



Agenda

Neighborhood Planning and Development Committee

Chairperson Ryana Parks-Shaw

Vice Chair Eric Bunch

Councilmember Nathan Willett

Councilmember Melissa Patterson Hazley

Tuesday, February 4, 2025

1:30 PM

26th Floor, Council Chamber

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

PUBLIC OBSERVANCE OF MEETINGS

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

Any closed session may be held via teleconference.

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

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

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

Public Testimony is Limited to 2 Minutes

Beginning of Consents

Director of City Planning & Development

[250090](#)

Sponsor: Director of City Planning and Development Department

Approving the plat of Kinsley Forest Commercial - 2nd Plat, an addition in Clay County, Missouri, on approximately 19 acres generally located at the southwest corner of North Summit Street and Northwest Englewood Road creating three lots and three tracts for the purpose of a residential development; accepting various easements; establishing grades on public ways; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents.
(CLD-FnPlat-2024-00033)

End of Consents

Director of General Services

[250083](#) Sponsor: Director of General Services Department

Authorizing the Manager of Procurement Services to execute a \$410,000.00 contract with McKinsey & Company, Inc. Washington D.C. to provide process mapping services; authorizing the Manager of Procurement Services to amend and extend the Contract; appropriating and estimating revenue in the amount of \$410,000.00; and authorizing the Director of City Planning & Development Department to expend funds from the unappropriated fund balance of the 2210 fund and appropriating funds to 2210-642500-B.

Director of City Planning & Development

[250084](#) Sponsor: Director of City Planning and Development Department

Rezoning an area of about seven acres generally located at the southwest corner of N.W. Mexico City Avenue and N.W. Roanridge Road from District AG-R to District MPD and approving a development plan in District MPD for the purpose of expanding the district, which allows for 20 million square foot of commercial office and warehouse development on 32 lots, on about 2,143 acres, generally located on the north side of I-29/I-435 and N.W. 128th Street, specifically at the southeast corner of Missouri Route 92 and N. Bethel Avenue at the terminus of Mexico City Avenue. (CD-CPC-2024-00138)

Director of City Planning & Development

[250085](#) Sponsor: Director of City Planning and Development Department

Rezoning an area of about 1.83 acres generally located at the northwest and northeast corners of E. 31st Street and Walnut Street, northeast corner of E. 31st Street and Grand Avenue, and northeast corner of E. 31st Street and McGee Street from District UR to District UR and approving a development plan, also serving as a preliminary plat, to allow a major amendment to an existing UR plan for 5 multi-unit residential buildings. (CD-CPC-2024-00190).

Director of the Law Department

[250088](#) Sponsor: Director of Law Department

Accepting an additional \$10,685.00 for a 3-month extension from the Victims of Crime Act (VOCA) grant funded by the U.S. Department of Justice, and passed through the State of Missouri's Department of Public Safety to support the work of the City's Prosecutor's Office; estimating and appropriating \$10,685.00 from the Unappropriated Fund balance of the General Grants Fund; authorizing the City Attorney to enter into a subaward grant agreement in connection with this grant; and designating the Law Department with requisitioning authority for Account No. 25-2580-135701-A.

Director of City Planning & Development

[250089](#) Sponsor: Director of City Planning and Development Department

Approving a development plan on about 0.68 acres in District R-1.5 generally located on East 10th Street between Van Brunt Boulevard and Elmwood Avenue to allow for a 6-unit cottage house development. (CD-CPC-2024-00165)

HELD IN COMMITTEE

Director of City Planning & Development

[241040](#) Sponsor: Director of City Planning and Development Department

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

Director of City Planning & Development

[241041](#) Sponsor: Director of City Planning and Development Department

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

Director of City Planning & Development

[241054](#) Sponsor: Director of City Planning and Development Department

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

Director of City Planning & Development

[241056](#) Sponsor: Director of City Planning and Development Department

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

City Manager's Office

[241061](#) Sponsor: City Manager's Office

Accepting and approving the recommendation of the Tax Increment Financing Commission of Kansas City, Missouri, as to the termination of the Country Club Plaza Tax Increment Financing Plan and the termination of the designation of Redevelopment Project Areas 1, 7, and 8 described therein; declaring as surplus those funds within the special allocation funds established in connection with Redevelopment Project Areas 1, 7, and 8; dissolving the special allocation funds established in connection with Redevelopment Project Areas 1, 7, and 8; authorizing the distribution of such surplus funds; and directing the City Clerk to send copies of this ordinance to Jackson County.

Director of City Planning & Development

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

Approving a major amendment to an approved development plan on about 7.2 acres in District MPD generally located at 9806 N. Oak Trafficway to allow for a drive-through restaurant. (CD-CPC-2024-00149). ***Held until 2.25.25***

Director of City Planning & Development

[250029](#) Sponsor: Director of City Planning and Development Department

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

ADDITIONAL BUSINESS

1. There may be a general discussion regarding current Neighborhood Planning and Development Committee issues.
2. Closed Session
 - Pursuant to Section 610.021 subsection 1 of the Revised Statutes of Missouri to discuss legal matters, litigation, or privileged communications with attorneys;
 - Pursuant to Section 610.021 subsection 2 of the Revised Statutes of Missouri to discuss real estate;
 - Pursuant to Section 610.021 subsections 3 and 13 of the Revised Statutes of Missouri to discuss personnel matters;
 - Pursuant to Section 610.021 subsection 9 of the Revised Statutes of Missouri to discuss employee labor negotiations;
 - Pursuant to Section 610.021 subsection 11 of the Revised Statutes of Missouri to discuss specifications for competitive bidding;
 - Pursuant to Section 610.021 subsection 12 of the Revised Statutes of Missouri to discuss sealed bids or proposals; or
 - Pursuant to Section 610.021 subsection 17 of the Revised Statutes of Missouri to discuss confidential or privileged communications with auditors.
3. Those who wish to comment on proposed ordinances can email written testimony to public.testimony@kcmo.org. 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 #: 250090

ORDINANCE NO. 250090

Sponsor: Director of City Planning and Development Department

Approving the plat of Kinsley Forest Commercial – 2nd Plat, an addition in Clay County, Missouri, on approximately 19 acres generally located at the southwest corner of North Summit Street and Northwest Englewood Road creating three lots and three tracts for the purpose of a residential development; accepting various easements; establishing grades on public ways; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2024-00033)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Kinsley Forest Commercial – 2nd Plat, an addition in Clay County, Missouri, a true and correct copy of which is attached hereto and incorporated herein by reference, is hereby approved.

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

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

Section 4. That the Director of City Planning and Development is hereby authorized to execute 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 5. That the City Clerk is hereby directed to facilitate the recordation of this ordinance, together with the documents described herein and all other relevant documents, when the Developer has met all of the requirements for the plat to be released for recording, in the Office of the Recorder of Deeds of Clay County, Missouri.

Section 6. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on January 15, 2025.

