



## **Agenda**

### **Neighborhood Planning and Development Committee**

Chairperson Ryana Parks-Shaw

Vice Chair Eric Bunch

Councilmember Nathan Willett

Councilmember Melissa Patterson Hazley

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**Tuesday, July 29, 2025**

**1:30 PM**

**26th Floor, Council Chamber**

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**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**

**250605**

Sponsor: Director of City Planning and Development Department

Approving the plat of Marketplace 152 - Lot 5, an addition in Clay County, Missouri, on approximately 1.66 acres generally located at the northwest corner of Missouri State Route 152 and North Indiana Avenue, creating one lot for the purpose of a commercial lot; accepting various easements; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00015)

**Rea**

**250615** Sponsor: Councilmember Crispin Rea

Approving the plat of 19th and Locust Townhomes, an addition in Jackson County, Missouri, on approximately 0.47 acres generally located at the southeast corner of E. 19th Street and Locust Street creating 13 lots and 3 tracts for the purpose of residential townhomes; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development and Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2024-00021)

**Willett**

**250620** Sponsor: Councilmember Nathan Willett

Approving the plat of Twin Creeks Lots 1-7, an addition in Clay County, Missouri, on approximately 13 acres generally located at the southeast corner of Northwest 88th Street and North Madison Avenue, creating 7 lots for the purpose of commercial/office development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00021)

**\*\*\*END OF CONSENTS\*\*\***

**FIRST READINGS**

**Director of Neighborhoods**

**250591** Sponsor: Director of Neighborhood Services Department

Accepting a \$250,000.00 Capacity Building Grant from the Ewing Marion Kauffman Foundation by expanding the City's Neighborhood Empowerment Grant program to include technical assistance programming for grant recipients.

**Director of Housing and Community Development**

**250598** Sponsor: Director of Housing and Community Development Department

Accepting the recommendation of the Central City Economic Development (CCED) Tax Board to increase funding for two projects in the amount of \$771,680.00; reducing an existing appropriation by \$771,680.00 and appropriating \$771,680.00 from the Unappropriated Fund Balance in the Central City Economic Development; and authorizing the Manager of Procurement Services to execute necessary documents to amend the funding agreements and expend up to \$771,680.00 from the funds appropriated in the Central City Economic Development fund.

**Director of City Planning & Development**

**250616** Sponsor: Director of City Planning and Development Department

Rezoning an area of about 103 acres generally located at U.S. 169 and N.W. Barry Road from District UR to District UR and approving a development plan to allow for major amendment to a previously approved development plan which includes commercial and residential uses. (CD-CPC-2025-00062).

**Director of City Planning & Development**

**250617** Sponsor: Director of City Planning and Development Department

Vacating an approximately 2,000 square-foot alley in Zoning Districts R-1.5/B3-2/B4-5 (residential/commercial) generally located 100 feet south of the intersection of East 31st Street and Grand Avenue; and directing the City Clerk to record certain documents. (CD-ROW-2025-00014)

HELD IN COMMITTEE

**Director of Housing and Community Development**

**250546** Sponsor: Director of Housing and Community Development Department

Authorizing the Manager of Procurement Services to execute a Central City Economic Development (CCED) funding agreement with Palestine Economic Development Corporation for construction of a 39-bed assisted living facility to be located at 35th Street and Prospect Avenue in Kansas; authorizing the Director of the Housing and Community Development Department to expend up to \$2,049,146.85 of previously appropriated Central City Economic Development Fund; requiring the contract to comply with the Missouri Prevailing Wage Law, the City's Contracting Program Requirements; and prohibiting the use of any CCED sales tax funding for the repayment of any preexisting debt or repayment for services or work performed prior to the execution of the funding agreement and requiring the disclosure of total project sources and projected costs and periodic reporting of project progress.

**Director of City Planning & Development**

**250555** Sponsor: Director of City Planning and Development Department

Approving a major amendment to a previously approved development plan on about .7 acres in District UR generally located at 2701 and 2702 Troost Avenue to allow for the construction of two multi-unit buildings. (CD-CPC-2025-00042)

**Willett**

**250580** Sponsor: Councilmember Nathan Willett

Amending Chapter 88, the Zoning and Development Code, by repealing Section 88-445-08, "Additional Requirements for Specific Sign Types in Non-Residential Districts," and enacting in lieu thereof a new section of like number and subject matter to establish regulations for digital monument signs.

**Rea**

**250586** Sponsor: Councilmember Crispin Rea

Approving the petition to amend the River Market Community Improvement District, generally bounded by the south bank of the Missouri River on the north, Interstate 70/35 on the south, Missouri 9 Highway on the east, and the Burlington Northern Santa Fe Railroad on the west, in Kansas City, Jackson County, Missouri; directing the City Clerk to report the amendment of the District to the Missouri Department of Economic Development and the Missouri State Auditor; reducing the General Fund contingent appropriation in the amount of \$1,000; appropriating the same; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date.

## ADDITIONAL BUSINESS

### 1. Land Development Division Update

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

### 3. 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.

4. Those who wish to comment on proposed ordinances can email written testimony to [public.testimony@kcmo.org](mailto:public.testimony@kcmo.org). Comments received will be distributed to the committee and added to the public record by the clerk.

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

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

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

Adjournment



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**File #: 250605**

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### ORDINANCE NO. 250605

Sponsor: Director of City Planning and Development Department

Approving the plat of Marketplace 152 – Lot 5, an addition in Clay County, Missouri, on approximately 1.66 acres generally located at the northwest corner of Missouri State Route 152 and North Indiana Avenue, creating one lot for the purpose of a commercial lot; accepting various easements; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00015)

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

Section 1. That the plat of Marketplace 152 – Lot 5, a subdivision in Clay County, Missouri, a true and correct copy of which is attached hereto and incorporated herein by reference, is hereby approved.

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

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

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

Section 5. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on July 16, 2025.

..end

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Approved as to form:

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Eluard Alegre  
Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250605

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 Marketplace 152 – Lot 5, an addition in Clay County, Missouri, on approximately 1.66 acres generally located at the northwest corner of Missouri State Route 152 and North Indiana Avenue, creating one lot for the purpose of commercial lot; accepting various easements; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00015)

### Discussion

The request is to consider approval of a Final Plat in District B3-2 on approximately 1.6 acres generally located at the northwest corner of Missouri State Route 152 and North Indiana Avenue. The plat will create one lot to accommodate a car wash facility. This use was previously approved under Case No. CD-AA-2025-00033, which served as the Preliminary Plat.

The Preliminary Plat proposed the development of the car wash tunnel on the eastern portion of the site, with vacuum stations and queuing lanes on the western portion. No public street connections are proposed, as all adjacent streets are private.

The Final Plat is consistent with the approved Preliminary Plat and complies with the lot and building standards outlined in Section 88-120 of the Zoning and Development Code.

Staff Recommendation: Approval with Conditions

CPC Recommendation: Approval with Conditions

### Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?  
Not applicable as this is an ordinance authorizing the subdivision of land on private property.

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

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

## **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-AA-2025-00033** – On April 10, 2025, City Staff approved a Minor Amendment to a previously approved plan in District B2-2 on about 13 acres generally located at the northwest corner of 152 Highway and North Indiana Avenue.

**Case No. CD-AA-2025-00053** – On May 22, 2025, the City Plan Commission approved a Project Plan in District B3-2 (Commercial) on about 1 acre generally located at the southwest corner of North Indiana Avenue and Northeast Barry Road, allowing for the creation of a drive through car wash and associated vacuums.

**Case No. CD-AA-2024-00076** – On December 6, 2024, City Staff approved a minor amendment to the Marketplace 152 Development Plan, which serves as a Preliminary Plat to a previously approved plan in District B2-2 on about 13 acres generally located at the northwest corner of 152 Highway and North Indiana Avenue..

**Case No. 14645-P** – Ordinance 160932, rezoned an area of approximately 24.17 acres generally bounded by N.E. Barry Road on the north and west, Missouri Highway 152 on the south and Indiana Avenue on the east from District B2-2 to District B3-2 and approved a development plan for commercial development (nine commercial buildings totaling about 102,150 sq. ft.), which also serves as a preliminary plat, approved by City Council on December 25, 2016.

## Service Level Impacts

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

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
Not applicable as this is an ordinance authorizing the subdivision of land on private property.
2. How have those groups been engaged and involved in the development of this ordinance?

