



Agenda

Neighborhood Planning and Development Committee

Chairperson Ryana Parks-Shaw

Vice Chair Eric Bunch

Councilmember Nathan Willett

Councilmember Melissa Patterson Hazley

Tuesday, June 24, 2025

1:30 PM

26th Floor, Council Chamber

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

PUBLIC OBSERVANCE OF MEETINGS

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

Any closed session may be held via teleconference.

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

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

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

Public Testimony is Limited to 2 Minutes

FIRST READINGS

Beginning of Consents

Parks-Shaw

250485 Sponsor: Mayor Pro Tem Ryana Parks-Shaw

Approving the plat of Falk Quarry, an addition in Jackson County, Missouri, on approximately 66 acres generally located at the northwest corner of E. 63rd Trafficway and I-435, creating two lots for the purpose of existing land reclamation, quarry, excavation, office, commercial and warehouse development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00011)

Director of City Planning & Development

250487 Sponsor: Director of City Planning and Development Department

Approving the plat of Envision, an addition in Platte County, Missouri, on approximately 22 acres generally located at the southeast corner of Northwest Cookingham Drive and North Congress Avenue, creating three (3) lots and one (1) tract for the purpose of a commercial and industrial development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development and the Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00010)

End of Consents

Director of City Planning & Development

250495 Sponsor: Director of City Planning and Development Department

Rezoning an area of about 2.6 acres generally located on the west side of Prospect Avenue approximately 100 feet south of East 35th Street from Districts B3-2 and R-1.5 to District UR and approving a development plan to allow for a warehousing and distribution center. (CD-CPC-2025-00039)

Director of City Planning & Development

250497 Sponsor: Director of City Planning and Development Department

Vacating an approximately 27,000 square foot unimproved street in District R-5 generally located on East 55th Street east of Hardesty Avenue; and directing the City Clerk to record certain documents. (CD-ROW-2024-00002)

Director of Housing and Community Development

250484 Sponsor: Director of Housing and Community Development Department

Accepting the recommendation of the Housing Trust Fund Advisory Board to rescind the funding award in the amount of \$1,235,999.00 previously allocated to the DeLano Youth Housing and Supportive Services Redevelopment project, to be developed by Kansas City Public Schools, and located at 3708 Linwood Boulevard, due to the project's inability to proceed with contracting; and authorizing the Director of Housing and Community Development to return the funds to the unappropriated fund balance of the Housing Trust Fund.

Director of Housing and Community Development

250492 Sponsor: Director of Housing and Community Development Department

Accepting the recommendation of the Housing Trust Fund Advisory Board to rescind the \$225,260.00 award previously allocated to Allenwood Properties, LLC for 2809, 2811, 2815 E. Linwood Avenue; and reducing a \$225,260.00 appropriation in the Housing Trust Fund and appropriating such sums to the Unappropriated Fund Balance of the Housing Trust Fund.

Director of Housing and Community Development

250498 Sponsor: Director of Housing and Community Development Department

Authorizing the Manager of Procurement Services to execute a Central City Economic Development (CCED) \$1,189,822.00 funding agreement with Linvista Flats, LLC, for renovation of fourteen (14) residential units at 1601-1603 Linwood Boulevard; and authorizing the Director of the Housing and Community Development Department to expend up to \$1,189,822.00 of previously appropriated Central City Economic Development Fund.

O'Neill

250499 Sponsor: Councilmember Kevin O'Neill

Vacating approximately 17,000 square feet of street in District R-1.5 generally located south of the intersection of Northeast Barry Road and North Cleveland Avenue; and directing the City Clerk to record certain documents.
(CD-ROW-2025-00007)

O'Neill

250500 Sponsor: Councilmember Kevin O'Neill

Vacating an approximately 7,500 square foot street in District R-1.5 generally located east of the intersection of Northeast Barry Road and North Cleveland Avenue; and directing the City Clerk to record certain documents.
(CD-ROW-2025-00008)

HELD IN COMMITTEE

City Manager's Office

[250433](#) Sponsor: City Manager's Office

Approving the Second Amendment to the Overlook Tax Increment Financing Plan.

Patterson Hazley

[250440](#) Sponsor: Councilmember Melissa Patterson Hazley

Amending Chapter 88, the Zoning and Development Code, by repealing Section 88-445-15, "Unsafe Signs, Signs in Disrepair and Nonconforming Signs," and enacting in lieu thereof a new section of like number and subject matter for the purpose of allowing a sign to be relocated in the event a condemnation action is initiated by the State of Missouri.

Curls

[250481](#) Sponsor: Councilmember Darrell Curls

RESOLUTION - Approving an area plan amendment to the Hickman Mills Area Plan from Residential Low Density to Mixed Use Neighborhood on about 4.86 acres generally located at the northeast corner of Blue Ridge Boulevard and E. 102nd Street. (CD-CPC-2025-00049)

Held until 7/22/2025.

Curls

[250482](#) Sponsor: Councilmember Darrell Curls

Rezoning an area of about 4.86 acres generally located at the northeast corner of Blue Ridge Boulevard and E. 102nd Street from District O-2 to District B1-2 to allow for a sports and recreation facility. (CD-CPC-2025-00050) ***Held until 7/22/2025.***

ADDITIONAL BUSINESS

1. Westside Tax Relief Annual Update
2. KCI Area Plan Proposed Land Use Map
3. There may be general discussion for current Neighborhood Planning and Development Committee issues.
4. 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.
5. 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 #: 250485

ORDINANCE NO. 250485

Sponsor: Mayor Pro Tem Ryana Parks-Shaw

Approving the plat of Falk Quarry, an addition in Jackson County, Missouri, on approximately 66 acres generally located at the northwest corner of E. 63rd Trafficway and I-435, creating two lots for the purpose of existing land reclamation, quarry, excavation, office, commercial and warehouse development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00011)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Falk Quarry, a subdivision in Jackson County, Missouri, a true and correct copy of which is attached hereto and incorporated herein by reference, is hereby approved.

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

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

Section 3. That the Director of City Planning and Development is hereby authorized to execute and/or accept any and all agreements necessary to clear the title of any right of way, utility easements or other public property dedicated on the plat.

Section 4. That the City Clerk is hereby directed to facilitate the recordation of this ordinance, together with the documents described herein and all other relevant documents, when the Developer has met all of the requirements for the plat to be released for recording, in the Office of the Recorder of Deeds of Jackson County, Missouri.

Section 5. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on June _____, 2025.

..end

Approved as to form:

Eluard Alegre
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

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

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Approving the plat of Falk Quarry, an addition in Jackson County, Missouri, on approximately 66 acres generally located at the northwest corner of Interstate 435 and East 63rd Trafficway, creating two lots for the purpose of an industrial development' accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development and Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00011)

Discussion

The applicant is seeking approval of a Final Plat in District M2-2 for approximately 66 acres generally located at the northwest corner of Interstate 435 and East 63rd Trafficway. The plat proposes the creation of two lots intended for industrial development.

This request follows the approval of Case No. CD-CPC-2024-00152, which served as the Preliminary Plat. The Development Plan approved a two-story metal office building to support existing quarrying, land reclamation, and excavation operations. The proposed development will not include any new access points from East 63rd Trafficway and will utilize the existing entrance.

The Final Plat is consistent with the previously approved Preliminary Plat and complies with the lot and building standards outlined in Section 88-130 of the Zoning and Development Code.

Staff Recommendation: Approval with Conditions

CPC recommendation: Approval with Conditions

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
Not applicable as this is an ordinance authorizing the subdivision of private land.
3. How does the legislation affect the current fiscal year?
Not applicable as this is an ordinance authorizing the subdivision of private land.

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

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

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

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

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

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-2024-00152 – Ordinance 241104, approved by City Council on January 9, 2025 approved a major amendment to a previously approved development plan that also served as a preliminary plat on about 70 acres in District M2-2 generally located at the northwest corner of E. 63rd Trafficway and I-435 to incorporate new phasing and building layout for the existing land reclamation, quarry, excavation, office, commercial, and warehouse development.

Case No. 14459-P & 14459-P-1 –Ordinance No. 140482 passed by City Council on June 19, 2014, rezoned and approved a development plan in District M2-2 allowing for the existing land reclamation, quarry, excavation, and future office, commercial and warehouse development on about 70 acres generally located at the northwest corner of E. 63rd Trafficway and I-435.

Service Level Impacts

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

Other Impacts

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

Not applicable as this is an ordinance authorizing the subdivision of private land.
[Click or tap here to enter text.](#)

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

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

Please provide reasoning why not:

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

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

No(Press tab after selecting)

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

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

No(Press tab after selecting)



CITY PLAN COMMISSION

15th Floor, City Hall
414 East 12th Street
Kansas City, Missouri 64106

kcmo.gov/planning

June 18, 2025

MATTHEW SCHLICHT
MIDWEST ENGINEERING SOLUTIONS
50 SE 30th St
Lee's Summit, MO 64082

Re: **CLD-FnPlat-2025-00011** - A request to approve a Final Plat in District M2-2 (manufacturing) on about 66 acres generally located at the northwest corner of Interstate 435 and East 63rd Trafficway allowing for the creation of 2 lots for an industrial development.

Dear MATTHEW SCHLICHT:

At its meeting on June 18, 2025, the City Plan Commission acted as follows on the above-referenced case.

Scheduled

The Commission's action is only a recommendation. Your request must receive final action from the City Council. All *conditions imposed by the Commission*, if any, *are available on the following page(s)*.

PLEASE READ CONDITIONS CAREFULLY as some or all of the conditions imposed may require action on your part to proceed to the next step.

- If revised plans are required, you must make such revisions and upload the revised plans prior to proceeding to final action.
- If revised plans are not required, your request will automatically be submitted for City Council consideration.

If you have any questions, please contact me at matthew.barnes@kcmo.org or (816) 513-8817.

Sincerely,

A handwritten signature in black ink, appearing to read "Matthew Barnes".

Matthew Barnes
Lead Planner

Condition(s) by City Planning and Development Department. Contact Genevieve Kohn-Smith at (816) 513-8808 / genevieve.kohn-smith@kcmo.org with questions.

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 Certificate of Occupancy.

Condition(s) by City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / matthew.barnes@kcmo.org with questions.

2. That prior to submitting documents for the final approval of conditions the applicant update the plat to reflect the correct City Plan Commission Date, Ordinance Number, and Council Approval Date by utilizing the Official City Signature Block found under Table 8 in the 2025 Director's Minimal Submittal Requirements and insert Case No. CLD-FnPlat-2025-00011.
3. That prior to submitting documents for final approval the applicant shall upload Paid Tax Receipts for the most recent applicable year.
4. That prior to submitting documents for the final approval of conditions the applicant ensure that the Title Report is current within 90 days or submit an updated Title Report.

Condition(s) by Parks & Recreation. Contact Virginia Tharpe at / virginia.tharpe@kcmo.org with questions.

5. 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 certificate of occupancy, or prior to the recording of the final plat, whichever occurs first.
6. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way.

Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

7. 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.
8. 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.
9. 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.

Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.

10. The developer must 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 flood prone area (including detention basins and engineered surface drainage conveyances) on any plat and plan, as required by KC Water.
11. 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, as amended, commonly known as the Development Regulations.

Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.

12. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to KC Water showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to KC Water for review and acceptance for the disturbed area, and submit 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 KC Water.
13. The owner/developer must submit plans for grading, siltation, and erosion control to KC Water 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.
14. The developer must grant a BMP Easement to the City as required by KC Water, prior to recording the plat or issuance of any building permits.
15. The developer shall submit a Preliminary Stream Buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements.
16. The developer shall submit a final stream buffer plan to KC Water 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.
17. The developer must grant on City approved forms, a STREAM BUFFER Easement to the City, as required by Chapter 88 and KC Water, prior to issuance of any stream buffer permits.
18. The developer must obtain a Floodplain Development Permit from Development Services prior to beginning any construction activities with the floodplain.

Final Plat

Falk Quarry

Section 26, Township 52, Range 33

Kansas City, Jackson County, Missouri

PROPERTY DESCRIPTION:

TRACT 1
ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 48, RANGE 33, AND ALL THAT PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 48, RANGE 32, IN KANSAS CITY, JACKSON COUNTY, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1; THENCE NORTH 87°-37'-06" WEST ALONG THE NORTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 45.14 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE ROUTE NO. 435, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE NORTH 87°-37'-06" WEST, CONTINUING ALONG THE NORTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 621.59 FEET; THENCE SOUTH 6°-02'-54" WEST, A DISTANCE OF 329.61 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 10 ACRES OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 1; THENCE NORTH 87°-37'-06" WEST ALONG LAST SAID SOUTH LINE, A DISTANCE OF 634.32 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 1; THENCE SOUTH 2°-07'-01" WEST ALONG LAST SAID QUARTER QUARTER LINE, A DISTANCE OF 363.37 FEET TO THE SOUTHWEST CORNER OF SAID QUARTER QUARTER SECTION; THENCE NORTH 87°-15'-56" WEST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 1, A DISTANCE OF 1324.41 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 1; THENCE SOUTH 2°-07'-01" WEST ALONG THE WEST LINE OF LAST SAID QUARTER QUARTER SECTION, A DISTANCE OF 344.25 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 63RD STREET, AS NOW ESTABLISHED; THENCE THE FOLLOWING COURSES ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE OF 63RD STREET; SOUTH 62°-48'-44" EAST, A DISTANCE OF 240.99 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 915.37 FEET, A CENTRAL ANGLE OF 10°23'00", AN ARC DISTANCE OF 165.89 FEET; THENCE SOUTH 73°-11'-44" EAST, A DISTANCE OF 223.30 FEET; THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG A CURVE TO THE LEFT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 779.02 FEET, A CENTRAL ANGLE OF 55°14'00", AN ARC DISTANCE OF 750.98 FEET; THENCE NORTH 51°-34'-16" EAST, A DISTANCE OF 202.40 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 613.69 FEET, A CENTRAL ANGLE OF 31°39'00", AN ARC DISTANCE OF 339.00 FEET; THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF NORTH 74°-39'-19" EAST, A RADIUS OF 813.94 FEET, A CENTRAL ANGLE OF 32°44'09", AN ARC DISTANCE OF 465.04 FEET; THENCE SOUTH 72°-36'-31" EAST, A DISTANCE OF 352.81 FEET; THENCE NORTH 12°-41'-03" EAST, A DISTANCE OF 74.86 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 77°-18'-57" EAST, A RADIUS OF 888.94 FEET, A CENTRAL ANGLE OF 30°41'10", AN ARC DISTANCE OF 476.09 FEET; THENCE SOUTH 87°-23'-46" EAST, A DISTANCE OF 142.90 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE ROUTE NO. 435; THENCE THE FOLLOWING COURSES ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE; NORTH 7°-09'-59" EAST, A DISTANCE OF 574.75 FEET TO A POINT 175.00 FEET RIGHT OF HIGHWAY STATION 555+00; THENCE NORTH 15°-56'-48" WEST, A DISTANCE OF 452.89 FEET TO A POINT 175.00 FEET RIGHT OF HIGHWAY STATION 550+00; THENCE NORTH 23°-55'-36" WEST, A DISTANCE OF 310.48 FEET TO A POINT 150.00 FEET RIGHT OF HIGHWAY STATION 546+61.30; THENCE NORTH 36°-17'-13" WEST, A DISTANCE OF 464.38 FEET TO THE POINT OF BEGINNING. CONTAINING 2,458,700 SQUARE FEET OR 56.444 ACRES, MORE OR LESS.