..end

Approved as to form:

Eluard Alegre
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250090

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 Kinsley Forest Commercial – 2nd Plat, an addition in Clay County, Missouri, on approximately 19 acres generally located at the southwest corner of North Summit Street and Northwest Englewood Road creating three lots and three tracts for the purpose of a residential development; accepting various easements; establishing grades on public ways; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2024-00033)

Discussion

The request is for approval of a Final Plat in District B3-2, covering approximately 19 acres at the southwest and southeast corners of Northwest Englewood Road and North Mercier Drive. The plat creates two lots and three tracts for a residential development, approved under Case No. CD-CPC-2024-00033, which served as the Preliminary Plat. The Preliminary Plat outlined the development of 127 residential units across the two lots.

North Mercier and North Summit are existing public streets; the applicant plans to extend NW 55th Street to connect to North Mercier Drive. Other internal streets within the development will be private. The Final Plat is consistent with the approved Preliminary Plat and meets the lot and building standards outlined in Section 88-120 of the Zoning and Development Code.

There was no public testimony on this final plat before the CPC.

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

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

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Infrastructure and Accessibility (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - Engage in thoughtful planning and redesign of existing road networks to ensure safety, access, and mobility of users of all ages and abilities.
 - Enhance the City's connectivity, resiliency, and equity through a better-connected multi-modal transportation system for all users.
 - Build on existing strengths while developing a comprehensive transportation plan for the future.

- Develop environmentally sustainable infrastructure strategies that improve quality of life and foster economic growth.
- Ensure adequate resources are provided for continued maintenance of existing infrastructure.
- Focus on delivery of safe connections to schools.

Prior Legislation

Case No. CD-CPC-2024-00033 - Ordinance 240466, approved by City Council on June 13, 2024, approved a development plan which served as a preliminary plat to allow approximately 127 residential units in District B3-2 on about 19 acres generally located at the southwest and southeast corners of NW Englewood Road and N Mercier Drive.

Service Level Impacts

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

Other Impacts

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

Not applicable as this is an ordinance authorizing the subdivision of land.
Click or tap here to enter text.

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

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

Please provide reasoning why not:

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

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

No(Press tab after selecting)

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

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

No(Press tab after selecting)



File #: 250083

ORDINANCE NO. 250083

Sponsor: Director of General Services Department

Authorizing the Manager of Procurement Services to execute a \$410,000.00 contract with McKinsey & Company, Inc. Washington D.C. to provide process mapping services; authorizing the Manager of Procurement Services to amend and extend the Contract; appropriating and estimating revenue in the amount of \$410,000.00; and authorizing the Director of City Planning & Development Department to expend funds from the unappropriated fund balance of the 2210 fund and appropriating funds to 2210-642500-B.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Manager of Procurement Services is authorized to execute a \$410,000.00 contract with McKinsey & Company, Inc. Washington D.C.. A copy of the Agreement is on file in the Manager of Procurement Services Office.

Section 2. That \$410,000.00 is hereby appropriated from the Unappropriated Fund Balance of the Development Services Fund to the following account:

25-2210-642500-619080	Development Serv Admin	\$410,000.00
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Section 3. That the Director of City Planning & Development is designated as requisitioning authority for Account No. 25-2210-642500-619080.

.....end

I hereby certify that there is a balance, otherwise unencumbered, to the credit of the appropriation to which the forgoing 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:

James M. Brady
Associate City Attorney

Inter-Departmental Communication

Date: January 31, 2025

To: Councilman Kevin O'Neill; Chair; Transportation, Infrastructure & Operations Committee

From Jaime Guillen; Director; Civil Rights & Equal Opportunity Department

Subject: CUP Summary #:250083

CONTRACTOR:	McKinsey & Co., Inc.
Address:	1200 19 th St. NW, Suite 1000 Washington, DC 20036
Contract #	EV334 – Process Mapping Services
Contract Amount:	\$410,000.00
MBE Goal	0%
WBE Goal:	0%

MBE SUBCONTRACTORS:

None

WBE SUBCONTRACTORS:

None

Comments:

No subcontracting opportunities. Should subcontracting opportunities become available the prime contractor will be required to make Good Faith Efforts to utilize MBE/WBE participation on the contract.



File #: 250084

ORDINANCE NO. 250084

Sponsor: Director of City Planning and Development Department

Rezoning an area of about seven acres generally located at the southwest corner of N.W. Mexico City Avenue and N.W. Roanridge Road from District AG-R to District MPD and approving a development plan in District MPD for the purpose of expanding the district, which allows for 20 million square foot of commercial office and warehouse development on 32 lots, on about 2,143 acres, generally located on the north side of I-29/I-435 and N.W. 128th Street, specifically at the southeast corner of Missouri Route 92 and N. Bethel Avenue at the terminus of Mexico City Avenue. (CD-CPC-2024-00138)

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-1461, rezoning an area of about seven acres generally located at the southwest corner of N.W. Mexico City Avenue and N.W. Roanridge Road from District AG-R (Agricultural-Residential) to District MPD (Master Plan Development) and approving a development plan in District MPD for the purpose of expanding the district, said section to read as follows:

Section 88-20A-1461. That an area legally described as:

A tract of land in the Southeast Quarter of Section 9, the Northwest Quarter and Southwest Quarter of Section 10, Township 52 North, Range 34 West of the 5th Principal Meridian in Kansas City, Platte County, Missouri being bounded and described by or under the direct supervision of Jeffrey P. Means P.L.S. 2000147866, as follows: Commencing at the Northeast corner of said Southeast Quarter, also being the Southwest corner of said Northwest Quarter, also being the Northwest corner of said Southwest Quarter; thence North 89°27'30" East, on the South line of said Northwest Quarter, also being the North line of said Southwest Quarter, 658.74 feet; thence leaving said South line and said North line, North 00°32'30" West, 12.63 feet to a point on the Southerly line of Lot 4, of KCI 29 Logistics Park First Plat, a subdivision of land in said Kansas City recorded December 20, 2023 as Instrument Number 2023012474 in Book 23 at Page 78 in the Office of Recorder of Deeds, Platte County, Missouri, also being a point on the Existing Northeasterly right-of-way line of Interstate 29 (Referenced in Report of Commissions Document as Interstate Route 435) established by

