating the dedication of the public right-of-way southward from NE Parvin Road. This street which dead-ends in a cul-de-sac serves as access to three parcels which are planned for light industrial uses. This vacation will allow for the applicant to consolidate all lots.

The right-of-way contains both public and private utilities. Water Services has a water main within the right-of-way and requires both a relocation of this main and a permit for fire hydrant placement. Evergy has requested that the applicant retain a utility easement to protect existing facilities. City Planning Staff is requiring that a cross access easement is recorded or the lots are consolidated to ensure that all properties retain legal access to public right-of-way.

Staff recommended Approval with Conditions. There was no public testimony. CPC voted 5-0 to recommend Approval with Conditions.

Fiscal Impact

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

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

Citywide Business Plan (CWBP) Impact

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

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

Prior Legislation

There is no prior legislation for the referenced site.

Service Level Impacts

Not applicable as this is a zoning ordinance authorizing vacation of public right of way.

Other Impacts

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

Not applicable as this is a zoning ordinance authorizing vacation of public right of way.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

Not applicable as this is a zoning ordinance authorizing vacation of public right of way.

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

No(Press tab after selecting)

Not applicable as this is a zoning ordinance authorizing vacation of public right of way.

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

No(Press tab after selecting)



File #: 241057

RESOLUTION NO. 241057

Sponsor: Director of City Planning and Development Department

Approving an area plan amendment to the Line Creek Valley Area Plan for an area of approximately 1.5 acres generally located at N.W. Barry Road and N.W. Winter Avenue by changing the recommended land use from low density residential to mixed use community. (CD-CPC-2024-00170)

WHEREAS, on February 10, 2011, the City Council through the adoption of Committee Substitute for Resolution No. 110030 adopted the Line Creek Valley Area Plan as a guide for the future development and redevelopment for the area generally bounded by M-152 Highway on the north, North Platte Purchase Drive on the east, N.W. Waukomis Drive/N. Green Hills Drive on the west, and N.W. 68th Street on the south; and

WHEREAS, due to certain changes, it is desirable to modify certain components of the Line Creek Valley Area Plan with an amendment to the Future Land Use Map as it affects that area generally located at N.W. Barry Road and N.W. Winter Avenue; and

WHEREAS, the City Plan Commission considered this amendment to the Land Use Map on November 20, 2024; and

WHEREAS, after all interested persons were given an opportunity to present testimony, the City Plan Commission did recommend approval of the proposed amendment to the 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 and Map are hereby amended for that area of approximately 1.5 acres generally located at N.W. Barry Road and N.W. Winter Avenue by changing the recommended land use from residential low density to mixed use community.

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 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 #: 241057

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

A request to approve an area plan amendment to amend the Line Creek Valley Area Plan future land use recommendation from residential low density to mixed use community on about 2 acres generally located at NW Barry Road and NW Winter Avenue. (CD-CPC-2024-00170)

Discussion

The Zona Rosa ownership group is proposing to rezone a 1.5 acre parcel of undeveloped land on the northeast corner of NW Barry Road and NW Winter Avenue from B3-3/R-2.5 and R-7.5 to B3-3 to allow for commercial land uses. In 2008, the City Council approved a Chick-fil-A, but no permit was pulled within two years of approval and the previously approved development plan has since lapsed. The approved ordinance, which is no longer in full force and effect, did require the developer to enter into a Cooperative Agreement with the City prior to issuance of a final certificate of occupancy. The developer was required to contribute \$7,200 towards the cost of improving the intersection at NW Barry Road and NW Winter Avenue.

The Line Creek Valley Area Plan, which originally recommended commercial uses on the subject property, was amended in 2009 when the KCI Area Plan was being revised and now currently recommends Residential Low Density as the future land use. NW Barry Road is identified as a thoroughfare on the City's Major Street Plan and the corridor is generally comprised of commercial uses, multi-unit residential structures, institutional uses and heavy vehicular traffic.

On November 20, 2024, staff recommended approval of the application and the City Plan Commission (CPC) recommended approval of the area plan amendment with a vote 6-0.