TRACT 2
ALL THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 48, RANGE 32, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHEAST CORNER OF SAID QUARTER QUARTER SECTION; THENCE SOUTH 2°-04'-10" WEST, ALONG THE EAST LINE OF SAID QUARTER QUARTER SECTION, A DISTANCE OF 239.84 FEET; THENCE NORTH 87°-23'-46" WEST PARALLEL TO THE SOUTH LINE OF SAID QUARTER QUARTER SECTION, A DISTANCE OF 307.21 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE ROUTE NO. 435; THENCE THE FOLLOWING COURSES ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID ROUTE NO. 435; NORTH 0°-53'-09" WEST, A DISTANCE OF 54.15 FEET TO A POINT 251.40 FEET LEFT OF HIGHWAY STATION 559+50; THENCE SOUTH 84°-56'-48" EAST, A DISTANCE OF 48.60 FEET TO A POINT 300.00 FEET LEFT OF HIGHWAY STATION 559+50; THENCE NORTH 5°-28'-48" EAST, A DISTANCE OF 180.44 FEET TO A POINT ON THE NORTH LINE OF SAID QUARTER QUARTER SECTION; THENCE SOUTH 86°-32'-00" EAST DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, ALONG THE NORTH LINE OF SAID QUARTER QUARTER SECTION, A DISTANCE OF 250.80 TO THE POINT OF BEGINNING. CONTAINING 61,765 SQUARE FEET OR 1.418 ACRES, MORE OR LESS.

THE ABOVE DESCRIPTION WAS PREPARED BY ANDERSON SURVEY COMPANY.

City Plan Commission Public Works

Approved Date: _____ Case Number: _____

Director Michael J. Shaw

Council

This is to certify that the within Plat was duly submitted to and approved by the council of Kansas City, Missouri, by Ordinance No. _____ duly authenticated as passed this ____ day of _____ 20__.

Quinton Lucas, Mayor Marilyn Sanders, City Clerk

Plat Dedication: Reserved for County Stamping

Falk Quarry

Private Open Space Dedication:

N/A

Record As:

Plat

PLAT DEDICATION

The undersigned proprietor(s) of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as:

"FALK QUARRY"

IN TESTIMONY WHEREOF:

_____, A MISSOURI LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER THIS _____ DAY OF SEPTEMBER, 20__.

_____, AS MANAGING MEMBER OF

NOTARY CERTIFICATION:

STATE OF _____)
COUNTY OF _____)

ON THIS _____ DAY OF SEPTEMBER, 20__ BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ AS MANAGING MEMBER OF THE OWNERSHIP ENTITY, _____ WHO SIGNED THIS AS THE FREE ACT AND DEED OF THE OWNERSHIP ENTITY, A MISSOURI LIMITED LIABILITY COMPANY.

IN WITNESS THEREOF:

I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THE DATE LAST WRITTEN ABOVE.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

BENNINGTON HEIGHTS LOT 1

Lot 2
756,201.00 sf
17.36 Ac

Lot 1
2,194,158.75 sf
50.37 Ac

Jackson County GIS Department

Fnd 1/2 Bar

N 87°15'56" W
1324.41'

Fnd 1/2 Bar

S 2°07'16" W
344.25'

Fnd 1/2 Bar

S 62°48'44" E
240.99'

Fnd 1/2 Bar

S 73°11'44" E
223.30'

Fnd 1/2 Bar

E 63rd St

Fnd 1/2 Bar

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UNIMP. COMM. LAND
6301 E 63RD TREY
KANSAS CITY, MO. 64133

BENNINGTON HEIGHTS LOT 1

Lot 2
756,201.00 sf
17.36 Ac

Lot 1
2,194,158.75 sf
50.37 Ac

Jackson County GIS Department

Fnd 1/2 Bar

N 87°15'56" W
1324.41'

Fnd 1/2 Bar

S 2°07'16" W
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756,201.00 sf
1



CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri
City Planning & Development Department
www.kcmo.gov/cpc

June 18, 2025

Project Name
Falk Quarry Final Plat

Docket #C1

Request
CLD-FnPlat-2025-00011
Final Plat

Applicant
Matt Schlicht
Midwest Engineering Solutions

Owner
Jeffery Falk
7300 Quarry LLC

Location 7300 E 63rd Trfy
Area About 66 acres
Zoning M2-2
Council District 5th
County Jackson
School District Raytown

Surrounding Land Uses
North: Residential, Zoned R-7.5
South: Office, Zoned M2-2
East: I-435, Zoned R-7.5
West: Communication Tower, Zoned R-80

Land Use Plan
The Blue Ridge Area Plan recommends Industrial Land Use for this location. The proposed Final Plat aligns with this designation. See Plat Review for more information.

Major Street Plan
The City's Major Street Plan identifies East 63rd Trafficway as a Thoroughfare with 6 lanes at this location.

APPROVAL PROCESS



SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a Final Plat in District M2-2 (Manufacturing) on about 66 acres generally located at the northwest corner of Interstate 435 and East 63rd Trafficway allowing for the creation of 2 lots for an industrial development.

PROJECT TIMELINE

The application for the subject request was filed on April 29, 2025. No scheduling deviations from 2024 Cycle 6.2 have occurred.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

A public hearing notification is not required for Final Plats therefore notice is not sent.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does not apply to this request.

EXISTING CONDITIONS

The subject site is currently undeveloped and serves as land reclamation, quarry, and excavation site. There is an associated regulated stream on the subject site at the southeast corner.

CONTROLLING CASE

Case No. CD-CPC-2024-00152 – Ordinance 241104, approved by City Council on January 9, 2025 approved a major amendment to a previously approved development plan that also served as a preliminary plat on about 70 acres in District M2-2 generally located at the northwest corner of E. 63rd Trafficway and I-435 to incorporate new phasing and building layout for the existing land reclamation, quarry, excavation, office, commercial, and warehouse development.

PROFESSIONAL STAFF RECOMMENDATION

Docket #C1 Recommendation: **Approval Subject to Conditions**

VICINITY MAP**RELEVANT CASES**

Case No. 14459-P & 14459-P-1 –Ordinance No. 140482 passed by City Council on June 19, 2014, rezoned and approved a development plan in District M2-2 allowing for the existing land reclamation, quarry, excavation, and future office, commercial and warehouse development on about 70 acres generally located at the northwest corner of E. 63rd Trafficway and I-435.

PLAT REVIEW

The applicant is seeking approval of a Final Plat in District M2-2 for approximately 66 acres generally located at the northwest corner of Interstate 435 and East 63rd Trafficway. The plat proposes the creation of two lots intended for industrial development.

This request follows the approval of Case No. CD-CPC-2024-00152, which served as the Preliminary Plat. The Development Plan approved a two-story metal office building to support existing quarrying, land reclamation, and excavation operations. The proposed development will not include any new access points from East 63rd Trafficway and will utilize the existing entrance.

The Final Plat is consistent with the previously approved Preliminary Plat and complies with the lot and building standards outlined in Section 88-130 of the Zoning and Development Code.

PLAT ANALYSIS

Standards	Applies	Meets	More Information
Lot and Building Standards (88-130)	Yes	Yes	
Accessory or Use- Specific Standards (88-305 – 385)	No		
Boulevard and Parkway Standards (88-323)	No		
Parkland Dedication (88-408)	No		

APPROVAL CRITERIA

No final plat may be approved unless the decision-making body finds that the proposed subdivision conforms with the approved preliminary plat with all applicable regulations and standards of this zoning and development code.

The requested Final Plat is in conformance with the controlling plan and all standards as required by 88-555-04 of the Zoning and Development Code.

ATTACHMENTS

1. Conditions Report
2. Applicants Submittal

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **Approval Subject to Conditions** as stated in the conditions report.

Respectfully Submitted,



Matthew Barnes, AICP
Lead Planner



Plan Conditions

Report Date: June 12, 2025

Case Number: CLD-FnPlat-2025-00011

Project: Falk Quarry

Condition(s) by City Planning and Development Department. Contact Genevieve Kohn-Smith at (816) 513-8808 / genevieve.kohn-smith@kcmo.org with questions.

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 Certificate of Occupancy.

Condition(s) by City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / matthew.barnes@kcmo.org with questions.

2. That prior to submitting documents for the final approval of conditions the applicant update the plat to reflect the correct City Plan Commission Date, Ordinance Number, and Council Approval Date by utilizing the Official City Signature Block found under Table 8 in the 2025 Director's Minimal Submittal Requirements and insert Case No. CLD-FnPlat-2025-00011.
3. That prior to submitting documents for final approval the applicant shall upload Paid Tax Receipts for the most recent applicable year.
4. That prior to submitting documents for the final approval of conditions the applicant ensure that the Title Report is current within 90 days or submit an updated Title Report.

Condition(s) by Parks & Recreation. Contact Virginia Tharpe at / virginia.tharpe@kcmo.org with questions.

5. 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 certificate of occupancy, or prior to the recording of the final plat, whichever occurs first.
6. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way.

Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

7. 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.
8. 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.
9. 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.

Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.

10. The developer must 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 flood prone area (including detention basins and engineered surface drainage conveyances) on any plat and plan, as required by KC Water.
11. 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, as amended, commonly known as the Development Regulations.

12. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to KC Water showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to KC Water for review and acceptance for the disturbed area, and submit 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 KC Water.
13. The owner/developer must submit plans for grading, siltation, and erosion control to KC Water 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.
14. The developer must grant a BMP Easement to the City as required by KC Water, prior to recording the plat or issuance of any building permits.
15. The developer shall submit a Preliminary Stream Buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements.
16. The developer shall submit a final stream buffer plan to KC Water 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.
17. The developer must grant on City approved forms, a STREAM BUFFER Easement to the City, as required by Chapter 88 and KC Water, prior to issuance of any stream buffer permits.
18. The developer must obtain a Floodplain Development Permit from Development Services prior to beginning any construction activities with the floodplain.

Final Plat

Falk Quarry

Section 26, Township 52, Range 33

Kansas City, Jackson County, Missouri

PROPERTY DESCRIPTION:

TRACT 1
ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 48, RANGE 33, AND ALL THAT PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 48, RANGE 32, IN KANSAS CITY, JACKSON COUNTY, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1; THENCE NORTH 87°-37'-06" WEST ALONG THE NORTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 45.14 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE ROUTE NO. 435, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE NORTH 87°-37'-06" WEST, CONTINUING ALONG THE NORTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 621.59 FEET; THENCE SOUTH 6°-02'-54" WEST, A DISTANCE OF 329.61 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 10 ACRES OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 1; THENCE NORTH 87°-37'-06" WEST ALONG LAST SAID SOUTH LINE, A DISTANCE OF 634.32 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 1; THENCE SOUTH 2°-07'-01" WEST ALONG LAST SAID QUARTER QUARTER LINE, A DISTANCE OF 363.37 FEET TO THE SOUTHWEST CORNER OF SAID QUARTER QUARTER SECTION; THENCE NORTH 87°-15'-56" WEST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 1, A DISTANCE OF 1324.41 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 1; THENCE SOUTH 2°-07'-16" WEST ALONG THE WEST LINE OF LAST SAID QUARTER QUARTER SECTION, A DISTANCE OF 344.25 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 63RD STREET, AS NOW ESTABLISHED; THENCE THE FOLLOWING COURSES ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE OF 63RD STREET; SOUTH 62°-48'-44" EAST, A DISTANCE OF 240.99 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 915.37 FEET, A CENTRAL ANGLE OF 10°23'00", AN ARC DISTANCE OF 165.89 FEET; THENCE SOUTH 73°-11'-44" EAST, A DISTANCE OF 223.30 FEET; THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG A CURVE TO THE LEFT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 779.02 FEET, A CENTRAL ANGLE OF 55°14'00", AN ARC DISTANCE OF 750.98 FEET; THENCE NORTH 51°-34'-16" EAST, A DISTANCE OF 202.40 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 613.69 FEET, A CENTRAL ANGLE OF 31°39'00", AN ARC DISTANCE OF 339.00 FEET; THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF NORTH 74°-39'-19" EAST, A RADIUS OF 813.94 FEET, A CENTRAL ANGLE OF 32°44'09", AN ARC DISTANCE OF 465.04 FEET; THENCE SOUTH 72°-36'-31" EAST, A DISTANCE OF 352.81 FEET; THENCE NORTH 12°-41'-03" EAST, A DISTANCE OF 74.86 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 77°-18'-57" EAST, A RADIUS OF 888.94 FEET, A CENTRAL ANGLE OF 30°41'10", AN ARC DISTANCE OF 476.09 FEET; THENCE SOUTH 87°-23'-46" EAST, A DISTANCE OF 142.90 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE ROUTE NO. 435; THENCE THE FOLLOWING COURSES ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE: NORTH 7°-09'-59" EAST, A DISTANCE OF 574.75 FEET TO A POINT 175.00 FEET RIGHT OF HIGHWAY STATION 555+00; THENCE NORTH 15°-56'-48" WEST, A DISTANCE OF 452.89 FEET TO A POINT 175.00 FEET RIGHT OF HIGHWAY STATION 550+00; THENCE NORTH 23°-55'-36" WEST, A DISTANCE OF 310.48 FEET TO A POINT 150.00 FEET RIGHT OF HIGHWAY STATION 546+61.30; THENCE NORTH 36°-17'-13" WEST, A DISTANCE OF 464.38 FEET TO THE POINT OF BEGINNING. CONTAINING 2,458,700 SQUARE FEET OR 56.444 ACRES, MORE OR LESS.