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

3. How does this legislation contribute to a sustainable Kansas City?  
Not applicable as this is an ordinance authorizing the subdivision of land on private property.

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

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

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

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 on private property.

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

No(Press tab after selecting)

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

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



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**File #: 250615**

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### ORDINANCE NO.250615

Sponsor: Councilmember Crispin Rea

Approving the plat of 19th and Locust Townhomes, an addition in Jackson County, Missouri, on approximately 0.47 acres generally located at the southeast corner of E. 19th Street and Locust Street creating 13 lots and 3 tracts for the purpose of residential townhomes; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development and Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2024-00021)

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

Section 1. That the plat 19th and Locust Townhomes, a subdivision in Jackson County, Missouri, a true and correct copy of which is attached hereto and incorporated herein by reference, is hereby approved.

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

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

Section 3. That the 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 Director of Water Services is hereby authorized to execute a Covenant to Maintain Private Sewer Agreement.

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

Section 7. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on July 16, 2025.

..end

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Approved as to form:

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Eluard Alegre  
Associate City Attorney

**No Docket  
Memo Provided  
for Ordinance  
No. 250615**



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**File #:** 250620

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### ORDINANCE NO. 250620

Sponsor: Councilmember Nathan Willett

Approving the plat of Twin Creeks Lots 1-7, an addition in Clay County, Missouri, on approximately 13 acres generally located at the southeast corner of Northwest 88th Street and North Madison Avenue, creating 7 lots for the purpose of commercial/office development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00021)

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

Section 1. That the plat of Twin Creeks Lots 1-7, 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 July 16, 2025.

..end

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Approved as to form:

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Eluard Alegre  
Associate City Attorney



## Legislation Text

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**File #: 250591**

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### ORDINANCE NO. 250591

Sponsor: Director of Neighborhood Services Department

Accepting a \$250,000.00 Capacity Building Grant from the Ewing Marion Kauffman Foundation by expanding the City's Neighborhood Empowerment Grant program to include technical assistance programming for grant recipients.

WHEREAS, the City of Kansas City is committed to supporting non-profit neighborhood organizations through capacity building and strategic funding, and providing opportunities to neighborhoods to improve livability, protect quality of life, increase resident involvement and support community-led projects; and

WHEREAS, the City's Neighborhood Services Department administers the Neighborhood Empowerment Program that provides funding to n-profit neighborhood organizations for projects aimed to strengthen and uplift Kansas City's diverse communities and their residents, bolster community engagement, enhance neighborhood identity, promote public safety strategies, improve natural environments, provide youth programming and advance economic mobility; and

WHEREAS, the Ewing Marion Kauffman Foundation has awarded a \$250,000.00 grant to the City to provide administrative support to the Neighborhood Services Department for the implementation and oversight of a technical assistance program for the Neighborhood Empowerment Grant; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Director of Neighborhood Services is authorized to accept a \$250,000.00 grant from the Ewing Marion Kauffman Foundation to provide funding for administrative and financial training and support for grantees of the Neighborhood Empowerment Grant Program.

Section 2. That the Director of Neighborhood Services is authorized to execute a grant agreement with the Ewing Marion Kauffman Foundation to govern the administration of the grant. A copy of the grant agreement is on file with the Director of the Neighborhood Services Department.

Section 3. That the revenue in the following account of the General Grants Fund is estimated in the following amount:

26-2580-570001-480070-G57KAUFF25A    Prepaid Kauffman Grant                      \$250,000.00

Section 4. That \$250,000.00 is appropriated to the following account:

26-2580-575206- B-G57KAUFF25A                      Prepaid Kauffman Grant                      \$250,000.00

Section 5. That the Director of Neighborhood Services is authorized as requisitioning authority for 2580-575206-G57KAUFF25A.

Section 6. That this ordinance is recognized as an ordinance with an accelerated effective date as provided by Section 503(a)(3)(C) of the City Charter and shall take effect in accordance with that section 503.

..end

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

\_\_\_\_\_  
Tammy L. Queen  
Director of Finance

Approved as to form:

\_\_\_\_\_  
Bret Kassen  
Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250591

Submitted Department/Preparer: Neighborhoods

Revised 6/10/24

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

### Executive Summary

Accepting a \$250,000.00 Capacity Building Grant from the Ewing Marion Kauffman Foundation to expand the current Neighborhood Empowerment Grant program to include technical assistance programming for grant recipients, through the Neighborhood Services Department with the City of Kansas City, Missouri.

### Discussion

The City of Kansas City is committed to supporting non-profit neighborhood organizations through capacity building and strategic funding.

The Neighborhood Services Department is committed to providing opportunities to neighborhoods to improve livability, protect quality of life, increase resident involvement, and support community-led projects.

The Neighborhood Services Department supports the Neighborhood Empowerment Program to bolster community engagement, enhance neighborhood identity, promote public safety strategies, improve natural environments, provide youth programming, and advance economic mobility.

The Neighborhood Empowerment Grant program provides funding to non-profit neighborhood organizations for projects that strengthen and uplift Kansas City's diverse communities and their residents.

The Ewing Marion Kauffman Foundation has awarded a \$250,000.00 grant to the City of Kansas City to provide administrative support to the Neighborhood Services Department for the implementation and oversight of a technical assistance program for the Neighborhood Empowerment Grant.

### Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?  
2580-575206-G57KAUFF25A-619080 - General Grants

3. How does the legislation affect the current fiscal year?  
\$250,000 acceptance of grant
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?  
Yes, Kauffman Foundation Grant

### Office of Management and Budget Review

(OMB Staff will complete this section.)

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

### Additional Discussion (if needed)

Click or tap here to enter text.

## Citywide Business Plan (CWBP) Impact

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

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

## Prior Legislation

No

## Service Level Impacts

Program will give much needed technical assistance for Neighborhood Associations for grant reporting and financial tools to fully adhere to grant requirements set out by the department.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
The program will provide essential technical assistance to Neighborhood Associations, equipping them with the tools and support needed for effective grant reporting and financial management. This assistance will help ensure that associations fully comply with grant requirements established by the department. By offering guidance on financial tools and reporting processes, the program aims to strengthen the capacity of Neighborhood Associations to manage their funding responsibly and transparently. As a result, service levels are expected to improve through more timely and accurate reporting, increased accountability, and better resource allocation. These improvements will enhance the overall effectiveness of community initiatives funded through grants, ultimately leading to stronger neighborhood outcomes and more efficient use of public funds.
2. How have those groups been engaged and involved in the development of this ordinance?  
No
3. How does this legislation contribute to a sustainable Kansas City?  
Yes
4. Does this legislation create or preserve new housing units?  
Please Select (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:

[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)

Yes

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

Yes(Press tab after selecting)

In an effort to prevent disclosure of confidential information, a separate communication will be provided to City Council members to reflect the top three proposers for the RFP/Q.



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**File #: 250598**

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### ORDINANCE NO. 250598

Sponsor: Director of Housing and Community Development Department

Accepting the recommendation of the Central City Economic Development (CCED) Tax Board to increase funding for two projects in the amount of \$771,680.00; reducing an existing appropriation by \$771,680.00 and appropriating \$771,680.00 from the Unappropriated Fund Balance in the Central City Economic Development; and authorizing the Manager of Procurement Services to execute necessary documents to amend the funding agreements and expend up to \$771,680.00 from the funds appropriated in the Central City Economic Development fund.

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

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

WHEREAS, the developers requested a public contribution and the Central City Economic Development Sales Tax Board recommended that funding be approved; and

WHEREAS, the Developer's subsequently identified a need for additional funding due to increases in construction labor and construction material; and

WHEREAS, the project serves a predominantly public municipal purpose because, without limitation, completion of the project (i) enhances the tax base of the Project Site; (ii) retains and generates jobs; (iii) promotes economic development in the area of the City in which the Project Site is located, and promotes consideration of areas of the City that the City Council has determined to be blighted as a location for business operations; (iv) results in generation of tax revenues to the City from the conduct of business and other activities in the City that would not otherwise occur; (v) serves as a catalyst for additional investment in and further redevelopment and rehabilitation of the area of the City in which the Project Site is located; and (vi) furthers the City's policy of encouraging economic stability and growth; and

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

WHEREAS, the contributions contemplated by the Funding Agreement are limited to those which have been determined to be needed for the purpose of ensuring that the project proceeds, and but for their contribution, the project would not proceed, to the detriment of the public interest; and

WHEREAS, on May 13, 2025, the CCED Board voted to recommend an increase in funding for certain projects; NOW, THEREFORE

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the recommendations of Central City Economic Development Tax Board issued on May 13, 2025 to increase funding for the Developing Seeds of Luv and Essential Families Building projects are hereby accepted.