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.
3. How does the legislation affect the current fiscal year?
Not applicable, as this is a zoning ordinance.
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.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
No specific users have been identified for the proposed developer, therefore it is extremely difficult for staff to determine if this legislation will 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?
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

On February 5, 2008, Case No. 12645-GP-1 was approved by the City Plan Commission to allow for rezoning from District GP-3/4 (regional business/high density residential) and District GP-6 (low density residential) to District GP-3/4 (regional business/high density residential), and approval of a preliminary development plan for a 3,921 square foot restaurant with drive-through. (Zona Rosa District A). The City Council approved the request on March 6, 2008 (Ord. No. 080147).

Service Level Impacts

The area plan amendment resolution is required to allow for commercial uses on the subject property. Staff does anticipate that future commercial development may require additional public infrastructure (vehicular and pedestrian improvements).

Other Impacts

1. What will be the potential health impacts to any affected groups?
Additional vehicular traffic could be generated by additional commercial uses.
2. How have those groups been engaged and involved in the development of this ordinance?
Area plan amendments (resolutions) do not require public engagement. The applicant did hold public engagement for the rezoning application (CD-CPC-2024-00153) on November 12, 2024.
3. How does this legislation contribute to a sustainable Kansas City?
No sustainable contributions have been identified for the proposed project.

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

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

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

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

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

No(Press tab after selecting)

Click or tap here to enter text.

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



File #: 241058

ORDINANCE NO. 241058

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 1.5 acres generally located at N.W. Barry Road and N.W. Winter Avenue from Districts B3-3/R-2.5 and R-7.5 to District B3-3 to allow for commercial land uses. (CD-CPC-2024-00153).

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-1458, rezoning an area of about 1.5 acres generally located at N.W. Barry Road and N.W. Winter Avenue from Districts B3-3/R-2.5 (Community Business (Dash 3)/Residential 2.5) and R-7.5 (Residential 7.5) to District B3-3 (Community Business (Dash 3)), said section to read as follows:

Section 88-20A-1458. That an area legally described as:

Lot 2 and Tract A, Parcel A of Zona Rosa 1st Plat, a subdivision in Kansas City, Platte County, Missouri.

is hereby rezoned from Districts B3-3/R-2.5 (Community Business (Dash 3)/Residential 2.5) and R-7.5 (Residential 7.5) to District B3-3 (Community Business (Dash 3)), all as shown outlined on a map marked Section 88-20A-1458, 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 #: 241058

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

A request to approve a rezoning from district B3-3 (commercial) and R-2.5 (residential) and R-7.5 (residential) to district B3-3 (commercial) on about 2 acres generally located at NW Barry Road and NW Winter Avenue. (CD-CPC-2024-00153)

Discussion

The Zona Rosa ownership group is proposing to rezone a 1.5 acre parcel of undeveloped land on the northeast corner of NW Barry Road and NW Winter Avenue from B3-3/R-2.5 and R-7.5 to B3-3 to allow for commercial land uses. In 2008, the City Council approved a Chick-fil-A, but no permit was pulled within two years of approval and the previously approved development plan has since lapsed. The approved ordinance, which is no longer in full force and effect, did require the developer to enter into a Cooperative Agreement with the City prior to issuance of a final certificate of occupancy. The developer was required to contribute \$7,200 towards the cost of improving the intersection at NW Barry Road and NW Winter Avenue.

The Line Creek Valley Area Plan, which originally recommended commercial uses on the subject property, was amended in 2009 when the KCI Area Plan was being revised and now currently recommends Residential Low Density as the future land use. NW Barry Road is identified as a thoroughfare on the City's Major Street Plan and the corridor is generally comprised of commercial uses, multi-unit residential structures, institutional uses and heavy vehicular traffic.

On November 20, 2024, staff recommended approval of the application. There was no public testimony. The City Plan Commission (CPC) recommended approval of the rezoning request with a vote 6-0.