TRACT 2
ALL THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 48, RANGE 32, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHEAST CORNER OF SAID QUARTER QUARTER SECTION; THENCE SOUTH 2°-04'-10" WEST, ALONG THE EAST LINE OF SAID QUARTER QUARTER SECTION, A DISTANCE OF 239.84 FEET; THENCE NORTH 87°-23'-46" WEST PARALLEL TO THE SOUTH LINE OF SAID QUARTER QUARTER SECTION, A DISTANCE OF 307.21 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE ROUTE NO. 435; THENCE THE FOLLOWING COURSES ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID ROUTE NO. 435: NORTH 0°-53'-09" WEST, A DISTANCE OF 54.15 FEET TO A POINT 251.40 FEET LEFT OF HIGHWAY STATION 559+50; THENCE SOUTH 84°-56'-48" EAST, A DISTANCE OF 48.60 FEET TO A POINT 300.00 FEET LEFT OF HIGHWAY STATION 559+50; THENCE NORTH 5°-28'-48" EAST, A DISTANCE OF 180.44 FEET TO A POINT ON THE NORTH LINE OF SAID QUARTER QUARTER SECTION; THENCE SOUTH 86°-32'-00" EAST DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, ALONG THE NORTH LINE OF SAID QUARTER QUARTER SECTION, A DISTANCE OF 250.80 TO THE POINT OF BEGINNING. CONTAINING 61,765 SQUARE FEET OR 1.418 ACRES, MORE OR LESS.

THE ABOVE DESCRIPTION WAS PREPARED BY ANDERSON SURVEY COMPANY.

City Plan Commission Public Works

Approved Date: _____ Case Number: _____

Director _____ Michael J. Shaw

Council _____

This is to certify that the within Plat was duly submitted to and approved by the council of Kansas City, Missouri, by Ordinance No. _____ duly authenticated as passed this ____ day of _____ 20__.

Quinton Lucas, Mayor Marilyn Sanders, City Clerk

Plat Dedication: Reserved for County Stamping

Falk Quarry

Private Open Space Dedication:

N/A

Record As:

Plat

PLAT DEDICATION

The undersigned proprietor(s) of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as:

"FALK QUARRY"

IN TESTIMONY WHEREOF:

_____, A MISSOURI LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER THIS _____ DAY OF SEPTEMBER, 20__.

_____, AS MANAGING MEMBER OF

NOTARY CERTIFICATION:

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF SEPTEMBER, 20__ BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ AS MANAGING MEMBER OF THE OWNERSHIP ENTITY, _____ WHO SIGNED THIS AS THE FREE ACT AND DEED OF THE OWNERSHIP ENTITY, A MISSOURI LIMITED LIABILITY COMPANY.

IN WITNESS THEREOF:

I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THE DATE LAST WRITTEN ABOVE.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

SITE INFORMATION:

Lot Area(Sq. Ft.): 2,950,359.75 Sq. Ft.
Lot Area(Acres): 67.73 Ac.
Number of Lots: 2
Lot 1: 1,194,158.75 Sq. Ft.
Lot 2: 756,201.00 Sq. Ft.

Jackson County GIS Department

Bennington Heights Lot 1

Winchester Business Center Tract L

Winchester Business Center Tract H

Winchester Business Center Tract J

Lot 1
2,194,158.75 sf
50.37 Ac

Lot 2
756,201.00 sf
17.36 Ac

UNIMP. COMM. LAND
6301 E 63RD TREY
KANSAS CITY, MO. 64133

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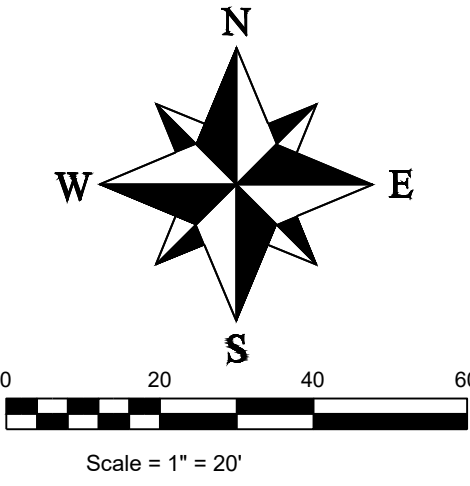
63rd St

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63rd St



LEGEND

These standard symbols will be found in the drawing:

● Set 1/2" Rebar & Cap (LS-2005008319-D)

⊙ Found Survey Monument (As Noted)

⓪ Exception Document Location

REVISIONS

DATE	City Comments
5-21-2025	City Comments 5-21-2025

Final Plat
Falk Quarry
Section 26, Township 52, Range 33
Kansas City, Jackson County, Missouri

Final Plat

SHEET	SECTION	TOWNSHIP	RANGE	COUNTY	JOB NO.
1	1	48	33	Jackson	Falk Quarry

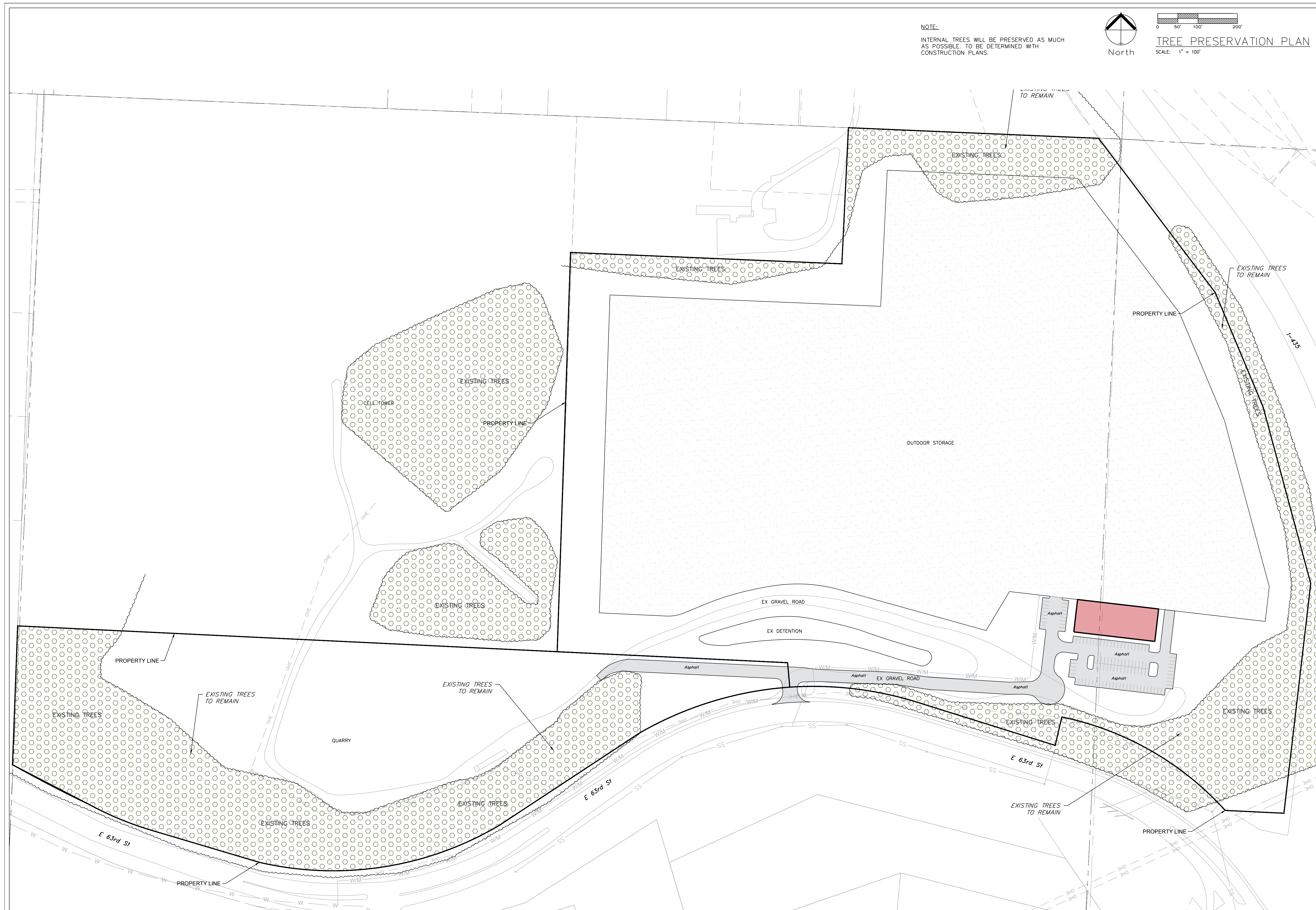
PROFESSIONAL SEAL

ENGINEERING
ENGINEERING & SURVEYING
SOLUTIONS
50 SE 30TH STREET

CERTIFICATION

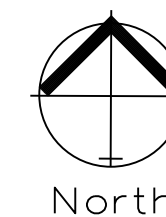
I hereby certify that this Certificate of Survey is based upon an actual survey performed by me or under my direct supervision and that said survey meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys jointly established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors, and Landscape Architects and the Missouri Department of Natural Resources, Division of Geological Survey and Resources Assessment to the best of my professional abilities, knowledge and belief

Matthew J. Schlicht, MOPLS 2012000102
Engineering Solutions, LLC, Corp LS 2005008319



NOTE:

INTERNAL TREES WILL BE PRESERVED AS MUCH AS POSSIBLE. TO BE DETERMINED WITH CONSTRUCTION PLANS.




0 50' 100' 200'

TREE PRESERVATION

SCALE: 1" = 100'

TREE PRESERVATION PLAN

SCALE: 1" = 100'



ENGINEERING
—ENGINEERING & SURVEYING—
SOLUTIONS

50 SE 30TH STREET

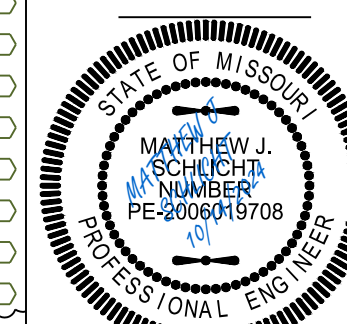
Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

7300 E 63RD TRFY
7530 E 63RD ST
6625 E 63RD ST
KANSAS CITY, JACKSON COUNTY, MISSOURI

Project:
FALK QUARRY,
KCMO

Issue Date:
October 14, 2024

Tree Preservation Plan
Development Plan for:
FALK QUARRY
Kansas City, Jackson County, Missouri



Matthew J. Schlich
MO PE 200601970
KS PE 19071
OK PE 25226
NE PE E-14335

REVISION

 $L \cdot 10^4$



File #: 250487

ORDINANCE NO. 250487

Sponsor: Director of City Planning and Development Department

Approving the plat of Envision, an addition in Platte County, Missouri, on approximately 22 acres generally located at the southeast corner of Northwest Cookingham Drive and North Congress Avenue, creating three (3) lots and one (1) tract for the purpose of a commercial and industrial development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development and the Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00010)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Envision, a subdivision in Platte County, Missouri, a true and correct copy of which is attached hereto and incorporated herein by reference, is hereby approved.

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

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

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

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

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

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

Section 7. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on May 21, 2025.

..end

Approved as to form:

Eluard Alegre
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250487

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Approving the plat of Envision, an addition in Platte County, Missouri, on approximately 22 acres generally located at the southeast corner of Northwest Cookingham Drive and North Congress Avenue, creating three (3) lots and one (1) tract for the purpose of a commercial and industrial development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development and Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00010)

Discussion

The request is to consider approval of a Final Plat in Districts B3-2 (Commercial) and M2-1 (Industrial) on about 22 acres generally located at the southeast corner of Northwest Cookingham Drive and North Congress Avenue allowing for the creation of 3 lots and 1 tract. This use was approved in Case No. CD-CPC-2024-00141 which served as the Preliminary Plat. The Preliminary Plat proposed to create a three lots for the purposes of a commercial and industrial development on 22 acres. A separate 28 acre parcel will be further subdivided by a separate application which will come at a later time. This Final Plat is in conformance with the Preliminary Plat as well as the lot and building standards of Section 88-140 of the Zoning and Development Code.

Staff Recommendation: Approval with Conditions

CPC Recommendation: Approval with Conditions

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
Not applicable as this is an ordinance authorizing the subdivision of private property.
3. How does the legislation affect the current fiscal year?

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

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

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

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

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

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

Case No. CD-CPC-2024-00141 and CD-CPC-2024-00144 – Ordinance 250161, approved by City Council on March 6, 2025, rezoned an area of about 50 acres generally located at the southeastern corner of North Congress Avenue and Northwest Cookinham Drive from District AG-R to Districts M2-1, B3-2, and R-5 and approved a development plan, also serving as a preliminary plat, to allow for the construction of industrial, commercial, and residential buildings.

Case No. CD-CPC-2024-00141 – Resolution 250162, approved by City Council on March 6, 2025, approved an amendment to the KCI Area Plan on about 16.8 acres generally located at the southeast corner of North Congress Avenue and Northwest Cookinham Drive by changing the recommended land use from mixed use community to commercial/industrial.