Section 2. That the following amount is hereby reduced from the Central City Economic Development Sales Tax Fund, Fund No. 2200, from the following account:

26-2200-555998-B-55BUDGET	Budget Integration Account	\$771,680.00
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Section 3. That the following amounts are hereby appropriated from the Unappropriated Fund Balance of the Central City Economic Development Sales Tax Fund, Fund No. 2200, to the following accounts:

26-2200-555998-619080-55DEVSEEDS	Developing Seeds of Luv	\$210,942.00
26-2200-555998-619080-55ESSENFAM	Essential Families Building	<u>560,738.00</u>
	TOTAL	\$771,680.00

Section 4. That the Manager of Procurement Services is authorized to execute the necessary documents to amend the aforementioned funding agreements and expend up to \$771,680.00 from the funds appropriated in the Central City Economic Development Tax Fund herein.

Section 5. That the Director of the Housing and Community Development Department is designated requisitioning authority for Account No. 26-2200-555998.

..end

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The City has no financial obligation under both this Ordinance and Contract until the Manager of Procurement Services issues a purchase order which shall be signed by the City's Director of Finance certifying there is a balance, otherwise unencumbered, to the credit of the

appropriation to which the expenditure is to be charged, and a cash balance, otherwise unencumbered, in the treasury, to the credit of the fund from which payment will be made, each sufficient to meet the obligated incurred in the purchase order.

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Tammy L. Queen  
Director of Finance

Approved as to form:

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Joseph A. Guarino  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250598

Submitted Department/Preparer: Housing

Revised 6/10/24

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

### Executive Summary

Accepting the recommendation of the Central City Economic Development (CCED) Tax Board for additional funding in the amount of \$771,680

### Discussion

Accepting the recommendation of the Central City Economic Development (CCED) Tax Board for additional funding in the amount of \$771,680; reducing an existing appropriation by \$771,680 and appropriating \$771,680 from the Unappropriated Fund Balance in the Central City Economic Development; and authorizing the Manager of Procurement Services to execute necessary documents to amend the funding agreements and expend up to \$771,680 from the funds appropriated in the Central City Economic Development fund.

### Fiscal Impact

1. Is this legislation included in the adopted budget? ☒ Yes ☐ No
2. What is the funding source?  
26-2200-555998-619080-55BUDGET  
Central City Economic Development Sales Tax Fund
3. How does the legislation affect the current fiscal year?  
CCED Board voted to recommend an increase in funding for certain projects.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
NA

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

### Office of Management and Budget Review

(OMB Staff will complete this section.)

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

### Additional Discussion (if needed)

Click or tap here to enter text.

## Citywide Business Plan (CWBP) Impact

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

240620

## Service Level Impacts

The Developer subsequently identified a need for additional funding due to increases in construction labor and construction materials.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
NA
2. How have those groups been engaged and involved in the development of this ordinance?  
NA
3. How does this legislation contribute to a sustainable Kansas City?  
(i) enhances the tax base of the Project Site; (ii) retains and generates jobs; (iii) promotes economic development in the area of the City in which the Project Site is located, and promotes consideration of areas of the City that the City Council has determined to be blighted as a location for business operations; (iv) results in generation of tax revenues to the City from the conduct of business and other activities in the City that would not otherwise occur; (v) serves as a catalyst for additional investment in and further redevelopment and rehabilitation of the area of the City in which the Project Site is located; and (vi) furthers the City's policy of encouraging economic stability and growth
4. Does this legislation create or preserve new housing units?  
Yes (Press tab after selecting)  
  
Total Number of Units 8  
Number of Affordable Units 8
5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.  
  
No - CREO's review is not applicable (Press tab after selecting)  
Please provide reasoning why not:

CUPs and LOI will be submitted to CREO prior to issuance of a Notice to Proceed is given.

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

No(Press tab after selecting)

NA

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



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**File #: 250616**

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### ORDINANCE NO. 250616

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 103 acres generally located at U.S. 169 and N.W. Barry Road from District UR to District UR and approving a development plan to allow for major amendment to a previously approved development plan which includes commercial and residential uses. (CD-CPC-2025-00062).

#### 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-1496, rezoning an area of about 103 acres generally located at U.S. 169 and N.W. Barry Road from District UR (Urban Redevelopment) to District UR (Urban Redevelopment) and approving a development plan to allow for major amendment to a previously approved development plan which includes commercial and residential uses, said section to read as follows:

Section 88-20A-1496. That an area legally described as:

A tract of land located in the East Half of the Northeast Quarter of Section 10 and the West Half of the Northwest Quarter of Section 11, Township 51 North, Range 33 West of the 5th Principal Meridian, in Kansas City, Clay County, Missouri, more particularly described as follows: Beginning at the northwest corner of the East Half of the Northeast Quarter of said Section 10, thence South 89 degrees 33 minutes 22 seconds East along the north line of the East Half of the Northeast Quarter of said Section 10, a distance of 169.67 feet; thence South 00 degrees 41 minutes 09 seconds West, a distance of 355.01 feet; thence South 89 degrees 29 minutes 04 seconds East, a distance of 150.02 feet; thence along a non-tangential curve to the left, having an initial tangent bearing of South 26 degrees 13 minutes 33 seconds West, a radius of 50.00 feet, and an arc length of 201.95 feet; thence South 89 degrees 29 minutes 04 seconds East, a distance of 909.60 feet to a point on the east line of the East Half of the Northeast Quarter of Section 10; thence continuing South 89 degrees 29 minutes 04 seconds East, a distance of 215.93 feet; thence South 00 degrees 30 minutes 56 seconds West, a distance of 333.25 feet to a point on the northerly right of way line of Metro North Drive; thence South 89 degrees 29 minutes 04 seconds East along the northerly right-of-way line of said Metro North Drive, a distance of 177.54 feet; thence along a tangent

curve to the right, being the northerly right-of-way line of said Metro North Drive and the easterly right-of-way line of North Wyandotte Avenue, having a radius of 320.00 feet and an arc length of 101.72 feet; thence South 00 degrees 30 minutes 56.0 seconds West, continuing along the easterly right-of-way line of said North Wyandotte Avenue, a distance of 351.29 feet; thence along a tangent curve to the right, being the easterly right-of-way line of said North Wyandotte Avenue, having a radius of 240.00 feet and an arc length of 152.29 feet; thence South 00 degrees 41 minutes 09 seconds West, a distance of 117.81 feet; thence North 89 degrees 46 minutes 07 seconds West, a distance of 90.23 feet; thence South 00 degrees 41 minutes 09 seconds West, a distance of 416.95 feet to a point on the northerly right-of-way line of Northwest Barry Road; thence North 89 degrees 46 minutes 07 seconds West along the northerly right-of-way line of Northwest Barry Road, a distance of 170.30 feet to the intersection of the northerly right-of-way line of said Northwest Barry Road with the easterly right-of-way line of said North Wyandotte Avenue; thence South 85 degrees 05 minutes 35 seconds West, a distance of 111.66 feet to the intersection of the northerly right-of-way line of said Northwest Barry Road with the westerly right-of-way line of Northwest Barry Road, a distance of 355.87 feet; thence North 00 degrees 41 minutes 09 seconds East, a distance of 163.70 feet; thence North 89 degrees 46 minutes 07 seconds West, a distance of 106.01 feet to a point on the west line of the West Half of the Northwest Quarter of said Section 11; thence South 00 degrees 41 minutes 09 seconds West along the west line of the West Half of the Northwest Quarter of said Section 11, a distance of 163.70 feet to a point on northerly right-of-way line of Northwest Barry Road; thence North 89 degrees 29 minutes 04 seconds West along the northerly right-of-way line of Northwest Barry Road, a distance of 196.77 feet; thence North 87 degrees 45 minutes 58 seconds West continuing along the northerly right-of-way line of Northwest Barry Road, a distance of 100.05 feet; thence North 82 degrees 04 minutes 39 seconds West continuing along the northerly right-of-way line of Northwest Barry Road, a distance of 100.84 feet; thence North 89 degrees 29 minutes 04 seconds West continuing along the northerly right-of-way line of Northwest Barry Road, a distance of 207.50 feet; thence South 85 degrees 52 minutes 03 seconds West continuing along the northerly right-of-way line of Northwest Barry Road, a distance of 67.82; thence North 00 degrees 30 minutes 56 seconds East, a distance of 9.50 feet; thence North 89 degrees 29 minutes 04 seconds West continuing along the northerly right-of-way line of Northwest Barry Road, a distance of 589.90 feet; thence North 05 degrees 38 minutes 11 seconds West, a distance of 518.45 feet to a point on the west line of the East Half of the Northeast Quarter of said Section 10; thence North 00 degrees 40 minutes 22 seconds East along the west line of the East Half of the Northeast Quarter of said Section 10, a distance of 2042.60 feet to the point of beginning.

