



Agenda

Neighborhood Planning and Development Committee

Chairperson Ryana Parks-Shaw

Vice Chair Eric Bunch

Councilmember Nathan Willett

Councilmember Melissa Patterson Hazley

Tuesday, March 24, 2026

1:30 PM

26th Floor, Council Chamber

PUBLIC OBSERVANCE OF MEETINGS

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

Any closed session may be held via teleconference.

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

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

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

Public Testimony is Limited to 2 Minutes

FIRST READINGS

Beginning of Consent(s)

Director of City Planning & Development

260270

Sponsor: Director of City Planning and Development Department

Approving the plat of Stone View, an addition in Clay County, Missouri, on approximately 6 acres generally located at 7800 North Oak Trafficway creating 2 lots and 3 tracts for a multi-family residential development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development and the Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00013)

Director of City Planning & Development

[260271](#) Sponsor: Director of City Planning and Development Department

Approving the plat of Crash Champions KCMO, an addition in Clay County, Missouri, on approximately 5 acres generally located at the northeast corner of Northwest 68th Street and Highway 169, creating one lot and one tract, for the purpose of a motor vehicle repair shop; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development and the Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00033)

Director of City Planning & Development

[260272](#) Sponsor: Director of City Planning and Development Department

Approving the plat of Blue River Commerce Center Sixth Plat, an addition in Jackson County, Missouri, on approximately 14 acres generally located at 1800 E. Bannister, creating one lot for the purpose of an industrial site; 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-2025-00037)

Director of City Planning & Development

[260273](#) Sponsor: Director of City Planning and Development Department

Approving the plat of Northland Christian Education System, an addition in Clay County, Missouri, on approximately 35 acres generally located at the southwest corner of Northwest 107th Street and North Trailblazer Drive, creating one lot for the purpose of a school; 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-2026-00002)

Director of City Planning & Development

[260274](#) Sponsor: Director of City Planning and Development Department

Approving the plat of Cadence - Fourth Plat, an addition in Clay County, Missouri, on approximately 20 acres generally located at the northeast corner of Northwest 104th Street and North Liberty Street, creating 54 lots and 4 tracts for the purpose of a residential development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development and the Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2026-00001)

End of Consent(s)

Director of Health

[260267](#) Sponsor: Director of Health Department

Accepting and approving a one-year \$1,224,667.00 Ryan White HIV Emergency Relief Part A/Minority AIDS Initiative Grant from the Department of Health and Human Services-Health Resources and Services Administration (HRSA); appropriating and estimating revenue in the amount of \$1,224,667.00; and recognizing this ordinance as having an accelerated effective date.

Director of City Planning & Development

[260280](#) Sponsor: Director of City Planning and Development Department

Approving a development plan on about 0.44 acres generally located 140 feet south of West Linwood Boulevard on the west side of Main Street in District B4-5 to allow for a mixed-use development, including residential units and ground floor commercial space. (CD-CPC-2026-00008)

Director of City Planning & Development

[260281](#) Sponsor: Director of City Planning and Development Department

Amending Chapter 88, the Zoning and Development Code, by repealing Section 88-370-09 "Special Event Building Signage" and enacting in lieu thereof a new section of like number and subject matter; and by enacting a new Section 88-810-1785, "Sign, Projected Image," for the purpose of permitting projected image signs during designated major events. (CD-CPC-2026-00012)

Director of City Planning & Development

[260283](#) Sponsor: Director of City Planning and Development Department

Rezoning an area of about .16 acres generally located on the north side of Independence Boulevard just west of the intersection of Highland Avenue from District MPD/ICO to District MPD/ICO/HO in order to designate Leonard Smith Hall at 1700 Independence Boulevard as a local landmark on the Kansas City Register of Historic Places. (CD-CPC-2026-00003)

Director of City Planning & Development

[260284](#) Sponsor: Director of City Planning and Development Department

Rezoning an area of about 2.42 acres generally located at the southeast corner of E. 135th Street and Wornall Road from District UR to District UR, and approving a development plan to amend the allowed uses on Lot 2 and allow for used vehicles sales. (CD-CPC-2026-00006)

HELD IN COMMITTEE

Director of City Planning & Development

[240524](#) Sponsor: Director of City Planning and Development Department

Approving a development plan on about 60 acres, which also serves as a preliminary plat, for an industrial development in District M2-3 generally located at 10951 N. Congress Avenue. (CD-CPC-2024-00038)

Rea

[250997](#) Sponsor: Councilmember Crispin Rea

Amending Chapter 88, the Zoning and Development Code, by repealing Section 88-354, Marijuana Facilities, and enacting in lieu thereof a new section of like number and subject matter for the purpose of allowing marijuana dispensaries located at least 1,000 feet from residential zoning districts to operate 24 hours per day subject to approval of a special use permit.