Section 15.10 in the Report of Commissions, Condemnation Case C-74-571 recorded August 14, 1975 in Book 470 at Page 105 in said Office of Recorder of Deeds, Platte County, Missouri to a point that is 994.81 feet left (Northeast) of Station 603+73.72 of said Interstate 29 centerline also being the Point of Beginning of the tract of land to be herein described; thence North 89°15'15" East, on said Southerly line and said Existing Northeasterly right-of-way line established by said Section 15.10 feet, a distance of 303.07 feet to a point on the said Existing Northeasterly right-of-way line of said Interstate 29 said point is 1168.09 feet left (Northeast) of Station 606+22.37 of said Interstate 29 Centerline; thence North 50°34'45" East, on said Existing Northeasterly right-of-way line of said Interstate 29, a distance of 81.30 feet said point is 1246.07 feet left (Northeast) of Station 606+45.39 of said Interstate 29 centerline; thence leaving said Existing Northerly right-of-way line of said Interstate 29, South 35°03'48" West, 106.83 feet to a point that is 1139.25 feet left (Northeast) of Station 606+43.65 of said Interstate 29 centerline; thence South 13°04'30" West, 233.61 feet to a point that is 909.23 feet left (Northeast) of Station 607+39.57 of said Interstate 29 centerline; thence Southwesterly along a curve to the right being tangent to the last described course with a radius of 75.00 feet, a central angle of 85°49'55" and an arc distance of 112.35 feet to a point that is 826.44 feet left (Northeast) of Station 606+89.53 of said Interstate 29 centerline; thence North 81°05'35" West, 192.85 feet to a point that is 744.27 feet left (Northeast) of Station 605+15.07 of said Interstate 29 centerline; thence Westerly along a curve to the left being tangent to the last described course with a radius of 1,020.00 feet, a central angle of 29°19'55" and an arc distance of 522.18 feet to a point that is 413.06 feet left (Northeast) of Station 601+18.76 of said Interstate 29 centerline; thence South 69°34'30" West, 71.83 feet to a point that is 354.54 feet left (Northeast) of Station 600+77.10 of said Interstate 29 centerline; thence Westerly along a curve to the right being tangent to the last described course with a radius of 875.00 feet, a central angle of 21°13'40" and an arc distance of 324.18 feet to a point that is 130.88 feet left (Northeast) of Station 598+44.99 of said Interstate 29 centerline; thence along a line non-tangent to said curve, North 55°52'21" West, a distance of 313.60 feet to a point that is 130.88 feet left (Northeast) of Station 595+31.39 of said Interstate 29 centerline; thence Easterly along a curve to the left having an initial tangent bearing of North 88°24'03" East with a radius of 740.00 feet, a central angle of 07°10'38" and an arc distance of 92.70 feet to a point that is 189.57 feet left (Northeast) of Station 596+03.06 of said Interstate 29 centerline; thence along a line non-tangent to said curve, South 71°17'55" East, a distance of 164.78 feet to a point that is 233.40 feet left (Northeast) of Station 597+61.90 of said Interstate 29 centerline; thence North 86°37'56" East, 190.57 feet to a point that is 349.40 feet left (Northeast) of Station 599+13.10 of said Interstate 29 centerline; thence North 01°26'46" West, 129.95 feet to a point that is 455.10 feet left (Northeast) of Station 598+37.50 of said Interstate 29 centerline; thence North 85°25'25" East, 57.75 feet to a point that is 491.21 feet left (Northeast) of Station 598+85.57 of said Interstate 29 centerline; thence continuing North 85°25'25" East along said line, 329.11 feet to a point that is 697.00 feet left (Northeast) of Station 601+39.40 of said Interstate 29 centerline;

thence North 74°35'36" East, 377.78 feet to a point that is 984.41 feet left (Northeast) of Station 603+84.58 of said Interstate 29 centerline; thence North 12°07'34" West, 15.03 feet to the Point of Beginning. Containing 289,194 square feet or 6.6390 acres, more or less. All lying above the Winterset Ledge of Limestone Rock. In areas where the Winterset Ledge is absent, all lying above the Bethany Falls Ledge of Limestone Rock. In Areas where the Bethany Falls Ledge is absent, all lying above the Elevation 720 (NAVD88).

is hereby rezoned from District (Agricultural-Residential) to District MPD (Master Plan Development), all as shown outlined on a map marked Section 88-20A-1461, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

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

That Ordinance No. 220883 passed by the City Council on October 6, 2022, shall remain in full force and effect, and the conditions contained therein shall apply to this expansion.

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

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

..end

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

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250084

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Rezoning an area of about 7 acres generally located at the southwest corner of NW Mexico City Avenue and NW Roanridge Road from District AG-R to District MPD (Master Planned Development) and approving a development plan in District MPD for the purpose of expanding the district, and allow for 20 million square foot of commercial office and warehouse development on 32 lots, on about 2,143 acres, generally located on the north side of I-29/ I-435 & NW 128th Street, specifically at the southeast corner of MO Route 92 and N. Bethel Avenue at the terminus of Mexico City Avenue.. (CD-CPC-2024-00138)

Discussion

The applicant is seeking approval of a major amendment to the current approved development plan which also serves as the preliminary plat in District MPD. This development plan is to allow for the incorporation of a 7-acre tract acquired from MO-DOT into the overall development. The tract being incorporated into the development is located on the south side of the development, immediately adjacent to the reconstructed NW Roanridge Rd. All plans and conditions of ordinance No. 220883 passed by City Council on September 29, 2022 will remain the same and carry forward.

Staff recommended approval with conditions. Two people appeared at the CPC hearing to speak in opposition to the case. CPC voted unanimously to recommend approval with conditions.

Fiscal Impact

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

3. How does the legislation affect the current fiscal year?
Not applicable as this is a zoning ordinance authorizing physical development of a property by a private developer.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Not applicable as this is a zoning ordinance authorizing physical development of a property by a private developer.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this is a zoning ordinance authorizing physical development of a property by a private developer.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

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

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Infrastructure and Accessibility (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - Engage in thoughtful planning and redesign of existing road networks to ensure safety, access, and mobility of users of all ages and abilities.
 - Enhance the City's connectivity, resiliency, and equity through a better-connected multi-modal transportation system for all users.
 - Build on existing strengths while developing a comprehensive transportation plan for the future.

- Develop environmentally sustainable infrastructure strategies that improve quality of life and foster economic growth.
- Ensure adequate resources are provided for continued maintenance of existing infrastructure.
- Focus on delivery of safe connections to schools.

Prior Legislation

Case No. CD-CPC-2022-00097 – Ordinance No. 220883 passed by City Council on September 29, 2022, approved a rezoning from District M1-5 (Manufacturing) and AG-R (Agricultural-Residential) to District MPD (Master Planned Development), which also serves as a preliminary plat to allow for 20 million square feet of commercial, office and warehouse development on 32 lots, on about 2,136 acres, generally located on the north side of I-29/I-435 & NW 128th Street, specifically at the southeast corner of MO Route 92 and North Bethel Avenue at the terminus of Mexico City Avenue.

CD-AA-2024-00061 – A request to approve a minor amendment to an approved development plan which also serves as the preliminary plat, in District MPD (Master Planned Development) to allow for a change in phasing of 20 million square feet of commercial, office and warehouse development on 32 lots, on about 2,136 acres, generally located on the north side of I-29/I-435 & NW 128th Street, specifically at the southeast corner of MO Route 92 and North Bethel Avenue at the terminus of Mexico City Avenue.

Service Level Impacts

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

Other Impacts

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

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

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

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

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

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

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

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

Click or tap here to enter text.

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

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

Please provide reasoning why not:

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

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

No(Press tab after selecting)

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

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

No(Press tab after selecting)



File #: 250085

ORDINANCE NO. 250085

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 1.83 acres generally located at the northwest and northeast corners of E. 31st Street and Walnut Street, northeast corner of E. 31st Street and Grand Avenue, and northeast corner of E. 31st Street and McGee Street from District UR to District UR and approving a development plan, also serving as a preliminary plat, to allow a major amendment to an existing UR plan for 5 multi-unit residential buildings. (CD-CPC-2024-00190).