is hereby rezoned from District UR (Urban Redevelopment) to District UR (Urban Redevelopment), all as shown outlined on a map marked Section 88-20A-1496, 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. That Ordinance No. 231048, including all conditions provided therein, shall remain in full force and effect.
2. 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)
3. Required Fire Department access roads shall be a minimum unobstructed width of twenty feet and 13 ft. 6 in. clearance height. Check with Streets & Traffic (KCMO Public Works) or Missouri Department of Transportation (MODOT) that may have street planning regulations that supersede the Fire Code. (IFC-2018: § 503.2.1)
4. Required Fire Department access roads shall be an all-weather surface. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed)
5. 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.
6. 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)
7. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
8. 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)
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 provide fire lane signage on fire access drives.
11. Buildings exceeding three (3) stories or 30 feet in height shall have at least two means of fire apparatus access. (IFC-2018: § D104.1)
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. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (IFC-2018: § D106.3)
14. 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.
15. 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.
16. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
17. The developer shall grant a City approved pedestrian right-of-way easement, for the portions of the public sidewalks approved to be outside of the street right-of-way, to the City as required by the Land Development Division, prior to recording the plat.
18. The developer shall pay impact fees as required by Chapter 39 of the City's Code of Ordinances, as required by the Land Development Division.
19. The developer shall design and construct all interior public streets to City standards, as required by Chapter 88 and the Land Development Division, including curb, gutter, storm sewers, streetlights, and sidewalks.

20. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations, prior to issuance of a certificate of occupancy.
21. New public water main extensions (WME plans) do not appear to be proposed. If WME's are necessary then the plans shall be submitted and approved and under contract (permitted) prior to building permit issuance and the plans shall follow all Kansas City Water rules and regulations for water main extensions.
22. 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.
23. 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.
24. 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.
25. 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.
26. The developer shall secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Kansas City Water Services Department, prior to recording the plat or issuance of a building permit, whichever occurs first.

27. 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 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 #: 250616

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

### Executive Summary

A request to approve a major amendment to an approved UR Preliminary Development Plan in District UR (Urban Redevelopment) on about 103 acres generally located at US 169 and NW Barry Road. - This will amend the controlling plan to allow additional uses at the site of the former Macy's department store.

### Discussion

The applicant is proposing to amend the previously approved UR development plan to allow for additional uses on the former Macy's site. No new structures are proposed. Macy's occupied a 204,000 square foot structure on the far western edge of the UR development area. The large structure has been vacant since Macy's closed in March 2025. The applicant is proposing to repurpose the former structure to allow for a variety of uses which requires a major amendment to the previously approved development plan which only called for "retail" at this specific location. The proposed uses include: retail sales, lodging, office and medical offices, personal improvement services, eating and drinking establishments and entertainment venues and spectator sports. Staff is not requiring a revised traffic impact study or new utilities to serve the proposed uses.

The applicant held the required public engagement meeting on June 11, 2025.

On May 18, 2025 the City Plan Commission voted 7-0 to recommend approval with conditions for the proposed development plan and rezoning.

### Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?  
Not applicable, as this is a zoning ordinance.

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

### Office of Management and Budget Review

(OMB Staff will complete this section.)

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

### Additional Discussion (if needed)

Not applicable, as this is a zoning ordinance.

## Citywide Business Plan (CWBP) Impact

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

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

## Prior Legislation

CD-CPC-2010-00176 – Amending a previously approved UR plan to allow for the redevelopment of the existing Metro North Mall and construction of up to 1,000,000 square feet of mixed use residential, commercial, office, hotel, theater and entertainment complex on 17 lots (Ordinance No. 210568, approved by Council on July 1st, 2021).

CD-CPC-2023-00165 – Rezoning an area of 103 acres from District UR to District UR and approving a major amendment to a previously approved UR development plan (Ordinance No. 231048, approved by Council on January 11th, 2024).

## Service Level Impacts

No service level impacts are anticipated with the proposed rezoning and development plan.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
No potential health impacts were identified.
2. How have those groups been engaged and involved in the development of this ordinance?  
The applicant held the required public engagement on June 11, 2025.
3. How does this legislation contribute to a sustainable Kansas City?  
No information related to the sustainability of this project was submitted to the City.
4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

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

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

No(Press tab after selecting)

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

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

No(Press tab after selecting)



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**File #: 250617**

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### ORDINANCE NO. 250617

Sponsor: Director of City Planning and Development Department

Vacating an approximately 2,000 square-foot alley in Zoning Districts R-1.5/B3-2/B4-5 (residential/commercial) generally located 100 feet south of the intersection of East 31st Street and Grand Avenue; and directing the City Clerk to record certain documents. (CD-ROW-2025-00014)

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

Section 1. That the Council of Kansas City does hereby find and declare that on the 25th day of April, 2025, a petition was filed with the City Clerk of Kansas City by Mike Sulzman for the vacation of a tract of land in the southwest quarter of Section 17, Township 49 North, Range 33 West, of the 6th PM., in the City of Kansas City, Jackson County, Missouri, prepared by Andrea Weishaubt PLS 2025003640 dated April 22, 2025; Being more particularly described as follows: Commencing at the northwest corner of Lot 1, KCPT Final Plat, in Kansas City, Jackson County, Missouri, all lying in the Southwest quarter of Section 17, Township 49 North, Range 33 West; thence South 02°20'16" West, along the West right of way line of Grand Avenue, as now established, a distance of 122.98 feet to the point of beginning; thence continuing along said right of way, South 02°20'16" West, a distance of 14.00 feet; thence North 87°15'12" West, a distance of 142.45 feet; thence North 02°10'42" East, a distance of 14.00 feet; thence South 87°15'12" East, a distance of 142.45 feet to the point of beginning, containing

1994.41 Square feet or 0.0458 acres more or less, giving the distinct description of the alley 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 alley has been obtained in writing, that said consent has been acknowledged as deeds are acknowledged, and was duly filed with the petition for such vacation in the City Clerk's Office.

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

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

Section 4. That a tract of land in the southwest quarter of Section 17, Township 49 North, Range 33 West, of the 6th PM., in the City of Kansas City, Jackson County, Missouri, prepared by Andrea Weishaubt PLS 2025003640 dated April 22, 2025; Being more particularly described as follows: Commencing at the northwest corner of Lot 1, KCPT Final Plat, in Kansas City, Jackson County, Missouri, all lying in the Southwest quarter of Section 17, Township 49 North, Range 33 West; thence South 02°20'16" West, along the West right of way line of Grand Avenue, as now established, a distance of 122.98 feet to the point of beginning; thence continuing along said right of way, South 02°20'16" West, a distance of 14.00 feet; thence North 87°15'12" West, a distance of 142.45 feet; thence North 02°10'42" East, a distance of 14.00 feet; thence South 87°15'12" East, a distance of 142.45 feet to the point of beginning, containing 1994.41 Square feet or 0.0458 acres more or less be and the same is hereby vacated and subject to the following conditions:

1. That the applicant shall retain all utility easements and protect facilities required by Evergy.
2. That the applicant shall retain all utility easements and protect facilities required by Spectrum Charter.
3. That the applicant shall retain all utility easements and protect facilities required by Segra – UPN.
4. That the applicant shall retain all utility easements and protect facilities required by the Water Services Department of Kansas City, Missouri.
5. That the applicant shall retain all utility easements and protect facilities required by Google Fiber.

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.