Service Level Impacts

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

Other Impacts

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

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

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

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

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

Please provide reasoning why not:

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

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

No(Press tab after selecting)

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

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

No(Press tab after selecting)



File #: 250495

ORDINANCE NO. 250495

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 2.6 acres generally located on the west side of Prospect Avenue approximately 100 feet south of East 35th Street from Districts B3-2 and R-1.5 to District UR and approving a development plan to allow for a warehousing and distribution center. (CD-CPC-2025-00039)

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-1492, rezoning an area of about 2.6 acres generally located on the west side of Prospect Avenue approximately 100 feet south of East 35th Street from Districts B3-2 (Commercial) and R-1.5 (Residential) to District UR (Urban Redevelopment) and approving a development plan to allow for a distribution center, said section to read as follows:

Section 88-20A-1492. That an area legally described as:

A tract being all of Lots 1 through 9, the north 3.00 feet of Lot 15 and Lots 16 through 27, Tanner Homestead, a subdivision and part of the Northeast Quarter of Section 21, Township 49 North, Range 33 West, all in Kansas City, Jackson County, Missouri, being more particularly described as follows, surveyed and described on April 1, 2025, by John B. Young, Pls-2006016647: Beginning at the northwest corner of said Tanner Homestead; thence South 87°32'08" East along the north line of said Tanner Homestead, 130.05 feet to the northeast corner of said Lot 2; thence South 02°25'09" West along the east line of said Lot 2, 100.00 feet; thence South 87°32'08" East, 129.43 feet to the west right-of-way line of Prospect Avenue, as now established; thence South 02°24'28" West along said west right-of-way line, 372.94 feet; thence North 87°33'19" West, 129.93 feet to the west line of said Lot 15; thence North 02°27'33" East along the west line of said Lots 15 through 18, 73.14 feet to the southeast corner of said Lot 9; thence North 87°45'03" West along the south line of said Lot 9, 130.09 feet to the west line of said Tanner Homestead; thence North 02°28'44" East along said west line, 400.34 feet to the point of beginning. Contains 100,430 square feet or 2.31 acres more or less.

is hereby rezoned from Districts B3-2 (Commercial) and R-1.5 (Residential) to District UR (Urban Redevelopment), all as shown outlined on a map marked Section 88-20A-1492, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

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

1. The developer shall 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.
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. Prior to issuance of the certificate of occupancy the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy.
4. The developer shall 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.
5. 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.
6. The developer shall secure approval of a UR final plan from Development Management Division staff prior to a building permit.
7. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with Section 88-425-08 of the Zoning and Development Code.

8. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
9. Prior to the submittal of the UR final plan the developer shall upload and secure approval of a street tree planting plan from the City Forester.
10. The UR final plan shall include a landscape plan which shows landscape species with at least 90% of which are native to Missouri as determined by the Missouri Botanical Gardens.
11. Prior to issuance of the certificate of occupancy, the applicant must gain approval of a final plat in accordance with the Zoning and Development Code.
12. The UR final plan shall include a photometric plan in accordance with Section 88-430 of the Zoning and Development Code.
13. A grading plan must be submitted with the UR final plan.
14. A utility plan must be submitted for review with the UR final plan.
15. The UR final plan shows the exact location of the short term bicycle parking.
16. The site plan shall be corrected to denote the marked stalls of all 49 proposed spaces with submittal of the UR final plan. Only 31 spaces are currently denoted on the site plan. Parking spaces shall not exceed the proposed 49 spaces, including the spaces for the delivery vans, on the final UR plan.
17. The developer shall provide location and species of proposed street trees along Prospect Avenue that meet any applicable standards of the City Forester and the Public Works Department in the final UR plan.
18. All exterior building facade materials shall be denoted with percentages of the overall square footage of the material installed compared to the entire facade for each building facade on the elevations of the UR final plan.
19. With the UR final plan the applicant must submit a lighting plan for review per City ordinance 88-430-06-A. The Illumination Engineering Society (IES) minimum standards listed in G-1-22 for a parking lot would be an average maintained foot-candle (fc) for an industrial site is 3fc with an average to minimum ratio of 4:1.22.
20. With the UR final plan the applicant must identify the maximum height of plantings in close proximity to lighting elements. The mature height of these plantings shall not impact or lessen the foot-candles shown on the approved photometric plan.

21. Building plans submittal shall meet the requirements of the Kansas City Building and Rehabilitation Code in effect at the time of submission.
22. 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)
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. 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.
25. 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)
26. The building's FDC shall be immediately recognizable from the street or nearest point of Fire Department access. (IFC-2018 § 912.2.1)
27. Required Fire Department access roads shall be an all-weather surface. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed)
28. 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)
29. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
30. The developer shall provide fire lane signage on fire access drives.
31. The proposed building shall have a Fire Department access road within 150 feet of any exterior portion of the structure. (IFC-2018: § 503.1.1)
32. 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.
33. 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.

34. 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.
35. 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.
36. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
37. When an existing building is being renovated, is being changed in use or occupancy, or is undergoing a building addition, and the existing water service line(s) will be reused, the water service line(s) and related appurtenances shall meet the most current version of the Kansas City Water rules and regulations.
38. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to issuance of a certificate of occupancy.
39. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Kansas City Water Services Department evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the disturbed area to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system and manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted, and the developer shall secure permits to construct any improvements required by the Kansas City Water Services Department prior to recording the plat.
40. 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.

41. 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.
42. 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.
43. 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.
44. The developer shall enter into a covenant agreement for the maintenance of any stormwater 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 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

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250495

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Rezoning an area of about 2.6 acres generally located on the west side of Prospect Avenue approximately 100 feet south of East 35th Street from Districts B3-2 (Commercial) and R-1.5 (Residential) to District UR (Urban Redevelopment) and approving a development plan to allow for a distribution center. (CD-CPC-2025-00039).

Discussion

The applicant is seeking approval of an Urban Redevelopment Plan in proposed District UR to rezone about 2.6 acres generally located at generally located on the west side of Prospect Avenue approximately 100 feet south of East 35th Street, from B3-2 (Commercial) and R-1.5 (Residential) to District UR (Urban Redevelopment), allowing for the redevelopment of a distribution center.

The proposal includes consolidating the 2.6-acre site into a single lot to allow for the construction of a manufacturing and distribution facility with an approximate building footprint of 48,000 square feet. The site plan includes 44 parking spaces located on the north and south sides of the building. No parking is proposed between the building and Prospect Avenue, maintaining a pedestrian-oriented frontage.

Site access will be provided by two curb cuts on Prospect Avenue and one curb cut on East 35th Street. The proposed truck circulation route allows entry from East 35th Street and exit onto Prospect Avenue along the eastern edge of the site.

Pedestrian access is provided with connections from the building to adjacent sidewalks. Due to a grade change, a direct ADA ramp connection is not feasible from the sidewalk to the front door; instead, a staircase will be provided in that location. An ADA-compliant ramp will connect the parking lot to the building's main entrance.

The landscaping plan includes street trees, continuous shrub rows to screen vehicular use areas, and interior parking lot plantings. Proposed species include Bald Cypress, Eastern Red Cedar (*Juniperus virginiana*), Prairie Dropseed, Switchgrass, and American Arborvitae.

Architectural design and materials are consistent with surrounding developments and include decorative metal panels, precast panels, glass, and spandrel panels. To screen the loading

dock from view along Prospect Avenue, the applicant proposes a metal gate with limited transparency at the drive entrance.

A UR Final Plan will be required prior to construction. This plan must include final building materials, landscaping details, grading plans, and a photometric plan.

Staff Recommendation: Approval with Conditions

CPC Recommendation: Approval with Conditions

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
Not applicable as this is an application controlling the use and development of a privately owned property. Any incentives for redevelopment would be through a separate action. .
3. How does the legislation affect the current fiscal year?
Not applicable as this is an application controlling the use and development of a privately owned property. Any incentives for redevelopment would be through a separate action.
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 application controlling the use and development of a privately owned property. Any incentives for redevelopment would be through a separate action.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this is an application controlling the use and development of a privately owned property. Any incentives for redevelopment would be through a separate action.

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)

Not applicable as this is an application controlling the use and development of a privately owned property. Any incentives for redevelopment would be through a separate action.

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

No prior legislation for this site.

Service Level Impacts

Not applicable as this is an application controlling the use and development of a privately owned property. Any incentives for redevelopment would be through a separate action.

Other Impacts

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

Not applicable as this is an application controlling the use and development of a privately owned property. Any incentives for redevelopment would be through a separate action.

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

Not applicable as this is an application controlling the use and development of a privately owned property. Any incentives for redevelopment would be through a separate action.

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

Not applicable as this is an application controlling the use and development of a privately owned property. Any incentives for redevelopment would be through a separate action.

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

No (Press tab after selecting)

Not applicable as this is an application controlling the use and development of a privately owned property. Any incentives for redevelopment would be through a separate action.

[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 application controlling the use and development of a privately owned property. Any incentives for redevelopment would be through a separate action.

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 application controlling the use and development of a privately owned property. Any incentives for redevelopment would be through a separate action.

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



File #: 250497

ORDINANCE NO. 250497

Sponsor: Director of City Planning and Development Department

Vacating an approximately 27,000 square foot unimproved street in District R-5 generally located on East 55th Street east of Hardesty Avenue; and directing the City Clerk to record certain documents. (CD-ROW-2024-00002)

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 25th day of July, 2024, a petition was filed with the City Clerk of Kansas City by DuRon Netsell for the vacation of part of the North Half of the right of way at West 55th St, lying west of Hardesty Ave, lying south of Lot 164 of Blue Ridge Park, more particularly described as follows: Beginning at the southeast corner of said Lot 164, thence South 8°11'53" East, along the westerly right of way of said Hardesty Ave, a distance of 25.43 feet, to the south line of the north half of said right of way of said West 55th St; thence North 87°39'02" West, along said south line of the north half of said right of way, a distance of 196.98 feet; thence North 3°14'01" East, a distance of 25.00 feet, to the southeast corner of the west 125 feet of said Lot 164; thence South 87°39'02" East, along the south line of said Lot 164, a distance of 191.94 feet, to the point of beginning,. containing 4,862 square feet, more or less, and part of the north half of the right of way at West 55th St, lying west of Hardesty Ave, lying south of Lot 164 of Blue Ridge Park, more particularly described as follows: Beginning at the southeast corner of the west 125 feet of said Lot 164 Blue Ridge Park 'thence South 3°14'01' West, a distance of 25.00 feet, to the south line of the north half of said right of way; thence North 87°39'02" West, along said south line of

said north half, a distance of 125.00 feet; thence North 3°14'01" East, a distance of 25.00 feet, to the southwest corner of said Lot 164; thence South 87°39'02" East, along the south line of said Lot 164, a distance of 125.00 feet to the point of beginning, containing 3,125 feet, more or less, and part of the north half of the right of way at West 55th St, lying west of Hardesty Ave, lying south of Lot 165 of Blue Ridge Park, more particularly described as follows: Beginning at the southeast corner of said Lot 165; thence South 3°14'01" West, a distance of 25.00 feet, to a point on the south line of said north half of said right of way; thence North 87°39'02" West, along said south line, a distance of 219.10 feet, more or less, to the westerly right of way of said West 55th St; thence North 10°05'28" West, along said westerly right of way 25.60 feet, more or less, to the southwest corner of said Lot 165; thence South 87°39'02" East, along the south line of said Lot 165, a distance of 225.00 feet, more or less, to the point of beginning, containing 5,551 square feet, more or less, and part of the south half of the right of way at West 55th St, lying west of Hardesty Ave, lying north of Lot 166 of Blue Ridge Park, more particularly described as follows: Beginning at the northeast corner of said Lot 166; thence North 87°39'02" West, along the north line of said Lot 166, a distance of 90.00 feet, more or less, to the northwest corner of said Lot 166; thence North 10°05'28" West, along the westerly right of way of said West 55th St, a distance of 25.60 feet, more or less, to the north line of said south half of said right of way; thence South 87°39'02" East, along said north line, a distance of 90.88 feet, more or less; thence South 08°08'37" East, a distance of 25.43 feet, to the point of beginning, containing 2,261 square feet, more or less, and part of the south half of the right of way at West 55th St, lying west of Hardesty Ave, lying north of Lot 167 of Blue Ridge Park, more particularly described as follows: Beginning at the northwest corner of said Lot 167; thence North 08°08'37" West, a distance of 25.43 feet, to a point on the north line of said south half of said right of way; thence South 87°39'02" East, along said north line, a distance of 150.00 feet; thence South 08°08'37" East, a distance of 25.43 feet, to the northeast corner of said Lot 167; thence North 87°39'02" West, along the north line of said Lot 167, a distance of 150.00 feet, to the point of beginning, containing 3,750 square feet, more or less, and part of the south half of the right of way at West 55th St, lying west of Hardesty Ave, lying north of Lot 168 of Blue Ridge Park, more particularly described as follows: Beginning at the northwest corner of said Lot 168; thence North 08°08'37" West, a distance of 25.43 feet, to the north line of said south half; thence South 87°39'02" East, along said north line, a distance of 150.54 feet; thence South 08°08'37" East, a distance of 25.43 feet, to a point on the north line of said Lot 168, said point begin 150.54 feet east of the northwest corner of said Lot 168; thence North 87°39'02" West, along said north line of said Lot 168, a distance of 150.54 feet, to the point of beginning, containing 3,764 square feet, more or less, and part of the south half of the right of way at West 55th St, lying west of Hardesty Ave, lying north of Lot 168 of Blue Ridge Park, more particularly described as follows: Commencing at the northwest corner of said Lot 168; thence South 87°39'02" East, along the north line of said Lot 168, a distance of 150.54 feet, to the true point of beginning; thence North 08°08'37" West, a distance of 25.43 feet, to a point on the north line of said south half of said right of way; thence South 87°39'02" East, along said north line of said south half, a distance of 149.66 feet, to a point on the westerly right of way of said Hardesty Ave; thence South 8°11'53" East, along said westerly right of way, a distance of 25.43 feet, to the northeast corner of said Lot 168; thence North 87°39'02" West, along said north line of said Lot 168, a distance of 149.68 feet, to the point of beginning, containing 3,742 square feet, more or less, giving the distinct description of the unimproved 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 unimproved 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 part of the North Half of the right of way at West 55th St, lying west of Hardesty Ave, lying south of Lot 164 of Blue Ridge Park, more particularly described as follows: Beginning at the southeast corner of said Lot 164, thence South 8°11'53" East, along the westerly right of way of said Hardesty Ave, a distance of 25.43 feet, to the south line of the north half of said right of way of said West 55th St; thence North 87°39'02" West, along said south line of the north half of said right of way, a distance of 196.98 feet; thence North 3°14'01" East, a distance of 25.00 feet, to the southeast corner of the west 125 feet of said Lot 164; thence South 87°39'02" East, along the south line of said Lot 164, a distance of 191.94 feet, to the point of beginning, containing 4,862 square feet, more or less, and part of the north half of the right of way at West 55th St, lying west of Hardesty Ave, lying south of Lot 164 of Blue Ridge Park, more particularly described as follows: Beginning at the southeast corner of the west 125 feet of said Lot 164 Blue Ridge Park 'thence South 3°14'01" West, a distance of 25.00 feet, to the south line of the north half of said right of way; thence North 87°39'02" West, along said south line of said north half, a distance of 125.00 feet; thence North 3°14'01" East, a distance of 25.00 feet, to the southwest corner of said Lot 164; thence South 87°39'02" East, along the south line of said Lot 164, a distance of 125.00 feet to the point of beginning, containing 3,125 feet, more or less, and part of the north half of the right of way at West 55th St, lying west of Hardesty Ave, lying south of Lot 165 of Blue Ridge Park, more particularly described as follows: Beginning at the southeast corner of said Lot 165; thence South 3°14'01" West, a distance of 25.00 feet, to a point on the south line of said north half of said right of way; thence North 87°39'02" West, along said south line, a distance of 219.10 feet, more or less, to the westerly right of way of said West 55th St; thence North 10°05'28" West, along said westerly right of way 25.60 feet, more or less, to the southwest corner of said Lot 165; thence South 87°39'02" East, along the south line of said Lot 165, a distance of 225.00 feet, more or less, to the point of beginning, containing 5,551 square feet, more or less, and part of the south half of the right of way at West 55th St, lying west of Hardesty Ave, lying north of Lot 166 of Blue Ridge Park, more particularly described as follows: Beginning at the northeast corner of said Lot 166; thence North 87°39'02" West, along the north line of said Lot 166, a distance of 90.00 feet, more or less, to the northwest corner of said Lot 166; thence North 10°05'28" West, along the westerly right of way of said West 55th St, a distance of 25.60 feet, more or less, to the north line of said south half of said right of way; thence South 87°39'02" East, along said north line, a distance of 90.88 feet, more or less; thence South 08°08'37" East, a distance of 25.43 feet, to the point of beginning, Containing 2,261 square feet, more or less, and part of the south half of the right of way at West 55th St, lying west of Hardesty Ave, lying north of Lot 167 of Blue Ridge Park, more particularly described as