Parks-Shaw

[260142](#) Sponsor: Mayor Pro Tem Ryana Parks-Shaw

Directing the City Manager to submit a response to the Missouri Department of Revenue's Request For Proposals for license office operations; and directing the City Manager to develop a yearly funding plan in an amount not to exceed \$750,000.00 for operational costs and report back to City Council in 30 days.

Director of City Planning & Development

[260213](#) Sponsor: Director of City Planning and Development Department

Approving a major amendment to a previously approved master planned development on about 2,500 acres generally located on the north side of I-29/I-435 and Northwest 128th Street in District MPD to allow for expanding the district boundary by 167 acres to allow for 20 million square feet of commercial, office and warehousing uses. (CD-CPC-2025-00169).

Director of City Planning & Development

[260220](#) Sponsor: Director of City Planning and Development Department

Amending the Major Street Plan for Kansas City to revise the alignment of Mexico City Avenue, from connecting to Highway 92, to connecting to North Bethel Avenue, and directing the City Clerk to file certain documents with the appropriate offices. (CD-CPC-2025-00170).

Director of City Planning & Development

[260221](#) Sponsor: Director of City Planning and Development Department

Revising a previously approved street name plan known as the Barryview Townhomes Street Name Plan to align with the currently assigned addresses and street names.

Duncan

[260257](#) Sponsor: Councilmember Johnathan Duncan

RESOLUTION - Adopting the Health Commission's 2026-2029 Kansas City Community Health Improvement Plan ("KC-CHIP") as the City's guiding framework for improving population health and strengthening community well-being; and directing the Health Commission to provide an annual update to the City Council.

Willett and O'Neill

[260261](#) Sponsor(s): Councilmembers Nathan Willett and Kevin O'Neill

Rezoning an area of about 12.72 acres generally located at the northeast corner of North Shoal Creek Parkway and North Oak Trafficway from Districts B2-2 and MPD to District MPD with an associated development plan that also serves as a preliminary plat to allow for a commercial retail development, including a grocery store and other commercial uses. (CD-CPC-2026-00002)

Willett

[260264](#) Sponsor: Councilperson Nathan Willett

RESOLUTION - Directing the City Manager, within 90 days, to report to Council on City's ability to regulate the unauthorized placement of advertising signs on private and public property and rights-of-way within the City and to establish appropriate enforcement provisions and penalties for repeat offenders.

ADDITIONAL BUSINESS

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

2. Closed Session

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

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

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

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

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

Adjournment



File #: 260270

ORDINANCE NO. 260270

Sponsor: Director of City Planning and Development Department

Approving the plat of Stone View, an addition in Clay County, Missouri, on approximately 6 acres generally located at 7800 North Oak Trafficway creating 2 lots and 3 tracts for a multi-family residential development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development and the Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00013)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

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

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

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

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

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

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

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

Section 7. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on February 18, 2026.

..end

Approved as to form:

Eluard Alegre
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260270

Submitted Department/Preparer: City Planning

Revised 01/30/25

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 Stone View, an addition in Clay County, Missouri, on approximately 6 acres generally located at 7800 North Oak Trafficway creating 2 lots and 3 tracts for a multi-family residential development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development and Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00013)

Discussion

The request is to consider approval of a Final Plat in District R-1.5 on about 6 acres generally located at 7800, 7802, and 7744 N. Oak Trafficway to allow for the creation of two lots and three tracts for the purposes of a multi-unit residential development. This use was approved in Case No. CD-CPC-2025-00030 which served as the Preliminary Plat. The Preliminary Plat proposed to develop an open space development creating two lots and three tracts that will contain a total of 29 residential units. Open space developments are intended to promote more efficient subdivision design that increases open space, protects natural resources, reduces stormwater impacts, and supports recreational amenities. These developments require a portion of the site to be permanently preserved as open space for recreation and/or resource protection. Lot 1 will contain 20 units and Lot 2 will contain nine units. Tract A, which is 0.31 acres, will be dedicated as private open space for parkland dedication and stormwater detention. Tract B, which is 1.5 acres, will mostly contain the existing mature vegetation within the regulated stream buffer, as well as a trail. The tracts are also part of the request for the site to be platted as an open space development. The plan also proposes to construct a public street within the existing right of way that is currently a "paper street". This Final Plat is in conformance with the Preliminary Plat as well as the lot and building standards of Section 88-110 of the Zoning and Development Code.