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 #: 250617

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 2,000 square-foot alley in Zoning District R-1.5/B3-2/B4-5 (Residential/Commercial) generally located 100 feet south of the intersection of East 31<sup>st</sup> Street and Grand Avenue and directing the City Clerk to record certain documents. (CD-ROW-2025-00014)

### Discussion

The section of public right-of-way proposed to be vacated is an improved alley that currently dead-ends approximately 150 feet east of Grand Avenue. The proposed 2,000 square foot vacation is a request from KCTV in order to install equipment that will relight the 1,042-foot tower to the north, fueled by the city's Illuminate KC initiative. This equipment cannot be installed within the public right-of-way so staff recommended a vacation at this location, as most the alley ways on Gray Local Media/KCTV's site have been vacated (see relevant cases above).

There are public and private utilities located within the right-of-way. Water services has a sewer main running through the whole length of the alley. The Water Services Department is requiring that the applicant retain an easement or have the utilities relocated. Evergy, Spectrum Charter, Segra - UPN, and Google also have utilities in the right-of-way which will require easements be retained or the utilities be relocated.

There was no public testimony at the City Plan Commission.

Staff Recommendation: Approval with Conditions

CPC Recommendation: Approval with Conditions

### Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?  
Not applicable as this is an ordinance authorizing the 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)**

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

### **Citywide Business Plan (CWBP) Impact**

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

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

### Prior Legislation

There is no previous legislation for this ordinance. A relevant ordinance is ordinance 250339, which supports the Illuminate KC initiative to relight Kansas City Landmarks, such as the "KCTV Tower".

### Service Level Impacts

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

### Other Impacts

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

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

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)



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**File #: 250546**

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### ORDINANCE NO. 250546

Sponsor: Director of Housing and Community Development Department

Authorizing the Manager of Procurement Services to execute a Central City Economic Development (CCED) funding agreement with Palestine Economic Development Corporation for construction of a 39-bed assisted living facility to be located at 35th Street and Prospect Avenue in Kansas; authorizing the Director of the Housing and Community Development Department to expend up to \$2,049,146.85 of previously appropriated Central City Economic Development Fund; requiring the contract to comply with the Missouri Prevailing Wage Law, the City's Contracting Program Requirements; and prohibiting the use of any CCED sales tax funding for the repayment of any preexisting debt or repayment for services or work performed prior to the execution of the funding agreement and requiring the disclosure of total project sources and projected costs and periodic reporting of project progress.

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

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

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

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

WHEREAS, on September 19, 2019, the City Council passed Ordinance No. 190650 which accepted the Board's recommendation to negotiate and execute a Funding Agreement with Palestine Economic Development Corporation in the amount of \$2,288,008.00 for the purpose of construction of a 39-bed assisted living facility and related costs expenses to be paid from funds previously appropriated to Account No. 26-2200-555998-B-57190650, the Central City Economic Development Sales Tax fund.

WHEREAS, on April 11, 2024, the City Council passed Ordinance No. 240333 which accepted the Board's recommendation for additional funding in the amount of \$572,000.00 for the purpose of Phase II construction of a 39-bed assisted living facility and related costs expenses to be paid from funds appropriated in the Central City Economic Development Sales Tax Fund; and

WHEREAS, previously appropriated funds from the Central City Economic Development Fund, in the amount of \$2,049,146.85 were unexpended prior to contract end date on or before December 31, 2023; and

WHEREAS, the City contracted with the KCATA to administer funding of various predevelopment Project Activity that included cost design, permitting, and miscellaneous related costs; and

WHEREAS, KCATA has expended costs associated with Phase I Activities that include demolition of blighted structures, environmental remediation, and miscellaneous costs for Phase I to include acquisition, and has completed its scope of work for Phase 1 of the Project; and

WHEREAS, the Parties desire that the KCATA convey the Phase I properties to the Contractor, close out Phase I Funds, and transfer the remaining Phase I Funds to the City to fund the Project pursuant to Ordinance No. 190650; NOW, THEREFORE,

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

Section 1. That the Manager of Procurement Services is authorized to execute a Central City Economic Development funding agreement with Palestine Economic Development Corporation using previously appropriated funds in the amount of \$2,049,146.85 from the Central City Economic Development Sales Tax Fund.

Section 2. That the Director of Housing and Community Development is authorized to expend up to \$2,049,146.85 from the Central City Economic Development Sales Tax Fund.

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

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

..end

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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.

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Tammy L. Queen  
Director of Finance

Approved as to form:

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Joseph A. Guarino  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution 250546

Submitted Department/Preparer: Housing

Revised 6/10/24

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

### Executive Summary

Authorizing the Manager of Procurement Services to execute a Central City Economic Development (CCED) funding agreement with Palestine Economic Development Corporation for construction of a 39-bed assisted living facility to be located at 35th Street and Prospect Avenue in Kansas; authorizing the Director of the Housing and Community Development Department to expend up to \$2,049,146.85 of previously appropriated Central City Economic Development Fund; That this contract must comply with the Missouri Prevailing Wage Law, the City's Contracting Program Requirements; and prohibiting the use of any CCED sales tax funding for the repayment of any preexisting debt or repayment for services or work performed to the execution of the funding agreement and must require the disclosure of total project sources and projected costs and periodic reporting of project progress.

### Discussion

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

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

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

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

On September 19, 2019, the City Council passed Ordinance No. 190650 which accepted the Board's recommendation to negotiate and execute a Funding Agreement with Palestine Economic Development Corporation in the amount of \$2,288,008 for the purpose of construction of a 39-bed assisted living facility and related costs expenses to be paid from funds previously appropriated to Account No. 26-2200-555998-B-57190650, the Central City Economic Development Sales Tax fund.

On April 11, 2024, the City Council passed Ordinance No. 240333 which accepted the Board's recommendation for additional funding in the amount of \$572,000 for the purpose of Phase II construction of a 39-bed assisted living facility and related costs expenses to be paid from funds appropriated in the Central City Economic Development Sales Tax fund

Previously appropriated funds from the Central City Economic Development Fund, in the amount of \$2,049,146.85 were unexpended prior to contract end date on or before December 31, 2023; and

The City contracted with the KCATA to administer funding of various predevelopment Project Activity that included cost design, permitting, and miscellaneous related costs; and

KCATA has expended costs associated with Phase 1 Activities that include demolition of blighted structures, environmental remediation, and miscellaneous costs for Phase I to include acquisition, and has completed its scope of work for Phase 1 of the Project; and

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The Parties desire that the KCATA convey the Phase I properties to the Contractor, close out Phase I Funds, and transfer the remaining Phase I Funds to the City to fund the Project pursuant to Ordinance 190650

The Manager of Procurement Services is authorized to execute a Central City Economic Development funding agreement with Palestine Economic Development Corporation using previously appropriated funds in the amount of \$2,049,146.85 from the Central City Economic Development Sales Tax Fund:

The Director of Housing and Community Development is authorized to expend up to \$2,049,146.85 from the Central City Economic Development Sales Tax Fund

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

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

## Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?  
26-2200-555998-B-57190650  
Central City Economic Development Fund
3. How does the legislation affect the current fiscal year?  
There is no effect on the discal year
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
There is no effect on future fiscal years
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
No

### Office of Management and Budget Review

(OMB Staff will complete this section.)

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

### Additional Discussion (if needed)

\$1,214,782 is available in 26-2200-555998-B-57190650 as of 6/10/2025. \$572,000 is not yet rolled forward into 26-2200-555998-B-57190650. The amount is confirmed to be rolled forward per ordinance 250277.

## Citywide Business Plan (CWBP) Impact

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

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

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

### **Prior Legislation**

Ordinance 190650 and 240333

### **Service Level Impacts**

KCATA has expended costs associated with Phase 1 Activities that include demolition of blighted structures, environmental remediation, and miscellaneous costs for Phase I to include acquisition, and has completed its scope of work for Phase 1 of the Project.