follows: Beginning at the northwest corner of said Lot 167; thence North 08°08'37" West, a distance of 25.43 feet, to a point on the north line of said south half of said right of way; thence South 87°39'02" East, along said north line, a distance of 150.00 feet; thence South 08°08'37" East, a distance of 25.43 feet, to the northeast corner of said Lot 167; thence North 87°39'02" West, along the north line of said Lot 167, a distance of 150.00 feet, to the point of beginning, containing 3,750 square feet, more or less, and part of the south half of the right of way at West 55th St, lying west of Hardesty Ave, lying north of Lot 168 of Blue Ridge Park, more particularly described as follows: Beginning at the northwest corner of said Lot 168; thence North 8°08'37" West, a distance of 25.43 feet, to the north line of said south half; thence South 87°39'02" East, along said north line, a distance of 150.54 feet; thence South 8°08'37" East, a distance of 25.43 feet, to a point on the north line of said Lot 168, said point begin 150.54 feet east of the northwest corner of said Lot 168; thence North 87°39'02" West, along said north line of said Lot 168, a distance of 150.54 feet, to the point of beginning, containing 3,764 square feet, more or less, and part of the south half of the right of way at West 55th St, lying west of Hardesty Ave, lying north of Lot 168 of Blue Ridge Park, more particularly described as follows: Commencing at the northwest corner of said Lot 168; thence South 87°39'02" East, along the north line of said Lot 168, a distance of 150.54 feet, to the true point of beginning; thence North 08°08'37" West, a distance of 25.43 feet, to a point on the north line of said south half of said right of way; thence South 87°39'02" East, along said north line of said south half, a distance of 149.66 feet, to a point on the westerly right of way of said Hardesty Ave; thence South 8°11'53" East, along said westerly right of way, a distance of 25.43 feet, to the northeast corner of said Lot 168; thence North 87°39'02" West, along said north line of said Lot 168, a distance of 149.68 feet, to the point of beginning, containing 3,742 square feet, more or less, 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 AT&T.
2. That the applicant shall retain all utility easements and protect facilities required by Evergy.
3. That the applicant remove streetlight poles SEI1566, west of Hardesty Avenue and return the streetlights to Public Works in coordination with Public Works Streetlighting at the applicant's cost.

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.

..end

Approved as to form:

Sara Copeland, FAICP
Secretary

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.

My term expires _____, 20____.

Notary Public within and for
County, Missouri

[illegible]

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 #: 250497

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 27,000 square foot unimproved street in Zoning District R-5 (Residential) generally located on East 55th Street east of Hardesty Avenue and directing the City Clerk to record certain documents. (CD-ROW-2024-00002)

Discussion

The street proposed for vacation is currently an unimproved roadway that terminates at the eastern side of the Blue River. The parcels to the north and south of this right-of-way are owned by the applicant.

Within the public right-of-way, there are both public and private utilities. Evergy and AT&T are requiring that the applicant retain a utility easement and protect the facilities. Additionally, a public streetlight is located within this area, which the applicant is required to remove and return to the Public Works Department.

The applicant intends to vacate this right-of-way to facilitate the consolidation and replatting of adjacent lots under their ownership. There are no other adjacent property owners impacted by this vacation, aside from the lots owned by the City along the Blue River.

Staff Recommendation: Approval with Conditions

CPC Recommendation: Approval with Conditions

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
Not applicable as this is an ordinance authorizing the vacation of right-of-way. .
3. How does the legislation affect the current fiscal year?
Not applicable as this is an ordinance authorizing the vacation of 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 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 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)

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

No prior legislation on this site.

Service Level Impacts

Not applicable as this is an ordinance authorizing the vacation of 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 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 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 right-of-way.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

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

No - CREO's review is not applicable (Press tab after selecting)
Please provide reasoning why not:
Not applicable as this is an ordinance authorizing the vacation of 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 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 #: 250484

ORDINANCE NO. 250484

Sponsor: Director of Housing and Community Development Department

Accepting the recommendation of the Housing Trust Fund Advisory Board to rescind the funding award in the amount of \$1,235,999.00 previously allocated to the DeLano Youth Housing and Supportive Services Redevelopment project, to be developed by Kansas City Public Schools, and located at 3708 Linwood Boulevard, due to the project's inability to proceed with contracting; and authorizing the Director of Housing and Community Development to return the funds to the unappropriated fund balance of the Housing Trust Fund.

WHEREAS, on December 20, 2018, by Committee Substitute for Ordinance No. 180719, the City Council established the Housing Trust Fund to implement neighborhood revitalization, housing development, and preservation projects proposed by the City and in coordination with private developers that are undertaking projects in alignment with the City's Housing policy; and

WHEREAS, on November 4, 2021, the City Council passed Ordinance No. 210873 establishing the Housing Trust Fund Advisory Board to review applications, with reporting requirements, and funding allocation direction and prioritization of fund use; and

WHEREAS, on November 30, 2023, by Ordinance No. 230962, the City Council accepted the recommendation of the Housing Trust Fund Advisory Board to allocate \$1,235,999.00 to Kansas City Public Schools for redevelopment of the historic R.J. DeLano School at 3708 Linwood Boulevard to provide 18 transitional living units; and

WHEREAS, the Housing and Community Development Department maintains a 12-month contracting policy for awarded projects, which the DeLano project has exceeded without successfully securing all financing needed or entering into a funding agreement; and

WHEREAS, in January 2025, the awardee informed the Housing Trust Fund Advisory Board of concerns regarding the contract's repayment provision, conceding that the awardee was too early in the development process to assume risk of repaying the Housing Trust Fund award; and the Board granted an extension of the contracting deadline through February 2025; and two subsequent 30-day extensions were granted in March and April 2025, respectively, to allow the awardee additional time to explore a path forward to contracting; and

WHEREAS, due to the project's inability to proceed with contracting, the Housing Trust Fund Advisory Board voted unanimously on April 28, 2025, to rescind the award and

recommended that the funds be returned to the Unappropriated Fund Balance of the Housing Trust Fund for reallocation through the Round 5 Request for Proposals, which is currently open through June 20, 2025, with awards anticipated approximately 60 days thereafter; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the recommendation of the Housing Trust Fund Advisory Board to rescind the funding award in the amount of \$1,235,999.00 previously allocated Kansas City Public Schools for the DeLano Youth Housing and Supportive Services Redevelopment project is hereby accepted.

Section 2. That the appropriations in the following account of the Housing Trust Fund, Fund No. 2490, is hereby reduced by the following amount:

26-2490-555996-619850-55DELANOHTF	Delano Youth Housing HTF	\$1,235,999.00
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Section 3. That the sum of \$1,235,999.00 is hereby appropriated from the Unappropriated Fund Balance of the Housing Trust Fund, Fund No. 2490, to the following account:

26-2490-552045-619080	Housing Trust Fund - Bonds	\$1,235,999.00
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Section 3. That the returned funds shall remain in the Unappropriated Fund Balance of the Housing Trust Fund and shall be made available for future allocation to eligible affordable housing projects in accordance with the priorities and procedures established by the Housing Trust Fund Advisory Board and the City Council.

..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:

Joseph A. Guarino

Senior Assistant City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250484

Submitted Department/Preparer: Housing

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 the recommendation of the Housing Trust Fund Advisory Board to rescind the funding award in the amount of \$1,235,999.00 previously allocated to the DeLano Youth Housing and Supportive Services Redevelopment project, to be developed by Kansas City Public Schools, and located at 3708 Linwood Blvd., due to the project's inability to proceed with contracting; and authorizing the Director of Housing and Community Development to return the funds to the unappropriated fund balance of the Housing Trust Fund.

Discussion

On November 30, 2023, by Ordinance No. 230962, the City Council accepted the Housing Trust Fund Advisory Board's recommendation to allocate \$1,235,999.00 to Kansas City Public Schools for redevelopment of the historic R.J. DeLano School at 3708 Linwood Boulevard to provide 18 transitional living units. The project has since exceeded the Housing and Community Development Department's 12-month contracting policy without securing all necessary financing or entering into a funding agreement. In January 2025, the Board granted an extension through February 2025, followed by two additional 30-day extensions in March and April 2025. With no progress toward contracting, the Advisory Board voted unanimously on April 28, 2025, to rescind the award and recommended returning the funds to the unappropriated balance of the Housing Trust Fund for reallocation through the currently open Round 5 Request for Proposals.

Fiscal Impact

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

2. What is the funding source?

\$1,235,999.00 to be transferred from 26-2490-555996-619850-55DELANOHTF (Kansas City Housing Trust Fund) to 26-2490-552045-619080

3. How does the legislation affect the current fiscal year?
This legislation would re-appropriate \$1,235,999.00 in Housing Trust Fund funds from the Allenwood Project Housing Trust Fund Bonds to unappropriated Housing Trust Fund balance.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
No
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
N/A

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

\$1,235,999 is not yet rolled forward into 26-2490-555996-619850-55DELANOHTF.
The amount is confirmed to be rolled forward per ordinance 250277.

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

Ordinance 230962

Service Level Impacts

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

Other Impacts

1. What will be the potential health impacts to any affected groups?
N/A
2. How have those groups been engaged and involved in the development of this ordinance?
N/A
3. How does this legislation contribute to a sustainable Kansas City?
N/A
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

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

No(Press tab after selecting)

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

No(Press tab after selecting)



JOURNAL ID:

BUDGET PERIOD: 2026

[illegible]

TOTAL

—

DESCRIPTION:

Re-Appropriation of funds in the amount of \$1,235,999 from the Housing Trust Fund project 55DELANOHTF (Delano Youth Housing) into the Housing Trust Fund based on the recommendation of the HTF Board to rescind the funds.

APPROVED BY:

DATE _____

APPROVED BY: DEPARTMENT HEAD

DATE _____



Legislation Text

File #: 250492

ORDINANCE NO. 250492

Sponsor: Director of Housing and Community Development Department

Accepting the recommendation of the Housing Trust Fund Advisory Board to rescind the \$225,260.00 award previously allocated to Allenwood Properties, LLC for 2809, 2811, 2815 E. Linwood Avenue; and reducing a \$225,260.00 appropriation in the Housing Trust Fund and appropriating such sums to the Unappropriated Fund Balance of the Housing Trust Fund.

WHEREAS, on December 20, 2018, by Committee Substitute for Ordinance No. 180719, the City Council established the Housing Trust Fund to implement neighborhood revitalization, housing development, and preservation projects proposed by the City and in coordination with private developers that are undertaking projects in alignment with the City's Housing policy; and

WHEREAS, on November 4, 2021, the City Council passed Ordinance No. 210873 establishing the Housing Trust Fund Advisory Board to review applications, with reporting requirements, and funding allocation direction and prioritization of fund use; and

WHEREAS, on February 2, 2023, by Ordinance No. 230084, the City Council accepted the recommendation of the Housing Trust Fund Advisory Board to allocate \$225,260.00 in funding to Allenwood Properties, LLC, for the rehabilitation and preservation of nine affordable housing units at 2809, 2811, and 2815 E. Linwood Avenue; and

WHEREAS, the Housing and Community Development Department maintains a 12-month contracting policy for awarded projects, which Allenwood Properties, LLC, has exceeded after not securing all financing needed to enter into a funding agreement; and

WHEREAS, the Housing Trust Fund Advisory Board provided an extension in September 2024 allowing the developer additional time through January 2025 to pursue additional funding sources; and in January 2025, upon learning that the funding gap remained, the Board granted a final 60-day extension, which has since expired without the project entering into contract; and

WHEREAS, due to the Allenwood Properties, LLC's inability to proceed with contracting, the Housing Trust Fund Advisory Board voted unanimously on April 28, 2025, to rescind the award and recommended that the funds be returned to the unappropriated fund balance of the Housing Trust Fund for reallocation through the Round 5 Request for Proposals,

which is currently open through June 20, 2025, with awards anticipated approximately 60 days thereafter;

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the recommendation of the Housing Trust Fund Advisory Board to rescind the funding award in the amount of \$225,260.00 previously allocated to Allenwood Properties, LLC, for the Allenwood Properties project is hereby accepted.