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-1462, rezoning an area of about 1.83 acres generally located at the northwest and northeast corners of E. 31st Street and Walnut Street, northeast corner of E. 31st Street and Grand Avenue, and northeast corner of E. 31st Street and McGee Street from District UR (Urban Redevelopment) to District UR (Urban Redevelopment), said section to read as follows:

Section 88-20A-1462. That an area legally described as:

Lots 9 and 10, Warwick Ridge, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

Lots 25, 26, 27, 28 and 29, and the south 1/2 of vacated alley lying north of and adjacent to part of Lot 27 and all of Lots 28 and 29, Warwick Ridge, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

Lots 11, 12 & 13 and that part of the vacated 7 foot alley east of and adjoining Lot 11, Withers' Addition, a subdivision in Kansas City, Jackson County, Missouri.

The north 40 feet of Lot 33, together with the south half of vacated alley lying north and adjoining, Warwick Ridge, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

The north 32.2 feet of the south 80 feet of Lot 33, Warwick Ridge, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

The south 47.80 feet of Lot 33, Warwick Ridge, a subdivision in Kansas City, Jackson County, Missouri.

Lot 34, together with the south half of vacated alley lying north and adjoining, Warwick Ridge, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

is hereby rezoned from District UR (Urban Redevelopment) to District UR (Urban Redevelopment), all as shown outlined on a map marked Section 88-20A-1462, 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 install signage for all on-street loading zones with permitted and/or prohibited times of use at the time of UR final plan submittal.
2. The developer shall secure approval of an UR final plan from the Development Management Division staff prior to a building permit.
3. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
4. The developer shall submit an affidavit, 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. Prior to issuance of the certificate of occupancy for each lot within the plat the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy.
6. All fencing shall comply with the Main Corridor Overlay and be reviewed at the time of a building plan submittal.
7. Prior to recording of the final plat or issuance of building permits, whichever occurs first, the developer shall secure approval for private open space tracts at the time of the UR final submittal.
8. Prior to a certificate of occupancy, the developer shall submit and record a final plat in accordance with the preliminary plat.

9. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
10. 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)
11. All Fire Department Connections (FDC) shall be threaded connections (2 1/2 inch NHT), Stortz connections are not allowed in the City of Kansas City, Missouri (IFC-2018 § 903.3.6; NFPA 13-2010 § 6.8.1).
12. Aerial fire apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial fire apparatus roads are a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure. (IFC-2018 § D105).
13. 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)
14. Consider adding reinforcement to the exterior doors of the property for safety. Items such as steel braces to reinforce wooden door frames or metal door frames have been proven to lower the risk of crimes.
15. Address must be determined, and location should be identified/shown on plan elevations prior to approval of a building permit. Addresses should be placed on a building near main entries and be large enough to see from the main public street.
16. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks and Recreation Department's Forestry Division prior to beginning work in the public right-of-way.
17. The developer shall submit a final plan detailing recreational amenities proposed within each private open space tract serving to satisfy the parkland dedication requirements. Please note, each area shall provide recreational amenities. UR final plan shall be submitted prior to release of the final plat.
18. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2024 acquisition rate of \$64,220.18 per acre. This requirement shall be satisfied prior to a certificate of occupancy.
19. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right-of-way, and construct ADA compliant ramps at

all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.

20. The developer shall 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.
21. The developer shall integrate into the existing streetlight system any relocated streetlights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.
22. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
23. Branch service lines one-and-one-half inches and larger in diameter for domestic water services or fire protection lines shall be connected to the main by cutting in a minimum 6" branch service tee, installing three gate valves, and two solid sleeves on the main. Line valves on the main shall be the same nominal size as the main.
24. No water service line will be less than 1-1/2" in diameter where three or more units or commercial building will be served by one domestic service line and meter.
25. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to a certificate of occupancy.
26. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.

27. The developer shall obtain the executed and recorded City approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting.
28. The developer shall submit plans for grading, siltation, and erosion control to the Kansas City Water Services Department for review and acceptance and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
29. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Kansas City Water Services Department prior to issuance of a building permit to connect the private system to the public sewer main and depending on adequacy of the receiving system, make other improvements as may be required.
30. The developer shall 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.
31. 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.
32. The developer shall enter into a covenant agreement for the maintenance of any storm water detention area tracts as required by the Kansas City Water Services Department, prior to recording the plat.

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

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

..end

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

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250085

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Rezoning an area of about 1.83 acres generally located at the northwest and northeast corners of E 31st Street and Walnut Street, northeast corner of E 31st Street and Grand Avenue, and northeast corner of E 31st Street and McGee Street from District UR to District UR and approving a development plan, also serving as a preliminary plat, to allow a major amendment to an existing UR plan for 5 multi-unit residential buildings. (CD-CPC-2024-00190).

Discussion

Proposed development plan includes seven parcels along East 31st Street to be developed with five buildings totaling 234 residential units. Each building will have a parking garage generally at the lowest point of grade. The development provides one parking space for each residential unit. The entire site generally slopes from east to west with the most topographical change over proposed Lot 2 and Lot 3.

Street trees and sidewalk improvements on the side streets (Walnut Street, Grand Avenue, and McGee Street) will be constructed by the developer. The plans indicate all street trees and sidewalk improvements on East 31st Street will be made by the City per the 31st Street Improvement Project.

Proposed building materials include masonry veneer, cast stone, and stucco (for detail articulation). Each building will have a main entrance on E 31st Street, as required by the Main Corridor Overlay.

Staff recommended approval with conditions. CPC voted unanimously to recommend approval with conditions. The Union Hill neighborhood was involved with the proposed plans and are generally in support of the proposed residential development. The developer has also signed a "Good Neighbor" agreement with the Union Hill Neighborhood Association.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
The majority of this proposed development will be privately funded. There are notes on the plans about right-of-way improvements along E 31st Street to be constructed as part of the "31st Street Improvement Project."
3. How does the legislation affect the current fiscal year?
Not applicable as this is a zoning ordinance authorizing physical development of a property by a private developer.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Minimal fiscal impact is expected in future fiscal years. See Office of Management and Budget Review section below.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
This ordinance authorizes physical development of the subject property, which may generate revenue.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

Funding for the referenced 31st Street Improvement Project was appropriated via Ordinance 241060. Estimated reimbursement revenue from the 4th Amendment to the Union Hill TIF was appropriated to fund improvements via the Union Hill Streetscape Improvements project: 3090-895914-B-89061082.