Final Plats are the legal instruments used to formally subdivide land in accordance with the layout approved in the Preliminary Plat, which is often presented in multiple phases, as this proposed plat is. The review of a Final Plat includes verification that all required public utilities have been properly extended and accepted by the City, and that stormwater detention covenants have been finalized and reviewed for compliance. This Final Plat is consistent with the previously approved Preliminary Plat and

complies with all applicable lot and building standards outlined in Section 88-110 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.
3. How does the legislation affect the current fiscal year?
Not applicable as this is an ordinance authorizing the subdivision of land.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Not applicable as this is an ordinance authorizing the subdivision of land.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this is an ordinance authorizing the subdivision of land.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

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

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

- Develop strategies focusing on areas traditionally underserved by economic development and redevelopment efforts.
- Ensure quality, lasting development throughout the City; and continuing to grow the economy and the population of Kansas City in all areas.
- Increase and support local workforce development and small and locally owned businesses.
- Create a more efficient, solutions-oriented environment, making it easier to operate within the City.
- Implement an economic development and tourism strategy to attract major investment and visitors.
-

Prior Legislation

CD-CPC-2025-00030 & CD-CPC-2025-00028– Ordinance 250474, approved a rezoning on an area of about 6.14 acres generally located at 7800, 7802, and 7744 N. Oak Trafficway from District R-7.5 to District R-1.5 and approved a development plan acting as a preliminary plat to allow for the construction of multi-plex residential buildings, approved June 12, 2025.

Service Level Impacts

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

Staff Recommendation

City Planning and Development

Select One: Sponsored

Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One: Recommend

Do Not Recommend

Not Applicable

CPC recommends Approval with Conditions

Other Impacts

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

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

No - CREO's review is not applicable (Press tab after selecting)
Please provide reasoning why not:
Not applicable as this is an ordinance authorizing the subdivision of land.
6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

Not applicable as this is an ordinance authorizing the subdivision of land.
7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?
No(Press tab after selecting)



File #: 260271

ORDINANCE NO. 260271

Sponsor: Director of City Planning and Development Department

Approving the plat of Crash Champions KCMO, an addition in Clay County, Missouri, on approximately 5 acres generally located at the northeast corner of Northwest 68th Street and Highway 169, creating one lot and one tract, for the purpose of a motor vehicle repair shop; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development and the Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00033)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

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

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

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

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

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

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

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

Section 7. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on February 18, 2026.

..end

Approved as to form:

Eluard Alegre
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260271

Submitted Department/Preparer: City Planning

Revised 01/30/25

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 Crash Champions KCMO, an addition in Clay County, Missouri, on approximately 5 acres generally located at the northeast corner of Northwest 68th Street and Highway-169, creating one lot and one tract for the purpose of motor vehicle repair shop; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development and Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00033)

Discussion

The request is to consider approval of a Final Plat in District B3-2 (Commercial) on about 4.5 acres generally located at the northeast corner of Northwest 68th Street and Highway-169, creating one lot and one tract for a motor vehicle repair shop. This use was approved in Case No. CD-CPC-2024-00137 which served as the Preliminary Plat. This application does not dedicate any public streets. Tree preservation easements are granted with this application in accordance with Section 88-424.

Final Plats are the legal instruments used to formally subdivide land in accordance with the layout approved in the Preliminary Plat, which is often presented in multiple phases, as this proposed plat is. The review of a Final Plat includes verification that all required public utilities have been properly extended and accepted by the City, and that stormwater detention covenants have been finalized and reviewed for compliance. This Final Plat is consistent with the previously approved Preliminary Plat and complies with all applicable lot and building standards outlined in Section 88-110 of the Zoning and Development Code.

Staff Recommendation: Approval with Conditions

CPC Recommendation: Approval with Conditions

Fiscal Impact

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund. 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?
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - Develop strategies focusing on areas traditionally underserved by economic development and redevelopment efforts.

- Ensure quality, lasting development throughout the City; and continuing to grow the economy and the population of Kansas City in all areas.
- Increase and support local workforce development and small and locally owned businesses.
- Create a more efficient, solutions-oriented environment, making it easier to operate within the City.
- Implement an economic development and tourism strategy to attract major investment and visitors.
-

Prior Legislation

CD-CPC-2024-00137 – Ordinance 241052 approved a major amendment to an approved development plan on about 10 acres in District B3-2 to permit general motor vehicle repair generally located at the northeast corner of Northwest 68th Street and Highway 169, approved December 19, 2024.

Service Level Impacts

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

Staff Recommendation

City Planning and Development

- Select One: Sponsored
 Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

- Select One: Recommend
 Do Not Recommend
 Not Applicable

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

Other Impacts

1. What will be the potential health impacts to any affected groups?
 Not applicable as this is an ordinance authorizing the subdivision of private property.

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

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

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

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

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

No (Press tab after selecting)

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

Click or tap here to enter text.