Section 2. That the appropriations in the following account of the Housing Trust Fund, Fund No. 2490, is hereby reduced by the following amount:

26-2490-555996-619850-55ALLENHTF	Allenwood Properties	\$225,260.00
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Section 3. That the sum of \$225,260.00 is hereby appropriated from the Unappropriated Fund Balance of the Housing Trust Fund, Fund No. 2490, to the following account:

26-2490-552045-619080	Housing Trust Fund - Bonds	\$225,260.00
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Section 4. That the returned funds shall remain in the unappropriated fund balance of the Housing Trust Fund and shall be made available for future allocation to eligible affordable housing projects in accordance with the priorities and procedures established by the Housing Trust Fund Advisory Board and the City Council.

..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:

Joseph A. Guarino
Senior Assistant City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250492

Submitted Department/Preparer: Housing

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 the recommendation of the Housing Trust Fund Advisory Board to rescind the funding award in the amount of \$225,260.00 previously allocated to the Allenwood Properties project, to be developed by Allenwood Properties, LLC, and located at 2809, 2811, 2815 E. Linwood Avenue, due to the project's inability to proceed with contracting; and authorizing the Director of Housing and Community Development to return the funds to the unappropriated fund balance of the Housing Trust Fund.

Discussion

Allenwood Properties, LLC was awarded Housing Trust Fund dollars but was unable to secure the full financing needed to move forward with contracting. The Housing and Community Development Department allows 12 months to finalize contracts, which the developer exceeded. The Housing Trust Fund Advisory Board granted extensions in September 2024 and again in January 2025 to allow additional time to close the funding gap, but the project ultimately did not proceed. As a result, the Board voted unanimously on April 28, 2025, to rescind the award and recommended returning the funds to the unappropriated Housing Trust Fund balance for reallocation through the current Round 5 Request for Proposals.

Fiscal Impact

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

2. What is the funding source?

\$225,260.00 to be transferred from
26-2490-555996-619850-55ALLENHTF, Allenwood Properties, to 26-2490-552045-619080,
Housing Trust Fund – Bonds. (Housing Trust Fund)

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

This legislation would re-appropriate \$225,260 in Housing Trust Fund funds from the Allenwood Project Housing Trust Fund Bonds to unappropriated Housing Trust Fund balance.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
No
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
N/A

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

\$225,260 is not yet rolled forward into 26-2490-555996-619850-55ALLENHTF. The amount is confirmed to be rolled forward per ordinance 250277.

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

Ordinance 230084

Service Level Impacts

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

Other Impacts

1. What will be the potential health impacts to any affected groups?
N/A
2. How have those groups been engaged and involved in the development of this ordinance?
N/A
3. How does this legislation contribute to a sustainable Kansas City?
N/A
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

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

No(Press tab after selecting)

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

No(Press tab after selecting)



JOURNAL ID:

BUDGET PERIOD: 2026

TOTAL

DATE _____



File #: 250498

ORDINANCE NO. 250498

Sponsor: Director of Housing and Community Development Department

Authorizing the Manager of Procurement Services to execute a Central City Economic Development (CCED) \$1,189,822.00 funding agreement with Linvista Flats, LLC, for renovation of fourteen (14) residential units at 1601-1603 Linwood Boulevard; and authorizing the Director of the Housing and Community Development Department to expend up to \$1,189,822.00 of previously appropriated Central City Economic Development Fund.

WHEREAS, Section 67.1305 of the Revised Statutes of Missouri authorizes the City to impose a retail sales tax not to exceed one-half of one percent if the imposition of such a retail sales tax is submitted to, and then approved by, a majority of votes cast; and

WHEREAS, on April 4, 2017, pursuant to authority granted by Section 67.1304, RSMo, a majority of Kansas City, Missouri voters approved a new 1/8 of one percent retail sales tax for funding economic development projects within the area bounded by 9th Street on the north, Gregory Boulevard on the south, Paseo Boulevard on the west and Indiana Avenue on the east; and

WHEREAS, the project serves a predominantly public municipal purpose because, without limitation, completion of the project (i) enhances the tax base of the Project Site; (ii) retains and generates jobs; (iii) promotes economic development in the area of the City in which the Project Site is located, and promotes consideration of areas of the City that the City Council has determined to be blighted as a location for business operations; (iv) results in generation of tax revenues to the City from the conduct of business and other activities in the City that would otherwise occur; (v) serves as a catalyst for additional investment in and further redevelopment and rehabilitation of the area of the City in which the Project Site is located; and (vi) furthers the City's policy of encouraging economic stability and growth; and

WHEREAS, the City desires to encourage the Developer to carry out the project for the purpose of realizing these predominantly public purposes by entering into an agreement to contribute certain revenues in an amount needed to cause the project to be undertaken and attract the necessary private investment; and

WHEREAS, on August 15, 2024, the City Council passed Ordinance No. 240620 which accepted the Board's recommendation to negotiate and execute a Funding Agreement with Linvista Flats, LLC in the amount of \$1,189,822.00 for the purpose of renovation of 14 residential units to be located at 1601-1603 Linwood Boulevard in Kansas City, expenses to be

paid from funds previously appropriated to Account No. 25-2200-555998-619080-55LINVISTA, the Central City Economic Development Sales Tax fund.

WHEREAS, previously appropriated funds from the Central City Economic Development Fund, in the amount of \$1,189,822.00 were unexpended; and

WHEREAS, November 2024, the residential building known as Linvista Flats Historic Colonnades, located 1603 Linwood Boulevard, was rendered uninhabitable as a result of significant fire damage; and

WHEREAS, the structural integrity of the building was compromised by the fire, resulting in a reduction of the total number of habitable residential units to eight (8); and

WHEREAS, this ordinance is required due to the change of scope necessitated by the fire; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Manager of Procurement Services is authorized to execute a Central City Economic Development funding agreement with Linvista Flats, LLC, using previously appropriated funds in the amount of \$1,189,822.00 from the Central City Economic Development Sales Tax Fund.

Section 2. That the Director of Housing and Community Development is authorized to expend up to \$1,189,822.00 from the Central City Economic Development Sales Tax Fund.

Section 3. That this contract must comply with: the Missouri Prevailing Wage Law, the City's Contracting Program Requirements set out in Article IV, Chapter 3, Code of Ordinances (including, but not limited to, the provisions concerning affirmative action, Minority and Women's Business Enterprises and Small Local Business Enterprises program).

Section 4. The Funding Agreement shall prohibit the use of any CCED sales tax funding for the repayment of any preexisting debt or repayment for services or work performed to the execution of the funding agreement and must require the disclosure of total project sources and projected costs and periodic reporting of project progress.

..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:

Joseph A. Guarino
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250498

Submitted Department/Preparer: Housing

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 Manager of Procurement Services to execute a Central City Economic Development (CCED) funding agreement with Linvista Flats Historic Colonnades for renovation of fourteen (14) residential units to be located at 1601-1603 Linwood Boulevard in Kansas City; Complying with the Missouri Prevailing Wage Law, the City's Contracting Program Requirements; Prohibiting the use of any CCED sales tax funding for the repayment of any preexisting debt or repayment for services or work performed to the execution of the funding agreement and must require the disclosure of total project sources and projected costs and periodic reporting of project progress; and authorizing the Director of the Housing and Community Development Department to expend up to \$1,189,822 of previously appropriated Central City Economic Development Fund.

Discussion

WHEREAS, Section 67.1305 of the Revised Statutes of Missouri authorizes the City to impose a retail sales tax not to exceed one-half of one percent if the imposition of such a retail sales tax is submitted to, and then approved by, a majority of votes cast; and

WHEREAS, on April 4, 2017, pursuant to authority granted by Section 67.1304, RSMo, a majority of Kansas City, Missouri voters approved a new 1/8 of one percent retail sales tax for funding economic development projects within the area bounded by 9th Street on the north, Gregory Boulevard on the south, Paseo Boulevard on the west and Indiana Avenue on the east; and

WHEREAS, the project serves a predominantly public municipal purpose because, without limitation, completion of the project (i) enhances the tax base of the Project Site; (ii) retains and generates jobs; (iii) promotes economic development in the area of the City in which the Project Site is located, and promotes consideration of areas of the City that the City Council has determined to be blighted as a location for business operations; (iv) results in generation of tax revenues to the City from the conduct of business and other activities in the City that would otherwise occur; (v) serves as a catalyst for additional investment in and further redevelopment and rehabilitation of the area of the City in which the Project Site is located; and (vi) furthers the City's policy of encouraging economic stability and growth; and

WHEREAS, the City desires to encourage the Developer to carry out the project for the purpose of realizing these predominantly public purposes by entering into an agreement to contribute certain revenues in an amount needed to cause the project to be undertaken and attract the necessary private investment; and

WHEREAS, on August 15, 2024, the City Council passed Ordinance No. 240620 which accepted the Board's recommendation to negotiate and execute a Funding Agreement with Linvista Flats, LLC in the amount of \$1,189,822 for the purpose of renovation of 14 residential units to be located at 1601-1603 Linwood Boulevard in Kansas City, expenses to be paid from funds previously appropriated to Account No. 25-2200-555998-619080-55LINVISTA, the Central City Economic Development Sales Tax fund.

WHEREAS, previously appropriated funds from the Central City Economic Development Fund, in the amount of \$1,189,822 were unexpended; and

WHEREAS, November 2024, the residential building known as Linvista Flats Historic Colonnades, located 1603 Linwood Boulevard, was rendered uninhabitable as a result of significant fire damage; and

WHEREAS, the structural integrity of the building was compromised by the fire, resulting in a reduction of the total number of habitable residential units to eight (8); and

WHEREAS, this ordinance is required due to the change of scope necessitated by the fire;
NOW, THEREFORE,

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
26-2200-555998-619080-55LINVISTA
Central City Economic Development Fund
3. How does the legislation affect the current fiscal year?
There is no effect on the fiscal year
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
There is no effect on future fiscal years
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
No

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

\$1,189,822 is not yet rolled forward into 26-2200-555998-619080-55LINVISTA. The amount is confirmed to be rolled forward per ordinance 250277.

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

Ordinance 240620

Service Level Impacts

Previously appropriated funds from the Central City Economic Development Fund, in the amount of \$1,189,822 were unexpended; and

WHEREAS, November 2024, the residential building known as Linvista Flats Historic Colonnades, located 1603 Linwood Boulevard, was rendered uninhabitable as a result of significant fire damage; and

WHEREAS, the structural integrity of the building was compromised by the fire, resulting in a reduction of the total number of habitable residential units to eight (8); and

WHEREAS, this ordinance is required due to the change of scope necessitated by the fire

Other Impacts

1. What will be the potential health impacts to any affected groups?
NA
2. How have those groups been engaged and involved in the development of this ordinance?
NA
3. How does this legislation contribute to a sustainable Kansas City?
(i) enhances the tax base of the Project Site; (ii) retains and generates jobs; (iii) promotes economic development in the area of the City in which the Project Site is located, and promotes consideration of areas of the City that the City Council has determined to be blighted as a location for business operations; (iv) results in generation of tax revenues to the City from the conduct of business and other activities in the City that would otherwise occur; (v) serves as a catalyst for additional investment in and further redevelopment and rehabilitation of the area of the City in which the Project Site is located; and (vi) furthers the City's policy of encouraging economic stability and growth
4. Does this legislation create or preserve new housing units?
Yes (Press tab after selecting)

Total Number of Units 8
Number of Affordable Units 8
5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

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

NA

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

No(Press tab after selecting)

Click or tap here to enter text.

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

No(Press tab after selecting)



File #: 250499

ORDINANCE NO. 250499

Sponsor: Councilmember Kevin O'Neill

Vacating approximately 17,000 square feet of street in District R-1.5 generally located south of the intersection of Northeast Barry Road and North Cleveland Avenue; and directing the City Clerk to record certain documents. (CD-ROW-2025-00007)

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 4th day of February, 2025, a petition was filed with the City Clerk of Kansas City by Patricia Jensen for the vacation of a tract of land being located in the Northeast Quarter of the Southeast Quarter of Section 7, Township 51N, Range 32W, Kansas City, Clay County, Missouri, being more particularly described as follows: Commencing at the Northeast Corner of the Southeast Quarter of said Section 7, thence North 89°15'57" West, a distance of 1285.00 feet to the Point Beginning; thence North 0° 34' 10" East, a distance of 7.18 feet; thence North 88° 57' 07" West, a distance of 58.67 feet; thence South 0° 34' 10" West, a distance of 249.07 feet; thence along a curve to the left having an initial tangent bearing of South 60° 13' 39" East and a radius of 1054.93 feet, an arc distance of 66.60; thence North 0° 34' 10" East, a distance of 272.03 feet to the Point of Beginning, Containing 15,583.42 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 a tract of land being located in the Northeast Quarter of the Southeast Quarter of Section 7, Township 51N, Range 32W, Kansas City, Clay County, Missouri, being more particularly described as follows: Commencing at the Northeast Corner of the Southeast Quarter of said Section 7, thence North 89°15'57" West, a distance of 1285.00 feet to the Point Beginning; thence North 0° 34' 10" East, a distance of 7.18 feet; thence North 88° 57' 07" West, a distance of 58.67 feet; thence South 0° 34' 10" West, a distance of 249.07 feet; thence along a curve to the left having an initial tangent bearing of South 60° 13' 39" East and a radius of 1054.93 feet, an arc distance of 66.60; thence North 0° 34' 10" East, a distance of 272.03 feet to the Point of Beginning, Containing 15,583.42 Square Feet More or Less be and the same is hereby vacated, and subject to the following conditions:

1. That the applicant allow AT&T 30-60 days to issue project to retire cable in place containing 0 workers.
2. That the applicant shall retain all utility easements and protect facilities required by Everygy.
3. That the applicant shall retain all utility easements and protect facilities required by Water Services.
4. That the applicant shall retain utility easements and protect facilities required by Spectrum Charter.