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.
3. How does the legislation affect the current fiscal year?
Not applicable, as this is a zoning ordinance.
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.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
No specific users have been identified for the proposed developer, therefore it is extremely difficult for staff to determine if this legislation will 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?
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

On February 5, 2008, Case No. 12645-GP-1 was approved by the City Plan Commission to allow for rezoning from District GP-3/4 (regional business/high density residential) and District GP-6 (low density residential) to District GP-3/4 (regional business/high density residential), and approval of a preliminary development plan for a 3,921 square foot restaurant with drive-through. (Zona Rosa District A). The City Council approved the request on March 6, 2008 (Ord. No. 080147).

Service Level Impacts

The rezoning application is required to allow for commercial uses on the subject property. Staff does anticipate that future commercial development may require additional public infrastructure (vehicular and pedestrian improvements).

Other Impacts

1. What will be the potential health impacts to any affected groups?
Additional vehicular traffic could be generated by additional commercial uses.
2. How have those groups been engaged and involved in the development of this ordinance?
The applicant did hold public engagement for the rezoning application (CD-CPC-2024-00153) on November 12, 2024.
3. How does this legislation contribute to a sustainable Kansas City?
No sustainable contributions have been identified for the proposed project.
4. Does this legislation create or preserve new housing units?

No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

Click or tap here to enter text.

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

No(Press tab after selecting)

Click or tap here to enter text.

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

No(Press tab after selecting)



File #: 241065

[COMMITTEE SUBSTITUTE FOR]ORDINANCE NO. 241065

Sponsor: Director of City Planning and Development Department

COMMITTEE SUBSTITUTE

Approving a development plan on about 7.6 acres in District KCIA generally located at 10220, 10200, and 10150 N. Everton Avenue to allow for one industrial logistic/warehouse building. (CD-CPC-2024-00107)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District KCIA generally located at 10220, 10200, and 10150 N. Everton Avenue, and more specifically described as follows:

All of Lots 1, 2 & 3, KCI Industrial Park, a subdivision of land in the City of Kansas City, Platte County, Missouri.

is hereby approved, subject to the following conditions:

1. The proposed development is located in an area where the Kansas City International Airport (MCI) height zoning restrictions apply. No structure in this area should be constructed which exceeds these restrictions. Per FAR Part 77, Objects Affecting Navigable Airspace, the proponent/developer shall file an on-line Form 7460-1, Notice of Proposed Construction or Alteration, for new structures and receive a Determination of No Hazard to Air Navigation from the FAA. Temporary cranes used for construction activities extending higher than the proposed top elevation of the building will need to be evaluated for compliance with FAR Part 77 standards as well. 7460s must be submitted a minimum of 45 days prior to the start date of the proposed construction or alteration. The FAA’s Obstruction Evaluation/Airport Airspace Analysis (OE/AAA) website can be accessed at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>. It is further recommended the proponent/developer provide the FAA with a 1A survey accuracy statement assuming the highest horizontal and vertical tolerance was used for this design. This information certifies the ground elevations the developer has portrayed within the plans are to higher level of accuracy. Per OEAAA, if this accuracy statement is not provided, an adjustment commensurate with a 50-foot vertical buffer is applied to the development. This information can be referenced at: <https://oeaaa.faa.gov/oeaaa/external/content/surveyAccuracy.jsp>. The proponent/developer is also

recommended to comply with Chapters 3, 4, 5, 12 of FAA Advisory Circular (AC) 70/7460-1L, Obstruction Marking and Lighting, as amended.

2. 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.
3. The developer shall secure approval of a project plan from the City Plan Commission prior to a building permit of the proposed future expansion.
4. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
5. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.
6. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, has been installed or preserved in accordance with the plan and is healthy prior to a certificate of occupancy.
7. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
8. 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.
9. The developer shall combine Lots 3-5 (10220, 10200, and 10150 N. Everton Avenue) by General Warranty Deed and record with the county prior to a building permit. A copy of the deed should be sent to lotmapping@kcmo.org upon completion of recording.
10. The developer shall receive Council approval of a vacation of right-of-way for 103rd Street prior to a certificate of occupancy.
11. The developer shall apply for a vacation of public right-of-way for N.W. 103rd Street prior to issuance of a building permit.