Citywide Business Plan (CWBP) Impact

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

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

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

Prior Legislation

CD-CPC-2024-00003 - Ordinance 240395 - a major amendment to the previously approved Union Hill UR plan to allow an additional principle use on about 0.12 acres generally located at 408 E 31st Street. Approved 4/18/2024

10494-URD-1 - Ordinance No. 030255 - Approving an amendment to a previously approved development plan in District URD on approximately a 52 acre tract of land generally bounded by E 28th Street and E 29th Street on the north, Gillham Road on the east, E 31st Street on the south, and Main Street and Warwick Trafficway on the west. Approved 4/5/2003

Service Level Impacts

No impact expected.

Other Impacts

1. What will be the potential health impacts to any affected groups?
This ordinance was not evaluated for potential health impacts.

2. How have those groups been engaged and involved in the development of this ordinance?
This project complies with the public engagement requirements in section 88-505-12.

3. How does this legislation contribute to a sustainable Kansas City?
This ordinance will authorize 234 new residential units, providing housing in the city.

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

Total Number of Units 234
Number of Affordable Units unknown

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

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

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

No(Press tab after selecting)

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

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



File #: 250088

ORDINANCE NO. 250088

Sponsor: Director of Law Department

Accepting an additional \$10,685.00 for a 3-month extension from the Victims of Crime Act (VOCA) grant funded by the U.S. Department of Justice, and passed through the State of Missouri’s Department of Public Safety to support the work of the City’s Prosecutor’s Office; estimating and appropriating \$10,685.00 from the Unappropriated Fund balance of the General Grants Fund; authorizing the City Attorney to enter into a subaward grant agreement in connection with this grant; and designating the Law Department with requisitioning authority for Account No. 25-2580-135701-A.

WHEREAS, the U.S. Department of Justice, Office on Victims of Crime Administrators passed grant dollars to the State of Missouri’s Department of Public Safety for 2024, and the City has previously appropriated required matching funds required in Account No. 25-2470-132000-A; and

WHEREAS, the Law Department, through the Prosecutor’s Office, will be the project administrator for this grant; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That revenue in the amount of \$10,685.00 is hereby estimated in the following account of the General Grants Fund:

25-2580-130001-471240-G13VOCA21	Victims of Crime Act	\$10,685.00
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Section 2. That the sum of \$10,685.00 is hereby appropriated from the Unappropriated Fund Balance of the General Grants Fund to the following account:

25-2580-135701-A-G13VOCA21	Victims of Crime Act	\$10,685.00
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Section 3. Authorizing the City Attorney to enter into a \$10,685.00 3-month extension agreement with the State of Missouri’s Department of Public Safety to govern the management of the VOCA grant.

Section 4. That the Law Department is hereby designated requisitioning authority for Account No. 25-2580-135701-A.

..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:

Brianna Zavadil
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250088

Submitted Department/Preparer: Law

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

Ordinance to allow the City to accept an additional \$10,685.00 from the VOCA grant, a grant award from the Missouri Department of Public Safety.

Discussion

This ordinance will allow the City to accept grant funding of \$10,685.00 from the VOCA grant. The City has previously approved accepting funds for the grant for the 2024/25 fiscal year. This is an extension of 3 months through March, 2025.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
General Grants Fund - 25-2580-130001-471240-G13VOCA21
3. How does the legislation affect the current fiscal year?
Increase in grant appropriations and and grant revenue estimate.
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?
The legislation leverages funding from The Missouri Department of Public Safety.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

The General Grants Fund has Unappropriated Fund Balance available to support the proposed amount. The unreserved fund balance of the General Grants Fund is \$2,864,772 as of 01/28/25.

Citywide Business Plan (CWBP) Impact

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

Prior Legislation

Renewal VOCA grant award 2025

Service Level Impacts

The position assists with witness preparation for all violations of City ordinances. The position makes telephone, email and in person contact with Prosecution witnesses, both civilian and police to ensure appearance at trial and to advise witnesses of changes in court dates.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Crimes against persons and property are public health concerns in that widespread threats to the health and safety of a large proportion of the population and can have lasting consequences for the physical and psychological health of survivors, families, and society.

This proposed legislation for grant renewal will allow for the City to employ a witness coordinator for victims on the general ordinance violations dockets. This will allow for better services to victims as well as more effective and efficient prosecution of property crimes and crimes of violence.

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

Click or tap here to enter text.

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

Click or tap here to enter text.

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

No (Press tab after selecting)

No.

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:
No.

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 #: 250089

ORDINANCE NO. 250089

Sponsor: Director of City Planning and Development Department

Approving a development plan on about 0.68 acres in District R-1.5 generally located on East 10th Street between Van Brunt Boulevard and Elmwood Avenue to allow for a 6-unit cottage house development. (CD-CPC-2024-00165)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District R-1.5 (Residential 1.5) generally located on East 10th Street between Van Brunt Boulevard and Elmwood Avenue, and more specifically described as follows:

LOT 1

Containing 29,786 square feet or 0.68 acres - Part of the Southeast Quarter of the Northwest Quarter of Section 2, Township 48 North, Range 33 West, Kansas City, Jackson County, Missouri, being described as follows: Commencing at the southeast corner of said Northwest Quarter; thence North 02°15'43" East, along the east line of said northwest quarter, a distance of 582.76 feet to a point on the easterly prolongation of the northerly right of way line of east 11th street; thence North 87°41'32" West, along said prolongation and along said northerly right of way line, a distance of 977.50 feet; thence North 02°15'43" East, along a line parallel with the east line of said northwest quarter, a distance of 160.14 ft to the point of beginning of the tract of land to be herein described; thence North 87°41'32" West, along a line parallel with the northerly right of way line of said east 11th Street, a distance of 186.00 feet to a point 1163.50 feet westerly of the east line of said Northwest Quarter; thence North 02°15'43" East, along a line parallel with the east line of said Northwest Quarter, a distance of 160.14 feet to a point on the southerly right of way line of east 10th Street; thence South 87°41'32" East along said right of way line, a distance of 186.00 feet to a point 977.50 feet westerly of the east line of said Northwest Quarter; thence South 02°15'43" West, along a line parallel with the east line of said Northwest Quarter, a distance of 160.14 feet to the point of beginning.

is hereby approved, subject to the following conditions:

1. 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.

2. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
3. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
4. The developer shall submit an affidavit, 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. Should the applicant decide to fence the property, the fence shall be of high quality materials (wrought iron/wood picket/etc.). If the applicant wishes to provide chain link fence the fence shall be of finished black material on all three sides of the development and shall meet the required fence height per Chapter 27.
6. The developer shall submit detailed elevations clearly identifying building materials and colors when applying for a building permit. The building permit will be routed to the Development Management Division and Long Range Planning Division for review, and should the elevations not meet the intent of the provided design guidelines the applicant shall apply for and receive approval of a minor amendment prior to receiving approval of building permits.
7. Should the applicant decide to add more units the development will be subject to 88-516-06.
8. Prior to issuance of the certificate of occupancy, the applicant shall gain approval and record the final plat.
9. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
10. The developer shall meet the minimum fire hydrant requirements of the Kansas City, Missouri Water Services Department applicable to a water main extension which is every 300 feet commercial or 600 feet residentially zoned area.
11. Security gates which span across a fire access road shall provide a means for emergency operation. Electric gates shall require a siren sensor device typically referred to as a “yelp gate” (IFC-2018 § 503.6)
12. 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)

13. Required Fire Department access roads shall be a minimum unobstructed width of twenty (20) feet and 13 ft. 6 in clearance height. Check with Streets and Traffic (KCMO Public Works) or Missouri Department of Transportation (MODOT) that may have street planning regulations that supersede the Fire Code. (IFC-2018: § 503.2.1)
14. A required Fire Department access road shall be an all-weather surface. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed)
15. Required Fire Department access roads shall be designed to support a fire apparatus with a gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
16. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
17. 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)
18. The developer shall add reinforcement to the exterior doors of the property for safety - Items such as steel braces to reinforce wooden door frames or metal door frames have been proven to lower the risk of crimes.
19. The developer shall ensure all units have 180-degree eye viewers (peep holes) which will allow a person to view outside their apartment prior to opening the door.
20. Dumpster screening needs to be raised 6 inches to 1 foot from the ground on at least one side if solid screening materials are proposed or a convex mirror mounted from an elevated position angled downward into the screening should be considered to remove concealment area for better safety and security of the area. This should be added on plans prior to approval of a building permit.
21. Address must be determined, and location should be identified and described or shown on site plan/elevations prior to approval of building permit. Address should be placed in a position that is visible from the street or road fronting the property. If this cannot be done, then wayfinding should be added to the plan to assist with address identification. Address identification characters shall contrast with their background and be Arabic or alphabetical letters. Each character should not be less than 4 inches in height with a stroke width of not less than 0.5 inches.
22. All amenities within the "Private Open Space" Tract shall be constructed prior to the release of the certificate of occupancy for the first residential unit.

23. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2024 acquisition rate of \$64,220.18 per acre. This requirement shall be satisfied prior to recording of final plat.
24. 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.
25. 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.
26. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right-of-way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
27. A full flow fire meter shall be required when the fire protection service line serves more than one building, or combination service lines are 6 inches and larger, or when private fire hydrants are connected to them.
28. Branch service lines one-and-one-half inches and larger in diameter for domestic water services or fire protection lines shall be connected to the main by cutting in a minimum 6" branch service tee, installing three gate valves, and two solid sleeves on the main. Line valves on the main shall be the same nominal size as the main.

29. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to a certificate of occupancy.
30. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
31. Submit water main extension plans prepared by a Missouri professional engineer for the new public fire hydrant on 10th Street. The plans shall meet all the Kansas City, Missouri Water Services Department rules and regulations and shall be contracted (permitted) prior to a building permit issuance.
32. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Kansas City, Missouri 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 prior to issuance of any building permits, and the developer shall secure permits to construct any improvements required by the Kansas City, Missouri Water Services Department prior to issuance of any certificate of occupancy.
33. The developer must grant a BMP easement to the City as required by the Kansas City, Missouri Water Services Department prior to recording the plat or issuance of any building permits.

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

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

..end

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

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250089

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Approving a residential development plan for a 6-unit cottage house development in district R-1.5 on about 0.68 acres generally located on East 10th Street between Van Brunt Boulevard and Elmwood Avenue.

Discussion

The proposed development is a 6-unit cottage house development in the historic Northeast neighborhood. The development has one access to the site, six parking spaces, an internal sidewalk, a community garden, and a rain garden/detention area. The plan complies with all applicable standards of the Zoning and Development Code and the Truman Plaza Area Plan.

The City Plan Commission heard the case on 1/15/2025 and recommended approval with conditions with a vote of 7-0. No public testimony was provided at the meeting.

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 physical development and allowed uses on the subject property.
3. How does the legislation affect the current fiscal year?
Not applicable as this is a zoning ordinance authorizing the physical development and allowed uses on the subject property.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.

Not applicable as this is a zoning ordinance authorizing the physical development and allowed uses on the subject property.

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

Not applicable as this is a zoning ordinance authorizing the physical development and allowed uses on the subject property.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

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

Citywide Business Plan (CWBP) Impact

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

CLDMS-2023-00077 - Minor Subdivision creating two parcels recorded on 12/04/2023.

Service Level Impacts

None expected.

Other Impacts

1. What will be the potential health impacts to any affected groups?
No health impacts expected.
2. How have those groups been engaged and involved in the development of this ordinance?
This ordinance authorizes a residential development plan, public engagement is required. The applicant held a public engagement meeting on 12/09/2024 in compliance with the Zoning and Development Code.
3. How does this legislation contribute to a sustainable Kansas City?
The applicant is proposing to remove a large portion of the existing concrete to install a rain garden full of native plantings and community garden.
4. Does this legislation create or preserve new housing units?
Yes (Press tab after selecting)

Total Number of Units 6
Number of Affordable Units 6
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 #: 241040

ORDINANCE NO. 241040

Sponsor: Director of City Planning and Development Department

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

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

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

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

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

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

is hereby approved, subject to the following conditions:

1. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, has been installed or preserved in accordance with the plan and is healthy prior to a certificate of occupancy.
2. The applicant shall submit a project plan to be approved administratively by the Director of City Planning and Development for each lot within the development. The project plan must conform to the adopted design guidelines approved with this development plan and include all submittal items as outlined by the director's minimal submittal requirements.
3. Prior to issuance of the certificate of occupancy for each lot within the plat, the developer shall submit an affidavit completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy.
4. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
5. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.
6. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to a certificate of occupancy.
7. Prior to recording the final plat the developer shall upload and secure approval of a street tree planting plan from the City Forester.
8. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, by submitting a final plat for all lots created.

9. The applicant shall revise the plans to satisfy the Water Services Department corrections to revise the deviation note on the cover to request not installing the extension of approximately 750' of 12" DIP public water main with fire hydrants along N.W. Old Tiffany Springs Road between N.W. Skyview and the western property line. (The text in the note that this main extension would not serve this development is not accurate as the requested main extension provides a portion of the looped connection west toward the transmission main which when completed will improve the distribution system reliability and redundancy.)
10. All construction shall meet the requirements of the 2018 IBC, KCBRC and 2021 IECC.
11. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
12. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1)
13. Required Fire Department access roads shall be all-weather surfaces. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed) Fire Department access roads shall be provided before construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5) Required Fire Department access roads shall be designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3) The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius (IFC-2018: § 503.2.4) and shall provide fire lane signage on fire access drives.
14. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2) Fire hydrant distribution shall follow IFC-2018 Table C102.1.
15. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2024 acquisition rate of \$64,220.18 per acre. This requirement shall be satisfied prior to a certificate of occupancy or recording of final plat, whichever may come first, for the residential portions of the development.
16. Ambassador Drive & Drive B: Construct a westbound left-turn lane with a minimum storage length of 200 feet plus an appropriate taper as per MUTCD. Old

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

17. The developer shall pay impact fees as required by Chapter 39 of the City's Code of Ordinances, as required by the Land Development Division.
18. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right-of-way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
19. The developer shall dedicate additional right-of-way and provide easements for N.W. Skyview Avenue as required by the adopted major street plan and/or Chapter 88 so as to provide a minimum of 60 feet of right-of-way as measured from the centerline, along those areas being platted.
20. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
21. The developer shall submit a letter to the Land Development Division from a licensed civil engineer, licensed architect, or licensed landscape architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64, Code of Ordinances, for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, and gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate of occupancy permits.
22. The developer shall integrate into the existing streetlight system any relocated streetlights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.
23. No water service line will be less than 1-1/2" in diameter where three or more units or a commercial building will be served by one domestic service line and meter.