The Parties desire that the KCATA convey the Phase I properties to the Contractor, close out Phase I Funds, and transfer the remaining Phase I Funds to the City to fund the Project pursuant to Ordinance 190650

### **Other Impacts**

1. What will be the potential health impacts to any affected groups?  
NA
2. How have those groups been engaged and involved in the development of this ordinance?  
NA
3. How does this legislation contribute to a sustainable Kansas City?  
(i) enhances the tax base of the Project Site; (ii) retains and generates jobs; (iii) promotes economic development in the area of the City in which the Project Site is located, and promotes consideration of areas of the City that the City Council has determined to be blighted as a location for business operations; (iv) results in generation of tax revenues to the City from the

conduct of business and other activities in the City that would otherwise occur; (v) serves as a catalyst for additional investment in and further redevelopment and rehabilitation of the area of the City in which the Project Site is located; and (vi) furthers the City's policy of encouraging economic stability and growth

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

Total Number of Units 39  
Number of Affordable Units 39

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

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

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

No(Press tab after selecting)

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

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



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**File #: 250555**

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### ORDINANCE NO. 250555

Sponsor: Director of City Planning and Development Department

Approving a major amendment to a previously approved development plan on about .7 acres in District UR generally located at 2701 and 2702 Troost Avenue to allow for the construction of two multi-unit buildings. (CD-CPC-2025-00042)

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

Section A. That a development plan on about .7 acres in District UR (Urban Redevelopment) generally located at 2701 and 2702 Troost Avenue, and more specifically described as follows:

Lot 1, except that part therein in Troost Avenue, Block 9, Continuation of Beacon Hill, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

Together with the east 160 feet of the north 150 feet of Block 10, Continuation of Beacon Hill, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, except that part taken for widening Troost Avenue.

is hereby approved, subject to the following conditions:

1. Any fencing shall comply with the Troost Corridor Overlay District.
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. This condition may be satisfied by an assigned City Planning and Development building inspector.
3. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping and street trees required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy. This condition may be satisfied by an assigned City Planning and Development building inspector.

4. No detailed sign plan was provided. All signage must comply 88-445 and/or the Troost Corridor Overlay District.
5. The mural identified in the approved plans shall be in compliance with 88-445 and installed prior to the release of the certificate of occupancy.
6. The developer shall secure approval of a UR final plan from Development Management Division staff prior to a building permit. The following corrections/amendments shall be addressed in the UR final plan, (1) update the capitol sales tax fund tree planting table to take into account the trees and shrubs not being planted on the site and the trees being removed on the property. Per the City Forester memo, each tree = \$185 per caliper inch, and shrub/bush = \$40 each.
7. Per 88-425-13, alternative compliance of the perimeter and interior landscaping requirements is authorized through a payment into the capital improvement sales tax fund tree planting.
8. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC 2018 § 507.1)
9. 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)
10. Fire hydrant distribution shall follow IFC 2018 Table C102.1.
11. 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)
12. Required Fire Department access roads shall be an all-weather surface. (IFC 2012: § 503.2.3) (No Grass Pavers Allowed)
13. 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)
14. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC 2018: § 503.2.4)
15. 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).
16. 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 2025 acquisition rate of \$20,065.67 per acre. This requirement shall be satisfied prior to a certificate of occupancy.

17. 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.
18. 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.
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 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.
21. 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.
22. 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.

23. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to issuance of a certificate of occupancy.
24. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
25. No water service tap permits will be issued until the public water main is released for taps.
26. The developer shall employ a Missouri professional engineer to design and submit water main extension (WME) plans in Compass KC. The WME plans shall follow Kansas City Water rules and regulations for a new 12" DIP water main as shown on the utility plan sheet between Troost and Forest Avenue along 27th Street and one new public fire hydrant. The WME plans shall be reviewed and approved and under contract (permitted) prior to a building permit issuance or final plat recording.
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 provide private storm drainage easements for any private mains prior to issuance of any building permits.
29. The developer shall secure permits for connection to 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 issuance of a building permit.
30. 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

31. 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.
32. 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.
33. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, by making application under said code for a minor subdivision and submitting and recording a lot consolidation plat or replatting the property in accordance therewith.
34. 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.
35. The developer shall seek a variance to the Troost Corridor Overlay District fencing regulations to permit a 6-foot solid wood decorative fence on the west side of 2701 Troost Avenue.

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 development plan described above is hereby approved with the following deviations from Chapter 88, Code of Ordinances:

1. A deviation to the parking requirements for a multi-unit apartment complex to permit 81 parking spaces for the project.

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

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

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Sara Copeland, FAICP

Secretary, City Plan Commission

Approved as to form:

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Sarah Baxter  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250555

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

### Executive Summary

Approving a major amendment to a previously approved development plan on about .7 acres to allow for the construction of two multi-unit buildings in District UR generally located at 2701 and 2702 Troost Ave. CD-CPC-2025-00042

### Discussion

UR (Urban Redevelopment) districts promote the development and redevelopment of underdeveloped or blighted sections of the city. UR development plans can also accommodate flexibility in design to help ensure the realization of the stated purposes of an approved plan for redevelopment eligible by 88-260-02-D. The original plan states that the Beacon Hill neighborhood will be redeveloped into a new urbanist development, demonstrating the principles of traditional neighborhood design.

#### City Council Key Points

- Major amendment to a previously approved Development Plan to increase the number of units.
- All of the multi-unit buildings will feature a commercial/retail component with parking behind the buildings.
- There are three deviations attached to the project, related to building height, fencing, and parking requirements.
- City staff recommended Approval, Subject to Conditions.
- One person spoke in opposition of the project at the City Plan Commission public hearing.
- The City Plan Commission recommended Approval, Subject to Conditions.

### Fiscal Impact

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

2. What is the funding source?  
Not applicable – as this ordinance would approve a major amendment to a previously approved development plan.
3. How does the legislation affect the current fiscal year?  
Not applicable – as this ordinance would approve a major amendment to a previously approved development plan.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
Not applicable – as this ordinance would approve a major amendment to a previously approved development plan.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
The subject ordinance would authorize the development of two multi-unit buildings, 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)**

This ordinance has no fiscal impact.

## **Citywide Business Plan (CWBP) Impact**

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?  
Housing and Healthy Communities (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
  - ☒ Utilize planning approaches in neighborhoods to reduce blight, ensure sustainable housing, and improve resident wellbeing and cultural diversity.

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

## Prior Legislation

Ordinance 020443: Beacon Hill Mount Prospect UR Plan, APPROVED  
 Rezone about 95 acres generally bounded by 22nd St on the north, Bruce R Watkins Drive and the Paseo on the east, about 100 ft south and southwest of 27th St at Troost Ave, and about Troost Ave on the west from districts C3a2, C-2c C-1, and R-4 to URD and the approval of a development plan for mixed uses.

Ordinance 150581: Troost Overlay District, APPROVED  
 Creating the Troost Corridor Overlay District in the area generally bounded by 22nd St on the north, Volker Blvd/Swope Parkway on the south, and one-half block east and west of Troost Ave.

Ordinance 220177: APPROVED  
 Approving a development plan in District UR (Urban Redevelopment) on about .691 acres generally located at 2701 and 2702 Troost Ave to allow for two mixed-use structures to be developed on the subject site. (CD-CPC-2021-00199)

CD-CPC-2025-00043: UNDER REVIEW  
 A request to approve a project plan for a 33-unit apartment building on about .3 acres generally located at 2700 Forest Ave.

## Service Level Impacts

N/A

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
 Not applicable - as this ordinance would approve a major amendment to a previously approved development plan.

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 04/30/2025. A summary of the meeting is attached to the CPC staff report.

3. How does this legislation contribute to a sustainable Kansas City?  
Not applicable – as this ordinance would approve a major amendment to a previously approved development plan.

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

Total Number of Units 129

Number of Affordable Units city staff was not provided with this information

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)



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**File #: 250580**

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### ORDINANCE NO. 250580

Sponsor: Councilmember Nathan Willett

Amending Chapter 88, the Zoning and Development Code, by repealing Section 88-445-08, “Additional Requirements for Specific Sign Types in Non-Residential Districts,” and enacting in lieu thereof a new section of like number and subject matter to establish regulations for digital monument signs.

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

Section 1. That Chapter 88, Zoning and Development Code, is hereby amended by repealing Section 88-445-08, “Additional Requirements for Specific Sign Types in Non-Residential Districts,” and enacting in lieu thereof a new section of like number and subject matter to establish regulations for digital monument signs, with said section to read as follows:

#### **88-445-08 ADDITIONAL REQUIREMENTS FOR SPECIFIC SIGN TYPES IN NON-RESIDENTIAL DISTRICTS**

##### **88-445-08.A. MONUMENT SIGNS**

1. All monument signs must be set back a minimum of 10 feet from the property line.
2. All monument signs must be set upon a solid base of material and design compatible with that of the development. The width of the base must be a minimum of 75 percent of the width of the widest part of the sign.
3. Electronic, digital, or motorized monument signs may be approved by special use permit in District O and B1 and are permitted in Districts B2, B3, B4, UR, D, and M, provided that the message or image does not change more than once every hour, and provided that the sign complies with the following requirements:
  - a) Visual effects are prohibited. There may be no effects of movement, flashing, scintillation, or similar effects; the display screen shall only transition between static images without animation or movement. No portion of any display screen shall change its message, background, or light intensity in any manner that imitates motion or movement. For example, a progression of static images that create the illusion of motion by altering the position or size of shapes in each progressive frame is prohibited. Similarly, a static image that creates the illusion of motion by

fluctuating in light intensity to simulate a burst, zoom, twinkle, sparkle, or any other movement is prohibited.