12. The developer shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC-2018 § 507.1)
13. 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.
14. 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)
15. A required Fire Department access road shall be an all-weather surface. (IFC-2012: § 503.2.3). 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). Required Fire Department access roads shall be designed to support a fire apparatus with gross axle weight of 85,000 pounds (IFC-2018: § 503.2.3) and shall provide fire lane signage on fire access drives. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
16. 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). Buildings exceeding three (3) stories or 30 feet in height shall have at least two means of fire apparatus access. (IFC-2018: § D104.1)
17. New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. (IFC 2018 510.1 and NFPA1221)
18. The developer shall be responsible for tree preservation in an easement or platted tract, mitigation planting, or payment of cash-in-lieu of preservation or mitigation planting, or any combination thereof in accordance with 88-424. Should the developer choose to pay cash-in-lieu of preservation or mitigation of all or a portion of the required area, the amount due shall be based upon the rate specified in 88-424. This requirement shall be satisfied prior to issuance of a certificate of occupancy, or prior to the recording of the final plat, whichever occurs first.
19. 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.

20. 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.
21. 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.
22. 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.
23. 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.
24. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
25. Water/sewer service lines shall serve only one lot or tract and shall not cross a separate lot or tract.
26. The developer shall submit public water main extension plans from a Missouri professional engineer meeting the Kansas City Water Services Department rules and regulations. Approval of the plans and contracts (permits) shall be garnered prior to building permit issuance. The plans shall include extension of an 8" DIP public water main along the N.W. 103rd Street right-of-way approximately 330' to the west property limits (unless this street is vacated as noted on the plans). The plans shall also include an extension of an 8" DIP public water main approximately 550' to the south property limits along the N. Everton Avenue right-of-way and preferably in an easement adjacent to the right-of-way. Public fire hydrants shall be included in these water main extension plans meeting a maximum spacing of 300'. These water main extensions including all

appurtenances and easements are required to either be designed, contracted (permitted) and built or covered by a secured deferral agreement with the Kansas City Water Services Department prior to building permit issuance. Once the 103rd Street right-of-way is vacated, then the water main extension requirement along 103rd Street is not necessary.

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

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

Section 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 #: 241065

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Approving a development plan on about 7.6 acres to allow for one industrial logistic/warehouse building in District KCIA generally located at 10220, 10200, 10150 N Everton Avenue. (CD-CPC-2024-00107)

Discussion

The proposed plan shows a 54,000 square foot industrial warehouse building with a possible future expansion of 27,000 square feet on the southern end of the property. Approximately 23 loading dock positions are shown on the west side of the building and 86 passenger vehicle parking spaces will be located on the east and north sides of the building. The plan also proposes 7 additional dock doors and 43 passenger vehicle parking spaces with the future expansion.

The site will have multiple points of access from N Everton Ave. The developer is required to extend the water main along N Everton Ave to the southern limits of the site.

Staff recommended approval with conditions. No public testimony was provided at CPC. CPC recommends approval with conditions.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
Not applicable as this is a zoning ordinance authorizing physical development 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 proposed ordinance will require construction of public infrastructure at the cost of the developer, which the City will maintain in the future.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
This ordinance authorizes physical development of the subject property, which may generate revenue

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

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

Citywide Business Plan (CWBP) Impact

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

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

Prior Legislation

None

Service Level Impacts

No service level impact expected.

Other Impacts

1. What will be the potential health impacts to any affected groups?
This ordinance was not evaluated for potential health impacts.
2. How have those groups been engaged and involved in the development of this ordinance?
This project complies with the public engagement requirements in section 88-505-12.
3. How does this legislation contribute to a sustainable Kansas City?
Proposed development will create more construction of industrial development with the potential to enhance the economy in Kansas City as an industrial/logistic hub.
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)