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

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

34. The developer shall grant any BMP easements to the City as required by the Kansas City Water Services Department, prior to recording the plat or issuance of any building permits.
35. The developer shall submit a macro storm drainage study with the first plat or phase, from a Missouri-licensed civil engineer to the Kansas City Water Services Department showing compliance with current adopted standards in effect at the time of submission, including water quality BMP's, to the Kansas City Water Services Department for review and acceptance for the disturbed area, and submit a micro storm drainage study with each subsequent plat or phase showing compliance with the approved macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a building permit, whichever occurs first, as required by the Kansas City Water Services Department.
36. The developer shall obtain the executed and recorded City approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting.
37. The developer shall submit a preliminary stream buffer plan prior to approval of the plan in accordance with Section 88-415 requirements.
38. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Kansas City Water Services Department prior to issuance of a building permit to connect the private system to the public sewer main and depending on adequacy of the receiving system, make other improvements as may be required.
39. The developer shall secure permits to extend sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Kansas City Water Services Department, prior to recording the plat or issuance of a building permit, whichever occurs first.
40. The developer shall submit plans for grading, siltation, and erosion control to the Kansas City Water Services Department for review and acceptance, and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.

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

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

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

..end

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

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 241040

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

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

Discussion

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

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

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

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

Staff Recommendation: Approval with Conditions

CPC Recommendation: Approval with Conditions

Fiscal Impact

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

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

Citywide Business Plan (CWBP) Impact

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

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

Prior Legislation

There is no prior legislation for the referenced site.

Service Level Impacts

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

Other Impacts

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

No (Press tab after selecting)

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

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

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

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

Please provide reasoning why not:

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

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

No(Press tab after selecting)

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

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

No(Press tab after selecting)



File #: 241041

ORDINANCE NO. 241041

Sponsor: Director of City Planning and Development Department

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

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

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

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

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

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

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

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

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

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

..end

Approved as to form:

 Sarah Baxter
 Senior Associate City Attorney

Approved by the City Plan Commission

 Sara Copeland, FAICP
 Secretary

STATE OF MISSOURI)
) ss.
 COUNTY OF _____)

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

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

My term expires _____, 20____.

 Notary Public within and for
 County, Missouri

IN RECORDER'S OFFICE

STATE OF MISSOURI)
) ss.
 COUNTY OF _____)

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

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

Recorder

By _____
Deputy



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 241041

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

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

Discussion

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

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

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

Fiscal Impact

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

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

Citywide Business Plan (CWBP) Impact

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

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

Prior Legislation

No prior legislation.

Service Level Impacts

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

Other Impacts

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

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

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

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

No(Press tab after selecting)

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

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

No(Press tab after selecting)



File #: 241054

ORDINANCE NO. 241054

Sponsor: Director of City Planning and Development Department

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

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code, is hereby amended by enacting a new section to be known as Section 88-20A-1457, rezoning an area of about .37 acres generally located at 629 W. 39th Street from District UR (Urban Redevelopment) to District B3-2 (Community Business) so the site can be redeveloped, said section to read as follows:

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

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

South Roanoke, e 45 ft Lot 8.

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

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

..end

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

Sara Copeland, FAICP

Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 241054

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

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

Discussion

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

City Council Key Points

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

Fiscal Impact

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

3. How does the legislation affect the current fiscal year?
Not applicable - as this is an ordinance authorizing a rezoning
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Not applicable - as this is an ordinance authorizing a rezoning
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
The proposed rezoning authorizes the subject site to be redeveloped, which may generate revenue

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

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

Citywide Business Plan (CWBP) Impact

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

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

Prior Legislation

14872UR: EXPIRED

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

Service Level Impacts

N/A

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable - as this is an ordinance authorizing a rezoning.
2. How have those groups been engaged and involved in the development of this ordinance?
Public engagement as required by 88-505-12 does apply to this request. The applicant hosted a meeting on 10/22/2024. A summary of the meeting is attached to the City Plan Commission staff report
3. How does this legislation contribute to a sustainable Kansas City?
N/A
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

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

Please Select (Press tab after selecting)

Click or tap here to enter text.

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

No(Press tab after selecting)

Click or tap here to enter text.

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

No(Press tab after selecting)



File #: 241056

ORDINANCE NO. 241056

Sponsor: Director of City Planning and Development Department

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

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

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

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

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

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

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

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

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

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

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

..end

Approved as to form:

Sarah Baxter
Senior Associate City Attorney

Approved by the City Plan Commission

Sara Copeland, FAICP
Secretary, City Plan Commission

STATE OF MISSOURI)
) ss.
COUNTY OF _____)

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

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

My term expires _____, 20_____.

Notary Public within and for
County, Missouri

IN RECORDER'S OFFICE

STATE OF MISSOURI)
) ss.
COUNTY OF _____)

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

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

Recorder

By _____
Deputy



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 241056

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

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

Discussion

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

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

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

Fiscal Impact

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

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

Citywide Business Plan (CWBP) Impact

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

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

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

Prior Legislation

There is no prior legislation for the referenced site.

Service Level Impacts

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

Other Impacts

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

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

Click or tap here to enter text.

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

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

Please provide reasoning why not:

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

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

No(Press tab after selecting)

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

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

No(Press tab after selecting)



File #: 241061

ORDINANCE NO. 241061

Sponsor: City Manager's Office

Accepting and approving the recommendation of the Tax Increment Financing Commission of Kansas City, Missouri, as to the termination of the Country Club Plaza Tax Increment Financing Plan and the termination of the designation of Redevelopment Project Areas 1, 7, and 8 described therein; declaring as surplus those funds within the special allocation funds established in connection with Redevelopment Project Areas 1, 7, and 8; dissolving the special allocation funds established in connection with Redevelopment Project Areas 1, 7, and 8; authorizing the distribution of such surplus funds; and directing the City Clerk to send copies of this ordinance to Jackson County.