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
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 #: 250499

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 17,000 square feet of street in Zoning District R-1.5 (Residential) generally located south of the intersection of Northeast Barry Road and North Cleveland Avenue and directing the City Clerk to record certain documents. (CD-ROW-2025-00007)

Discussion

The street proposed to be vacated is an improved section of public right-of-way (North Cleveland Avenue) that currently dead-ends approximately 260 feet south of the intersection of Northeast Barry Road and North Cleveland Avenue. The proposed 17,000 square foot vacation of right-of-way was proposed during the development plan process. Ordinance No. 250276 proposes to demolish the road and create a new road that will continue to the southeast and eventually end. There is an additional application that will vacate Northeast Barry Road east of North Cleveland Avenue to the west.

There are public and private utilities located within the right-of-way. Water Services has a water main on the west side of North Cleveland Avenue. The Water Services Department is requiring the applicant retain an easement or have the utilities relocated. Evergy and Spectrum Charter also have utilities located in the right-of-way which will require an easement be retained or the utilities be relocated. AT&T has utilities in the right-of-way, but have agreed to relocate them, if the applicant will allow 30-60 days to retire the existing cable in place.

Staff Recommendation: Approval with Conditions

CPC Recommendation: Approval with Conditions

Fiscal Impact

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

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

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

Case No. CD-CPC-2024-00186 - A development plan to allow for the construction of 116 residential units across 29 four-plexes approved by City Council on April 17, 2025, by Ordinance No. 250276.

Service Level Impacts

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

Other Impacts

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

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

Click or tap here to enter text.

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

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

Please provide reasoning why not:

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

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

No(Press tab after selecting)

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

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

No(Press tab after selecting)



File #: 250500

ORDINANCE NO. 250500

Sponsor: Councilmember Kevin O'Neill

Vacating an approximately 7,500 square foot street in District R-1.5 generally located east of the intersection of Northeast Barry Road and North Cleveland Avenue; and directing the City Clerk to record certain documents. (CD-ROW-2025-00008)

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 4th day of February, 2025, a petition was filed with the City Clerk of Kansas City by Patricia Jensen for the vacation of a tract of land being located in the Northeast Quarter of the Southeast Quarter of Section 7, Township 51N, Range 32W, Kansas City, Clay County, Missouri, being more particularly described as follows: Commencing at the Northeast Corner of the Southeast Quarter of said Section 7, thence North 89° 15' 57" West, a distance of 1343.68 feet; thence North 0° 34' 10" East, a distance of 7.18 feet to the Point Beginning; thence North 0° 40' 28" East, a distance of 68.58 feet; thence North 88° 47' 18" West, a distance of 374.98 feet; thence South 43° 44' 01" East, a distance of 188.43 feet; thence South 88° 56' 48" East, a distance of 86.82 feet; thence North 0° 37' 57" West, a distance of 64.13 feet; thence South 88° 57' 07" East, a distance of 157.75 to the Point of Beginning, Containing 31,068.85 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 all that part of the existing right of way commencing at the Northeast Corner of the Southeast Quarter of said Section 7, thence North 89° 15' 57" West, a distance of 1343.68 feet; thence North 0° 34' 10" East, a distance of 7.18 feet to the Point Beginning; thence North 0° 40' 28" East, a distance of 68.58 feet; thence North 88° 47' 18" West, a distance of 374.98 feet; thence South 43° 44' 01" East, a distance of 188.43 feet; thence South 88° 56' 48" East, a distance of 86.82 feet; thence North 0° 37' 57" West, a distance of 64.13 feet; thence South 88° 57' 07" East, a distance of 157.75 to the Point of Beginning, Containing 31,068.85 Square Feet More or Less be and the same is hereby vacated, subject to the following conditions:

1. That the applicant allow AT&T 30-60 days to issue project to retire cables in the vacated right-of-way.
2. That the applicant shall retain all utility easements and protect facilities required by Evergy.
3. That the applicant shall retain all utility easements and protect facilities required by Spectrum Charter.
4. That the applicant shall retail all utility easements and protect facilities required by Water Services.

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
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.

File #: 250500

Recorder

By _____
Deputy



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250500

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Vacating approximately 7,500 square feet of right-of-way in Zoning District R-1.5 (Residential) generally located east of the intersection of Northeast Barry Road and North Cleveland Avenue and directing the City Clerk to record certain documents. (CD-ROW-2025-00008)

Discussion

The street proposed to be vacated is an improved section of public right-of-way that currently dead-ends approximately 350 west of Northeast Barry Road and North Cleveland Avenue. The proposed 7,500 square foot vacation of right-of-way was proposed during the development plan process. Ordinance No. 250276 proposed to utilize a portion of the right-of-way to build additional units.

There are public and private utilities located within the public right-of-way. Water Services has a water main on the south side of Northeast Barry Road. The Water Services Department is requiring the applicant retain an easement or have the utilities relocated. Evergy and Spectrum Charter also have utilities located in the public right-of-way which will require an easement be retained or the utilities be relocated. AT&T has utilities in the public right-of-way, but has agreed to relocate them, if the applicant will allow 30-60 days to retire the existing cable in place.

Staff Recommendation: Approval with Conditions

CPC Recommendation: Approval with Conditions

Fiscal Impact

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

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

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

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

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

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

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

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

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

Case No. CD-CPC-2024-00186 – A development plan to allow for the construction of 116 residential units across 29 four-plexes approved by City Council on April 17, 2025, by Ordinance No. 250276.

Service Level Impacts

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

Other Impacts

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

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

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

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

Please provide reasoning why not:

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

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

No(Press tab after selecting)

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

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

No(Press tab after selecting)



File #: 250433

ORDINANCE NO. 250433

Sponsor: City Manager's Office

Approving the Second Amendment to the Overlook Tax Increment Financing Plan.

WHEREAS, pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the "Act"), and Ordinance No. 545556 adopted on November 24, 1982, as amended by Committee Substitute for Ordinance No. 911076 adopted on August 29, 1991, by Ordinance No. 100089 adopted on January 28, 2010, by Ordinance No. 130986 adopted on December 19, 2013 and by Committee Substitute for Ordinance No. 140823 adopted on June 18, 2015 (collectively, the "Enabling Ordinances") the City Council of Kansas City, Missouri created the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission"); and

WHEREAS, on December 3, 2020, the City Council of Kansas City, Missouri (the "Council") passed Ordinance No. 200942 which accepted the recommendations of the Commission and approved the Overlook Tax Increment Financing Plan (the "Redevelopment Plan") and designated the Redevelopment Area described therein to be a blighted area (the "Redevelopment Area"); and

WHEREAS, on December 8, 2022, the City Council of Kansas City, Missouri (the "Council") passed Ordinance No. 221036 which approved the First Amendment to the Redevelopment Plan; and

WHEREAS, the Second Amendment to the Redevelopment Plan modifies the Budget of Redevelopment Project Costs, the Anticipated Sources of Funds for such Redevelopment Project Costs, and the Development Schedule; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. The Second Amendment, as attached hereto, is hereby approved and adopted as valid.

Section 2. That all terms used in this ordinance, not otherwise defined herein, shall be construed as defined in Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the "Act").

Section 3. That the Council hereby finds that:

- (a) The Second Amendment does not alter the previous finding of the Council in Ordinance No. 200942 that the Redevelopment Area on the whole is a blighted area and has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed “but for” the adoption of tax increment financing.
- (b) The Redevelopment Plan, as amended by the Second Amendment, conforms to the comprehensive plan for the development of the City as a whole, the KC Spirit Playbook, as well as the Swope Area Plan.
- (c) The Second Amendment does not alter the Redevelopment Project of the Redevelopment Plan, and the estimated dates of completion of the Redevelopment Project will be completed no later than twenty-three (23) years from the adoption of the ordinance approving the Redevelopment Project which will be adopted no later than ten (10) years from the adoption of the Redevelopment Plan, and in the event Obligations are issued to finance Redevelopment Project Costs such Obligations will be retired in less than twenty-three years from the adoption of the ordinance approving the Redevelopment Project. The Second Amendment does not alter the Redevelopment Plan that no contemplated property acquisition shall occur by eminent domain.
- (d) The Second Amendment does not alter the Redevelopment Plan’s relocation assistance for businesses and residences;
- (e) The Second Amendment does not alter the cost benefit analysis attached to the Redevelopment Plan showing the impact of the Redevelopment Plan, as amended, on each taxing district which is at least partially within the boundaries of the Redevelopment Area has been prepared in accordance with the Act;
- (f) The Second Amendment does not include the initial development or redevelopment of any gambling establishment.

Section 4. That the Commission is authorized to issue obligations in one or more series of bonds secured by the Special Allocation Fund(s) established in connection with each Redevelopment Project described by the Redevelopment Plan to finance Redevelopment Project Costs and subject to any constitutional limitations, to acquire by purchase, donation, lease or eminent domain, own, convey, lease, mortgage, or dispose of, land or other property, real or personal, or rights or interests therein, and grant or acquire licenses, easements and options with respect thereto, all in the manner and at such price the Commission determines, to enter into such contracts and undertake all such further actions as are reasonably necessary to achieve the objectives of the Redevelopment Plan, as amended, pursuant to the power delegated to it in the Enabling Ordinances. Any obligations issued to finance Redevelopment Project Costs shall contain a recital that they are issued pursuant to Sections 99.800 through 99.865, RSMo., which recital shall be conclusive evidence of their validity and of the regularity of their issuance.

Section 5. That pursuant to the provisions of the Redevelopment Plan, the Council approves the pledge of all payments in lieu of taxes and economic activity taxes generated within Redevelopment Project that are deposited into the Special Allocation Fund(s) established in connection with the Redevelopment Project described by the Redevelopment Plan to the payment of Redevelopment Project Costs, and authorizes the Commission to pledge such funds on its behalf.

..end

Approved as to form:

Emalea Black
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250433

Submitted Department/Preparer: Please Select

Revised 6/10/24

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

Executive Summary

Approving the Second Amendment to the Overlook Tax Increment Financing Plan.

Discussion

This amendment modifies the Estimated Budget of Redevelopment Projects, Sources of Funds, Development Schedule, and exhibits to the Plan with such other conforming changes.

The Total Redevelopment Project Costs have increased to \$34,515,681. The Second Amendment provides the same value for the Redevelopment Project Costs eligible for reimbursement of \$11,291,676. This is approximately 33% of the updated total Budget of Redevelopment Project Costs. This is a reduction in the percentage of reimbursement from approximately 48%.

The TIF Plan contemplated the Developer requesting The Planned Industrial Expansion Authority (PIEA) for an exemption on sales taxes for construction materials along with 100% real property tax abatement for twenty-five (25) years on the property located within the Redevelopment Project Area. The Developer has received approval of these additional PIEA Benefits.

The intent of the Overlook TIF Plan remains unchanged.

Fiscal Impact

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

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

N/A

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

N/A

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

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

Prior Legislation

Plan Approval - 200942
Project 1 - 200943
1st Amendment - 221036

Service Level Impacts

None identified

Other Impacts

1. What will be the potential health impacts to any affected groups?
None identified.
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?
Utilizes city resources to provide equitable development
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

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 #: 250440

ORDINANCE NO. 250440

Sponsor: Councilmember Melissa Patterson Hazley

Amending Chapter 88, the Zoning and Development Code, by repealing Section 88-445-15, “Unsafe Signs, Signs in Disrepair and Nonconforming Signs,” and enacting in lieu thereof a new section of like number and subject matter for the purpose of allowing a sign to be relocated in the event a condemnation action is initiated by the State of Missouri.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 88, Zoning and Development Code, is hereby amended by repealing Section 88-445-15, “Unsafe Signs, Signs in Disrepair and Nonconforming Signs,” and enacting in lieu thereof a new section of like number and title for the purpose of allowing a sign to be relocated in the event a condemnation action is initiated by the State of Missouri, with said new section to read as follows:

88-445-15 UNSAFE SIGNS, SIGNS IN DISREPAIR AND NONCONFORMING SIGNS

88-445-15-A. UNSAFE SIGNS

If the city planning and development director find that any sign is unsafe or insecure, or is a menace to the public, they must give written notice to the owner or lessee.

1. If the owner or lessee fails to remove or alter the sign to bring it into compliance with this chapter within 30 days after the notice, the subject owner or lessee will be deemed in violation of this chapter.
2. The city planning and development director is authorized to cause any sign that is an immediate peril to persons or property to be removed immediately and without notice to the owner or lessee.

88-445-15-B. SIGNS IN DISREPAIR

Any sign that is excessively weathered or faded or upon which the paint has excessively peeled or cracked or has panel(s) missing, or is otherwise in disrepair, must, with its supporting members, be immediately removed or restored to a good state of repair.

88-445-15-C. NONCONFORMING SIGNS

1. **CONTINUANCE AND MAINTENANCE OF NONCONFORMING SIGNS**

Subject to the restrictions of this section, nonconforming signs that were otherwise lawful at the time of installation may be continued. Routine

maintenance of legal nonconforming signs is allowed, as defined in Section 88-810-992.

2. **ALTERATIONS AND EXPANSIONS OF NONCONFORMING SIGNS**

No structural alteration, enlargement, expansion or change in sign type may be made to a nonconforming sign unless the alteration, enlargement, expansion or change will result in elimination of the nonconforming aspects of the sign. Illumination, including electronic or digital sign faces, may not be added to any nonconforming sign.