- b) Changes of image must be instantaneous as seen by the human eye and may not use fading, rolling, window shading, dissolving, or similar effects;
  - c) Automatic brightness control required. Electronic and digital signs must use automatic level controls to reduce light levels at night and under cloudy and other darkened conditions, in accordance with the standards set forth in this sub-section. All electronic and digital signs must have installed ambient light monitors, and must at all times allow such monitors to automatically adjust the brightness level of the electronic sign based on ambient light conditions. Maximum brightness levels for electronic and digital signs may not exceed 5000 nits when measured from the signs face at its maximum brightness, during daylight hours, and 500 nits when measured from the signs face at its maximum brightness between sunset and sunrise, as those times are determined by the National Weather Service. Maximum spillover for a digital sign in a non-residential zoning district shall be no greater than 0.5 footcandle.
  - d) The sign must be located at least 250 feet from any residentially zoned and occupied property, and must be located on a major thoroughfare.
  - e) The digital sign shall not face any residential use. All digital signage will require a landscape plan to ensure any light is screened from all adjacent residentially used structures.
4. Monument signs used to identify a development district must be located on a major thoroughfare.

#### **88-445-08-B. OVERSIZED MONUMENT SIGNS**

- 1. Oversized monument signs must be set back a minimum of 20 feet from the property line and must be located on a major thoroughfare as designated by the Major Street Plan.
- 2. All monument signs must be set upon a masonry base of material and design compatible with that of the development. The width of the base must be a minimum of 75 percent of the width of the widest part of the sign.
- 3. Electronic, digital, or motorized signage is not permitted.
- 4. The design of the sign must be in character with the architecture and material of the development it identifies.

5. When an oversized monument sign is used to identify a development district, additional development district monument signs are not permitted.
6. A special use permit is required for oversized monument signs.

**88-445-08-C. WALL SIGNS**

1. Wall signs must be permanently attached to the building and parallel to its surface, extending no more than 12 inches from the wall.
2. Wall signs may be placed on a parapet wall of a building, as provided in 88-810-1860. The parapet wall upon which a sign is placed may extend no more than 6 feet above the lowest parapet wall of the building.
3. Electronic, digital or motorized wall signage is not permitted unless through administrative adjustment in accordance with 88-570-02-K.

**88-445-08-D. AWNING, CANOPY, MARQUEE AND UNDER-MARQUEE SIGNS**

1. No awning, canopy, marquee or under-marquee sign may project above the parapet of the building.
2. The maximum length of under-marquee signs shall be  $\frac{1}{2}$  the distance the marquee or canopy projects from the wall, or 8 feet, whichever is less.
3. Under-marquee signs may not hang more than 24 inches below the lowest point on the marquee or canopy.
4. All awning, canopy, marquee and under-marquee signs must have a minimum clearance of 8 feet above the sidewalk or ground below.
5. Electronic, digital, or motorized signage is not permitted.
6. In calculating the area permitted for canopy signage for gas and fuel sales establishments, the longest length of the canopy shall be utilized to calculate the 10% wall area permitted for the canopy signage, and this canopy signage may be placed on any side of the canopy.

**88-445-08-E. PROJECTING SIGNS**

1. Maximum thickness of projecting signs is 50% of its projecting distance.
2. Projecting signs may not project more than 4 feet from the building wall. For signs installed radially on building corners, maximum projection is 5 feet.
3. Projecting signs may not project above the parapet of the building.
4. The minimum clearance required for projecting signs is 8 feet.

5. Electronic, digital, or motorized signage is not permitted.

**88-445-08-F. ROOF SIGNS**

1. Roof signs are permitted only as follows:
  - (a) in nonresidential zoning districts within the area bound by the Missouri River, Paseo Boulevard, 31<sup>st</sup> Street, and State Line; or
  - (b) within the M2-3 district, on a roof that is set back at least 1,000 feet from all property lines.
2. The supporting structure for a roof sign must comply with all applicable engineering and code requirements. Such supporting structures must consist of the fewest number of supporting members without embellishments, consistent with all applicable municipal code requirements.
3. Roof signs are not permitted on buildings unless the top of the highest portion of the roof is at least 50 feet above grade.
4. The maximum horizontal dimension of a roof sign may not exceed 50% of the width of the wall it most closely parallels.
5. The maximum height of a roof sign and its supporting structure may not exceed 26 feet, measured from the elevation of top of the highest parapet to the top of the sign.
6. Electronic, digital, or motorized signage is not permitted.

**88-445-08-G. INCIDENTAL SIGNS**

1. Incidental signs must be set back a minimum of 10 feet from all property lines.
2. An incidental sign may include the logo of the establishment.
3. Electronic, digital, or motorized signage is not permitted.

**88-445-08-H. INTERIM SIGNS**

1. Interim signs are not permitted within 2,000 feet of another such sign in the same development.
2. City plan commission approval is required for interim signs, except real estate signs or noncommercial signs.
3. The sign must be removed within 3 years or upon completion of development, whichever occurs first. The city plan commission may approve one extension of up to 3 years, provided an application for extension is made prior to the expiration of the original approval.

4. Electronic, digital, or motorized signage is not permitted.

**88-445-08-I. SPECIAL EVENT TEMPORARY SIGNS, INCLUDING BANNERS**

1. Special event temporary signage, including banners will be allowed upon issuance of a permit.
2. Signs will be permitted to be displayed a maximum of either one 60-day period per year or two 30-day periods per calendar year.
3. Banners or flags will be permitted to be displayed a maximum of four 30-day periods per calendar year. In no case may a 30-day period be carried over from month to month, however.
4. No temporary sign may advertise or promote any commercial enterprise or event not conducted on the same building lot;
5. Temporary signs must be designed, constructed or mounted so as to be reasonably stable under all weather conditions, including high winds;
6. At the expiration of the permitted period(s) for the temporary signs, the signs must be removed.

**88-445-08-J. ORNAMENTAL TOWER SIGN**

1. Signs are permitted on ornamental towers when a tower or structure is an integral part of the architectural plan of a building, and may extend beyond the roof level of the building provided that the height of the tower does not exceed the maximum height permitted in the district.
2. Towers or structures with signs must be separated by 500 feet.
3. Such signs must face upon the interior of the center or on the principal street upon which the center fronts.

**88-445-08-K. ILLUMINATION OF SIGNS**

1. Any outdoor lighting arrangement for the illumination of a sign which would be visible from any property in an adjoining residential zoning district (including AG-R) must be so designed that no flashing or direct glare from any light source is focused, beamed or directed toward such property.
2. Flashing lights, rapidly changing or blinking illumination, rotating beams, or illumination resembling emergency lights are prohibited.
3. The electric supply for all illuminated signs must be located underground unless otherwise expressly approved by the city planning and development director.

4. Spillover light onto R-zoned property or public rights-of-way may not exceed 2 lux, measured at grade along the property line.

#### **88-445-08-L. HOSPITAL SIGNS**

A signage plan portraying signs necessary for the proper identification of the facilities within a hospital may be approved by special use permit. Such signs shall be on-premises signs and limited to proper identification of the facilities. Such signs may be internally or externally illuminated.