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"), the City Council of Kansas City, Missouri (the "City Council") by Ordinance No. 54556 passed on November 24, 1982, and thereafter amended in certain respects by Committee Substitute for Ordinance No. 911076, as amended, passed on August 29, 1991, Ordinance No. 100089, as amended, passed on January 28, 2010, and Ordinance No. 130986, passed on December 19, 2013, Committee Substitute for Ordinance No. 140823, as amended on, June 18, 2015 and Committee Substitute for Ordinance No. 230524, passed on June 22, 2023, created the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission"); and

WHEREAS, on April 17, 1997, the City Council passed Ordinance No. 970374, which accepted the recommendations of the Commission and approved the Country Club Plaza Tax Increment Financing Plan (the "Redevelopment Plan") and designated the Redevelopment Area described therein to be a Blighted Area (the "Redevelopment Area"); and

WHEREAS, the Redevelopment Plan has been amended four times by Ordinance No. 050351 on April 7, 2005, by Ordinance No. 060979 on September 28, 2006, by Ordinance No. 160332 on May 12, 2016, and by Committee Substitute for Ordinance No. 170056 on February 2, 2017; and

WHEREAS, the Redevelopment Plan, as amended, contemplates the designation of multiple redevelopment project areas, including Redevelopment Project Area 1 as designated by Committee Substitute for Ordinance No. 970375, Redevelopment Project Area 7 as designated by Ordinance No. 970381, and by Redevelopment Project Area 8 as designated by Ordinance No. 970381; and

WHEREAS, the Commission has been duly constituted and its members appointed pursuant to Section 99.820.2 of the Act; and, after all proper notice was given, the Commission met in public hearing and after receiving the comments of all interested persons and taxing districts with respect to the Redevelopment Plan, closed said public hearing on October 9, 2024, and adopted its Resolution No. 10-7-24 (the “Resolution”) recommending to the City Council the termination of the Redevelopment Plan and the termination of the designation of each of the Redevelopment Project Areas described therein and in Ordinance No. 970375, Ordinance No. 970381, Ordinance No. 970382 which shall require that all funds on deposit in the Special Allocation Fund(s) established in connection with each such Redevelopment Project Area be declared surplus and distributed to the affected taxing districts, in accordance with the Act, and NOW THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the recommendations of the Commission concerning the termination of the Country Club Plaza Tax Increment Financing Plan, as set forth in Resolution No.10-7-24, are hereby accepted, and the Country Club Plaza Tax Increment Financing Plan is hereby terminated.

Section 2. That the recommendations of the Commission concerning the termination of the designation of Redevelopment Project Area 1 described by the Country Club Plaza Tax Increment Financing Plan and by Committee Substitute for Ordinance No. 970375, Redevelopment Project Area 7 described by the Country Club Plaza Tax Increment Financing Plan and by Ordinance No. 970381, Redevelopment Project Area 8 described by the Country Club Plaza Tax Increment Financing Plan and by Ordinance No. 970382 (the “Redevelopment Project Areas”), as set forth in Resolution No.10-7-24 are hereby accepted, and the designation of each such Redevelopment Project Area is hereby terminated.

Section 3. That all funds within any Special Allocation Fund(s) established in connection with each such Redevelopment Project Area is hereby declared as surplus and shall be distributed in accordance with the Act and the provisions of this ordinance

Section 4. That following the distribution of the surplus funds, the Special Allocation Fund(s) for the Redevelopment Project Areas of the Country Club Plaza Tax Increment Financing Plan shall be dissolved.

Section 5. That the City Clerk is hereby directed to send copies of this ordinance to Jackson County.

..end

Approved as to form:

Emalea Black
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 241061

Submitted Department/Preparer: Please Select

Revised 11/01/23

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

Executive Summary

Accepting and approving the recommendation of the Tax Increment Financing Commission of Kansas City, Missouri, as to the termination of the Country Club Plaza Tax Increment Financing Plan and the termination of the designation of Redevelopment Project Areas 1, 7, and 8 described therein; declaring as surplus those funds within the special allocation funds established in connection with Redevelopment Project Areas 1, 7, and 8; dissolving the special allocation funds established in connection with Redevelopment Project Areas 1, 7, and 8; authorizing the distribution of such surplus funds; and directing the City Clerk to send copies of this ordinance to Jackson County.

Discussion

Terminating the TIF Plan and the remaining project areas, and surplussing the funds in the SAF

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
TIF
3. How does the legislation affect the current fiscal year?
Surplused funds will flow back to TJs, including the City.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
No more funds redirected for TIF

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)

Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

1. View the [FY23 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

970374, 050351, 060979, 160332, 170056, 970375, 970376, 970377, 970378, 970379, 970380, 970381, 970382, 970383

Service Level Impacts

N/A

Other Impacts

1. What will be the potential health impacts to any affected groups?
None

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?
Ending TIF Plan will stop redirecting tax dollars

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

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

Click or tap here to enter text.

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

No(Press tab after selecting)

Click or tap here to enter text.

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



File #: 250011

ORDINANCE NO. 250011

Sponsor: Director of City Planning and Development Department

Approving a major amendment to an approved development plan on about 7.2 acres in District MPD generally located at 9806 N. Oak Trafficway to allow for a drive-through restaurant. (CD-CPC-2024-00149). *****Held until 2.25.25*****

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

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

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

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

is hereby approved, subject to the following conditions:

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

10. Spillover light from signage on any lot within the MPD onto R-zoned property or public rights-of-way may not exceed 2 lux, measured at grade along the property line.
11. All lighting shall not exceed the recommended levels of the Illuminating Engineering Society on all lots within the MPD.
12. The developer shall submit a letter to the Land Development Division from a licensed civil engineer, licensed architect, or licensed landscape architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64, Code of Ordinances, for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, and gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate of occupancy permits.
13. The developer shall pay impact fees as required by Chapter 39 of the City's Code of Ordinances, as required by the Land Development Division.
14. The developer shall ensure that water and fire service lines meet current Water Services Department rules and regulations prior to a certificate of occupancy.
15. Trees shall not be planted in the existing water easement along North Oak. Any grading within the existing water easement shall receive pre-approval from the Kansas City Water Department.
16. The developer shall submit a detailed micro storm drainage analysis from a Missouri-licensed civil engineer to the Kansas City Water Services Department showing compliance with the current, approved macro study on file with the City and with current adopted standards in effect at the time of submission, including water quality BMP's, prior to approval and issuance of any building permits to construct improvements on the site or prior to recording the plat, whichever occurs first. The developer shall verify and/or improve downstream conveyance systems or address solutions for impacted properties due to flow contributions from the site; and the developer shall construct any other improvements as required by the Kansas City Water Services Department as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase.

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

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

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

..end

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

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250011

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

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

Discussion

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

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

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

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

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

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

Fiscal Impact

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

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

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

Citywide Business Plan (CWBP) Impact

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

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

Prior Legislation

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

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

Service Level Impacts

None

Other Impacts

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

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

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

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

Private development project.

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

No(Press tab after selecting)

Click or tap here to enter text.

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

No(Press tab after selecting)



File #: 250029

ORDINANCE NO. 250029

Sponsor: Director of City Planning and Development Department

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

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

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

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

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

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

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

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

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

..end

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250029

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

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

Discussion

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

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

Fiscal Impact

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

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

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

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

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

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

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

Citywide Business Plan (CWBP) Impact

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

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

Prior Legislation

None.

Service Level Impacts

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

Other Impacts

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

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

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

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

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

No(Press tab after selecting)

Click or tap here to enter text.

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

No(Press tab after selecting)