3. **STRUCTURAL REPAIRS**

a. Subject to compliance with the Code and the issuance of a building permit, and subject to the limitations in b., below, the following structural repairs may be made to a legally nonconforming sign:

(1) Adding guys or struts for the stabilization of the sign; and

(2) Replacement of any pole or beam for the stabilization of the sign.

b. Within any five-year period, the total cumulative cost of the repairs under this subsection may not exceed 50% of the replacement cost of the sign, and the repair activity may not result in a change in the material of the replaced element of the nonconforming sign or an enlargement, expansion, alteration, or other change to the sign including, but not limited to, the relocation or expanded dimension of poles and beams. Each application for a sign permit for repair of a legally nonconforming sign under this subsection shall be accompanied by an estimate from a sign fabricator of: (i) the current actual market cost of labor and materials for the replacement of the sign and (ii) the current actual market cost of labor and materials for the proposed repair. The estimate shall itemize each element of cost and shall be subject to review and approval by the Director of City Planning and Development, or designee, who may request additional data and information. The Director shall review and act within fourteen (14) days of the date of the submission of the complete application for sign permit.

4. **RELOCATION—GENERALLY**

Except as otherwise allowed by this Chapter, a nonconforming sign may not be moved to another location unless doing so would bring the sign into complete conformity with the provisions of this chapter.

5. **RELOCATION FOR PUBLIC PURPOSE**

Notwithstanding the specific provision in subsection 4 above, or any other provision in this Chapter concerning signs, a nonconforming sign may be

moved to another location without conforming to the provisions of this chapter under the following conditions:

- a. An eminent domain action has been filed in court by the City or the State of Missouri to effect the removal of the sign, or the sign is under threat of condemnation by the City or the State of Missouri.
- b. The relocation of the sign is necessary to accommodate a public purpose in the construction or improvement of facilities of public interest.
- c. The sign will be relocated on the same or adjoining property as the existing current site, as necessary to resolve any public purpose concerns, but will not be moved more than 300 feet. "Property" as used herein means a lot as shown on a plat of a subdivision recorded or registered pursuant to statute or a parcel of land as designated by the property owner to be used, developed or built upon as a unit under single ownership or control.
- d. The relocation of the sign must be in conjunction with the removal of one or more legally nonconforming outdoor advertising sign(s) (including structures), which removal meets one of the following two criteria:
 1. A single sign is to be removed which contains at least two sign faces, each of which is at least 100% as large as the largest sign face on the sign being relocated, and is located on property zoned B-1, B-2, or B-3, or
 2. More than one sign is to be removed and at least one of the signs to be removed contains a sign face that is at least 247 square feet in size, and the cumulative sign face square footage being removed equals or exceeds at least 125% of cumulative square footage of the sign face(s) of the sign being relocated. The sign face square footage will be calculated by adding the square footage of each face of a multi-faced sign.
- e. The sign will not be enlarged, including its sign face, height and width. The sign may be externally illuminated if the sign was externally illuminated before being relocated, and an electrical permit may be issued for such illumination. Electronic, digital or tri-vision sign faces will be allowed on the relocated sign if and to the extent that electronic, digital or tri-vision sign faces existed on the sign being relocated.

- f. The relocation and sign removal must be approved by the Board of Zoning Adjustment, after written notice is provided to any registered neighborhood group or business association with boundaries within 500 feet of the sign proposed to be relocated, considering the following criteria:
 - 1. The removal of the proposed sign or signs will have a greater positive impact on the improvement of the city's residential and commercial neighborhoods than would the removal of the sign proposed to be relocated because of the signs' relative locations, with at least the following factors being considered:
 - a. The removal of signs in less intensive zoning districts will have a greater positive impact.
 - b. The removal of signs nearer residential properties will have a greater positive impact.
 - c. Signs located within 500 feet of any residentially used or zoned property, any institutional use, or any boulevard, park or parkway have an adverse impact on neighborhoods.
 - d. The Board of Zoning Adjustment shall consider the impact of the proposed relocation and removal on scenic, natural, historic or other features in the areas surrounding the signs.
 - 2. The sign or signs to be removed are not abandoned, as defined in 88-445-15.C.6, below;
 - 3. The sign or signs to be removed have contained paid advertising in the last 90 days and therefore are not "blank" as defined in 88-445-14.
 - 4. An application to the Board of Zoning Adjustment is filed within 180 days from the date of the final action in the condemnation proceedings, as may be extended by the Director of City Planning and Development.
- g. Reserved.
- h. Relocations under this section of signs which are not outdoor advertising signs, as defined in 88-810-1770, are not subject to the conditions set forth in 88-445-15.C.5.d and 88-445-15.C.5.f.

- i. The relocation of the sign must be approved as part of, and must resolve the actual or threatened eminent domain action. Nothing in this section will be deemed to eliminate or reduce the City Attorney's discretion in its representation of the City in any eminent domain action.

6. **ABANDONMENT OF NONCONFORMING SIGN**

Nonconforming signs will be deemed abandoned if they are not maintained in good structural condition and in compliance with all city codes. Nonconforming signs that are structurally unsound, rotted, excessively weathered or faded, contain inoperable electrical equipment, or are otherwise in an obvious state of disrepair will also be deemed abandoned. On-site commercial signs will be deemed abandoned if they are blank or advertise a business, activity, product or service that is no longer operating or available on the property on which the sign is located. Once a nonconforming sign is deemed abandoned, and notice is given, the entire sign, including any structure which only supports the sign, must be removed within 30 days by the sign owner, owner of the property where the sign is located, or other person having control over the sign.

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 forgoing 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 #: 250440

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Approving an amendment to Section 88-445-15, "Unsafe Signs, Signs in Disrepair and Nonconforming Signs," for the purpose of allowing a sign to be relocated in the event a condemnation action is initiated by the State of Missouri. (CD-CPC-2025-00074)

Discussion

The zoning and development code sets criteria for relocation of a nonconforming sign when an eminent domain action is filed by the City. The proposed amendment adds the State of Missouri as a second entity in addition to the City. The amendment also adds one final criteria for the Board of Zoning Adjustment to consider when reviewing a relocation or removal submittal, by requiring applications to the Board of Zoning Adjustment be filed within 180 days from the date of the final action in the condemnation proceedings.

The amendment also fixes the spelling of sign faces (throughout this section), corrects grammar, and corrects subsection references.

The City Plan Commission reviewed the application on 06/18/2025. There were three public testimonies submitted verbally at the hearing in opposition of the text amendment.

The 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 a text amendment regarding Section 88-445-15, "Unsafe Signs, Signs in Disrepair and Nonconforming Signs of the Zoning and Development Code.

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

Not applicable as this is a text amendment regarding Section 88-445-15, "Unsafe Signs, Signs in Disrepair and Nonconforming Signs of the Zoning and Development Code.

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 text amendment regarding Section 88-445-15, "Unsafe Signs, Signs in Disrepair and Nonconforming Signs of the Zoning and Development Code.

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

Not applicable as this is a text amendment regarding Section 88-445-15, "Unsafe Signs, Signs in Disrepair and Nonconforming Signs of the Zoning and Development Code.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

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

Not applicable as this is a text amendment regarding Section 88-445-15, "Unsafe Signs, Signs in Disrepair and Nonconforming Signs of the Zoning and Development Code.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this is a text amendment regarding Section 88-445-15, "Unsafe Signs, Signs in Disrepair and Nonconforming Signs of the Zoning and Development Code.
2. How have those groups been engaged and involved in the development of this ordinance?
No public is required for text amendments; however, this text amendment was brought forward by Councilperson Patterson-Hazley for staff to process immediately.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this is a text amendment regarding Section 88-445-15, "Unsafe Signs, Signs in Disrepair and Nonconforming Signs of the Zoning and Development Code.
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 #: 250481

RESOLUTION NO. 250481

Sponsor: Councilmember Darrell Curls

RESOLUTION - Approving an area plan amendment to the Hickman Mills Area Plan from Residential Low Density to Mixed Use Neighborhood on about 4.86 acres generally located at the northeast corner of Blue Ridge Boulevard and E. 102nd Street. (CD-CPC-2025-00049)

Held until 7/22/2025.

WHEREAS, on June 4, 2020, the City Council by Resolution No. 200191 adopted the Hickman Mills Area Plan; and

WHEREAS, after further review it has been deemed appropriate to amend the Hickman Mills Area Plan as it affects that area of approximately 4.86 acres generally located at the northeast corner of Blue Ridge Boulevard and E. 102nd Street by changing the recommended land use from residential low density to mixed use neighborhood; and

WHEREAS, the City Plan Commission considered this amendment to the Hickman Mills Area Plan on June 4, 2025, and

WHEREAS, after all interested persons were given an opportunity to present testimony, the City Plan Commission did, on June 4, 2025, recommend approval of the proposed amendment to the Hickman Mills Area Plan to the City Council; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section A. That the Hickman Mills Area Plan is hereby amended as to the Proposed Land Use Map for that area of approximately 4.86 acres generally located at the northeast corner of Blue Ridge Boulevard and E. 102nd street by changing the recommended land use from residential low density to mixed use neighborhood. A copy of the amendment to the Hickman Mills Area Plan is attached hereto as Exhibit A and incorporated herein by reference.

Section B. That the amendment to the Hickman Mills 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 #: 250481

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 Hickman Mills Area Plan from Residential Low Density to Mixed Use Neighborhood on about 4.86 acres generally located at the northeast corner of Blue Ridge Boulevard and E. 102nd Street. (CD-CPC-2025-00049)

Discussion

Hickman Mills Area Plan is hereby amended as to the Proposed Land Use Map for that area of approximately 4.86 acres generally located at the northeast corner of Blue Ridge Boulevard and E. 102nd street by changing the recommended land use from residential low density to mixed use neighborhood.

This is a companion case to the rezoning (Ordinance No. 250482). The City Plan Commission heard the case and discussed entitlement, public engagement requirements, and the use of the site. Two letters of public testimony in opposition of the rezoning and area plan amendment were submitted. There was one person online providing testimony in opposition of the project. The City Plan Commission recommended approval without conditions of the rezoning and area plan amendment.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
Not applicable as this is a resolution authorizing the amendment of the Hickman Mills Area Plan for future development.
3. How does the legislation affect the current fiscal year?

Not applicable as this is a resolution authorizing the amendment of the Hickman Mills Area Plan for future development.

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

Not applicable as this is a resolution authorizing the amendment of the Hickman Mills Area Plan for future development.

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

Not applicable as this is a resolution authorizing the amendment of the Hickman Mills Area Plan for future development.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

This resolution has no fiscal impact.

Citywide Business Plan (CWBP) Impact

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

- ☐ Ensure all residents have safe, accessible, quality housing by reducing barriers.
- ☐ Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

Prior Legislation

Case No. 10716-CP – rezoning from district R-1a to district CP-2 and approving a development of a 66,350 square foot retail center plus two pad sites. (CPC recommended denial 12/04/1990)

Ordinance No. 910101 – approving a rezoning from district R-1a (one-family dwelling – medium density) to district O (office) and approving a development plan for the same (03/20/1991).

Service Level Impacts

No service level impacts expected.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this is a resolution authorizing the amendment of the Hickman Mills Area Plan for future development.
2. How have those groups been engaged and involved in the development of this ordinance?
Public engagement is required for area plan amendments and rezonings, the applicant held a public engagement meeting on 05/25/2025 in Compliance with the Zoning and Development Code.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this is a resolution authorizing the amendment of the Hickman Mills Area Plan for future development.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

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)



Legislation Text

File #: 250482

ORDINANCE NO. 250482

Sponsor: Councilmember Darrell Curls

Rezoning an area of about 4.86 acres generally located at the northeast corner of Blue Ridge Boulevard and E. 102nd Street from District O-2 to District B1-2 to allow for a sports and recreation facility. (CD-CPC-2025-00050) ***Held until 7/22/2025.***

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-1491, said section to read as follows:

Section 88-20A-1491. That an area legally described as:

Ruskin Acres Lot 27 & Lot 25 exc e 453 ft & exc prt deeded to St of Mo for I-470
& all Lot 26 exc prt deeded to St of Mo for I-470

is hereby rezoned from District O-2 (Office) to District B1-2(Neighborhood Business 1 (Dash 2)), all as shown outlined on a map marked Section 88-20A-1491, 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 #: 250482

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 4.86 acres generally located at the northeast corner of Blue Ridge Boulevard and E. 102nd Street from District O-2 to District B1-2 to allow for a sports and recreation facility. (CD-CPC-2025-00050)

Discussion

Approving a rezoning without plan from District O-2 (Office) to District B1-2 (Neighborhood Business 1 (Dash 2)).

This is a companion case to the rezoning (Resolution No. 250481). The City Plan Commission heard the case and discussed entitlement, public engagement requirements, and the use of the site. Two letters of public testimony in opposition of the rezoning and area plan amendment were submitted. There was one person online providing testimony in opposition of the project. The City Plan Commission recommended approval without conditions of the rezoning and area plan amendment.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
Not applicable as this is a zoning ordinance authorizing the rezoning of the subject property for future development.
3. How does the legislation affect the current fiscal year?
Not applicable as this is a zoning ordinance authorizing the rezoning of the subject property for future development.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Not applicable as this is a zoning ordinance authorizing the rezoning of the subject property for future development.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this is a zoning ordinance authorizing the rezoning of the subject property for future development.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

This ordinance has no fiscal impact.

Citywide Business Plan (CWBP) Impact

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

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Ordinance No. 910101 – approving a rezoning from district R-1a (one-family dwelling – medium density) to district O (office) and approving a development plan for the same (03/20/1991).

Service Level Impacts

No service level impacts expected.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Public engagement is required for area plan amendments and rezonings, the applicant held a public engagement meeting on 05/25/2025 in Compliance with the Zoning and Development Code.
2. How have those groups been engaged and involved in the development of this ordinance?
Public engagement is required for area plan amendments and rezonings, the applicant held a public engagement meeting on 05/25/2025 in Compliance with the Zoning and Development Code.
3. How does this legislation contribute to a sustainable Kansas City?
Public engagement is required for area plan amendments and rezonings, the applicant held a public engagement meeting on 05/25/2025 in Compliance with the Zoning and Development Code.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Click or tap here to enter text.

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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)