#### **88-445-08-M. SIDEWALK SIGNS**

In non-residential districts, the owner or operator of a business may place a sidewalk sign on a sidewalk to direct attention to a business offering a product, commodity, or service for sale or lease. Alternatively, such sign may contain any lawful noncommercial message pursuant to section 88-445-03. Although no permit is required, placement of a sidewalk sign is subject to the following restrictions:

1. the sign may only direct attention to a business that has an entry to and is immediately adjacent to the sidewalk upon which the sign is placed;
2. the sign shall not be permanently attached to the ground or a structure;
3. the sign may be placed only during hours the business is open and shall be removed otherwise;
4. only one sign per business is permitted, and the sign shall not be located within 15 feet of another such permitted sign;
5. no sign shall exceed 2.5 feet in width or 4 feet in height, and the minimum height shall be 2.5 feet;
6. no sign shall have protrusions or extensions;
7. the sign shall be placed to ensure a minimum of 5 feet of horizontal sidewalk clearance;
8. the sign must be placed within 2 feet of the wall of the building within which the business is located;
9. placement shall not obstruct any points of ingress or egress to a building;
10. no sign may be animated or lighted; and
11. proof of liability insurance shall be maintained, with the City as an additional insured, with a policy meeting the following conditions:
  - a. Liability insurance with either a combined single-limit policy of \$500,000.00, or a split-limit policy of \$100,000.00/\$300,000.00 bodily injury and \$100,000.00 property damage.

Section 2. That the Council finds and declares that before taking any action on the proposed amendment hereinabove, all public notices and hearings required by law have been given and had.

..end

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

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Sara Copeland, FAICP  
Secretary, City Plan Commission

Approved as to form:

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Sarah Baxter  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250580

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

### Executive Summary

Amending Chapter 88, the Zoning and Development Code, by repealing Section 88-445-08, “Additional Requirements for Specific Sign Types in Non-Residential Districts,” and enacting in lieu thereof a new section of like number and subject matter to establish regulations for digital monument signs.

### Discussion

The Zoning and Development Code includes a number of development standards. Section 88-445 regulates all signs. The purpose of the proposed amendment is to address increasing trends towards modern sign technologies. Section 88-445-08 of the Sign Code only permits digital monument signs in four zoning districts (B4, UR, D, and M).

In the last year, requests have been made to City staff to amend the monument sign standards to specifically allow for digital menu boards for drive-through or drive-in uses. In some cases, applicants have installed digital menu boards in zoning districts without permits where digital signage is not allowed.

The City Plan Commission reviewed the amendments at the July 2, 2025 meeting and recommended revising the proposed language to specifically permit digital signage only with drive through facilities and not generally for all monument signs. There was public testimony both in favor and opposed to digital signs.

### 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 text amendment.

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

### Office of Management and Budget Review

(OMB Staff will complete this section.)

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

### Additional Discussion (if needed)

Not applicable as this is a zoning text amendment.

## Citywide Business Plan (CWBP) Impact

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



## Prior Legislation

None

## Service Level Impacts

Not applicable as this is a zoning text amendment

## Other Impacts

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

Not applicable as this is a zoning text amendment  
[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 text amendment

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

No(Press tab after selecting)

Click or tap here to enter text.

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



## Legislation Text

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**File #: 250586**

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### ORDINANCE NO. 250586

Sponsor: Councilmember Crispin Rea

Approving the petition to amend the River Market Community Improvement District, generally bounded by the south bank of the Missouri River on the north, Interstate 70/35 on the south, Missouri 9 Highway on the east, and the Burlington Northern Santa Fe Railroad on the west, in Kansas City, Jackson County, Missouri; directing the City Clerk to report the amendment of the District to the Missouri Department of Economic Development and the Missouri State Auditor; reducing the General Fund contingent appropriation in the amount of \$1,000; appropriating the same; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date.

WHEREAS, the River Market Community Improvement District was approved and established by Ordinance No. 060805 on August 3, 2006; and

WHEREAS, Ordinance No. 060805 was amended by Ordinance No. 070749 on July 26, 2007, to correct the term to reflect nine years as proposed by the petition; and

WHEREAS, the term for the River Market Community Improvement District was extended for ten years beginning on August 3, 2015, by Ordinance No. 140842 on October 16, 2014; and

WHEREAS, petitioners wish to amend the methodology and maximum authorized amounts of the District's special assessments and extend the term of the District for an additional ten years;  
NOW THEREFORE

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

Section 1. That the petition to amend the River Market Community Improvement District (the "District") in accordance with Section 67.1401 RSMo, through Section 67.1571, otherwise known as the Missouri Community Improvement District Act (the Act), which is attached to this Ordinance as Exhibit 1, is hereby approved in its entirety.

Section 2. That the District is hereby amended for the purposes set forth in the petition, which the District shall have all the powers and authority authorized by the amended petition, the Act, and by law, and shall continue to exist for a period of ten (10) years, beginning on August 3, 2025.

Section 3. That the District shall annually submit its proposed budget, annual report and copies of written resolutions passed by the District's board to the City pursuant to Section 67.1471, RSMo.

Section 4. That upon the effective date of this Ordinance, the City Clerk is hereby directed to report the amendment of the District to the Missouri Department of Economic Development and Missouri State Auditor pursuant to Section 67.1421.6 RSMo, by sending copy of this ordinance to said entities.

Section 5. That the District shall enter into a cooperative agreement with the City pursuant to Code Section 74-302(e), the form of which shall be substantially similar to that which is attached to this ordinance as Exhibit 2.

Section 6. That the appropriation in the following account of the General Fund is hereby reduced by the following amount:

26-1000-179990-A	Contingent Appropriation	\$1,000.00
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Section 7. That the sum of \$1,000.00 is hereby appropriated from the Unappropriated Fund Balance of the General Fund in the following account:

26-1000-642044-B	CID Support	\$1,000.00
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Section 8. That the Director of City Planning & Development is designated as the requisitioning authority for Account No. 26-1000-642044-B.

Section 9. That this Ordinance is recognized as an ordinance with an accelerated effective date as provided by Section 503(a)(3)(C) of the City Charter in that it appropriates money and shall take effect in accordance with that section.

..end

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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.

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Tammy L. Queen  
Director of Finance

Approved as to form:

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Eluard Alegre  
Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250586

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 Petition to amend the River Market Community Improvement District, generally bounded by the south bank of the Missouri River on the north, Interstate-70/35 on the south, Missouri 9 Highway on the east, and the Burlington Northern Santa Fe Railroad on the west, in Kansas City, Jackson County, Missouri; directing the City Clerk to report the amendment of the District to the Missouri Department of Economic Development and the Missouri State Auditor; reducing the General Fund contingent appropriation in the amount of \$1,000; appropriating the same; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date.

### Discussion

This ordinance would approve the petition to amend the River Market CID. The amendments include extending the term of the District for an additional 10 years beginning on August 3<sup>rd</sup>, 2025 and changing the methodology and maximum authorized amounts of the District's special assessments.

City owned properties are not required to pay a special assessment. The City may voluntarily pay the special assessment if the Council chooses and appropriates the money to do so.

Residential properties will be assessed the first year not to exceed \$0.0575 per \$100 of Market Value and \$0.09 per square foot of Parcel Land Area. Each year thereafter, the rate will be multiplied by 1.03, but the annual rate shall not exceed \$0.075 per \$100 of Market Value and \$0.117 per square foot of Parcel Land Area.

Commercial properties will be assessed the first year not to exceed \$0.0675 per \$100 of Market Value and \$0.09 per square foot of Parcel Land Area. Each year thereafter, the rate will be multiplied by 1.03, but the annual rate shall not exceed \$0.088 per \$100 of Market Value and \$0.117 per square foot of Parcel Land Area.

## Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?  
26-1000-179990-A General Fund Contingent Appropriation  
1000-642044 General Fund CID Support
3. How does the legislation affect the current fiscal year?  
There are City expenses incurred related to the mailing of notices and staff time reviewing the petition and future reports. These expenses are intended to be off-set by reimbursement fees charged to the District.
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 recurring costs associated with this legislation.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
No

### Office of Management and Budget Review

(OMB Staff will complete this section.)

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

### Additional Discussion (if needed)

The beginning balance of Contingent Appropriations for FY 2025-26 is \$7,907,729. Contingent Appropriations represent 1% of total General Fund revenue, and are intended to be reserved for emergency expenses. The current balance of Contingent Appropriations is \$7,906,729, as of 07/18/2025. The impact of Contingent Appropriations legislation that has been docketed but not passed is \$1,000.00 including Ordinance 250586.

## 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

210565, 240024, 240979 - City CID policies  
060805, 070749, 140842 - Ordinances establishing and amending the CID

### Service Level Impacts

This ordinance will have no impact on existing service levels.

### Other Impacts

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

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

N/A

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

No(Press tab after selecting)

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

No(Press tab after selecting)