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

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

Please provide reasoning why not:

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

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

No(Press tab after selecting)

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

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

No(Press tab after selecting)



File #: 260272

ORDINANCE NO. 260272

Sponsor: Director of City Planning and Development Department

Approving the plat of Blue River Commerce Center Sixth Plat, an addition in Jackson County, Missouri, on approximately 14 acres generally located at 1800 E. Bannister, creating one lot for the purpose of an industrial site; 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-2025-00037)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Blue River Commerce Center Sixth Plat, a subdivision in Jackson County, Missouri, a true and correct copy of which is attached hereto and incorporated herein by reference, is hereby approved.

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

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

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

Section 5. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on February 18, 2026.

..end

Approved as to form:

Eluard Alegre
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260272

Submitted Department/Preparer: City Planning

Revised 01/30/25

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 Blue River Commerce Center Sixth Plat, an addition in Jackson County, Missouri, on approximately 14 acres generally located at 1800 E Bannister, creating one lot for the purpose of an industrial site; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development and Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00037)

Discussion

The request is to consider approval of a Final Plat in District UR (Urban Redevelopment) on about 14 acres generally located at 1800 E Bannister, creating one lot for an industrial site. This use was approved in Case No. CD-CPC-2019-00228 which served as the Preliminary Plat. The controlling plan proposed to develop an industrial/warehouse development on the former Bannister Federal Complex Site. The plan does not propose to construct any public streets as all internal streets are private.

Final Plats are the legal instruments used to formally subdivide land in accordance with the layout approved in the Preliminary Plat, which is often presented in multiple phases, as this proposed plat is. The review of a Final Plat includes verification that all required public utilities have been properly extended and accepted by the City, and that stormwater detention covenants have been finalized and reviewed for compliance. This Final Plat is consistent with the previously approved Preliminary Plat and complies with all applicable lot and building standards outlined in Section 88-110 of the Zoning and Development Code.

Fiscal Impact

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund. 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?
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - Develop strategies focusing on areas traditionally underserved by economic development and redevelopment efforts.

- Ensure quality, lasting development throughout the City; and continuing to grow the economy and the population of Kansas City in all areas.
- Increase and support local workforce development and small and locally owned businesses.
- Create a more efficient, solutions-oriented environment, making it easier to operate within the City.
- Implement an economic development and tourism strategy to attract major investment and visitors.
-

Prior Legislation

CD-CPC-2019-00228 – Ordinance No. 200542 rezoned about 230 acres from District M3-5 (Manufacturing 3) to District UR (Urban Redevelopment), and approved a development plan for redevelopment of the Bannister Federal Complex and construction of 2.6 million square feet of manufacturing/ warehousing facilities with 1,730 parking spaces, on 9 lots and five (5) tracts in multiple on about 229 generally located at the northeast corner of E. Bannister Road and Troost Avenue, approved August 8, 2020.

Service Level Impacts

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

Staff Recommendation

City Planning and Development

Select One: Sponsored
 Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One: Recommend
 Do Not Recommend
 Not Applicable

Approval with Conditions

Other Impacts

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

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

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

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

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

No(Press tab after selecting)

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

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



File #: 260273

ORDINANCE NO. 260273

Sponsor: Director of City Planning and Development Department

Approving the plat of Northland Christian Education System, an addition in Clay County, Missouri, on approximately 35 acres generally located at the southwest corner of Northwest 107th Street and North Trailblazer Drive, creating one lot for the purpose of a school; 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-2026-00002)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Northland Christian Education System, a subdivision in Clay County, Missouri, a true and correct copy of which is attached hereto and incorporated herein by reference, is hereby approved.

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

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

Section 4. That the Director of 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 7. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on March 4, 2026.

..end

Approved as to form:

Eluard Alegre
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260273

Submitted Department/Preparer: City Planning

Revised 01/30/25

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 Northland Christian Education System, an addition in Clay County, Missouri, on approximately 35 acres generally located at the southwest corner of Northwest 107th Street and North Trailblazer Drive, creating one lot for the purpose of a school; 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-2026-00002)

Discussion

The request is for approval of a Final Plat for approximately 33 acres, zoned District R-7.5 and generally located at the southwest corner of Northwest 107th Street and North Trailblazer Drive, to allow for a school and associated accessory uses. This use was previously approved under Case No. 6637-P-11, which also served as the Preliminary Plat in lieu of a Special Use Permit. The approved Development Plan authorized construction of the school, a sports field, and Northwest 107th Street along the northern boundary of the site. Approval of the Final Plat will dedicate Northwest 107th Street, which has already been constructed, to the City as a public street.

Final Plats are the legal instruments used to formally subdivide land in accordance with the layout approved in the Preliminary Plat. The review of a Final Plat includes verification that all required public utilities have been properly extended and accepted by the City, and that stormwater detention covenants have been finalized and reviewed for compliance. This Final Plat is consistent with the previously approved Preliminary Plat and complies with all applicable lot and building standards outlined in Section 88-110 of the Zoning and Development Code.

Staff Recommendation: Approval with Conditions

CPC Recommendation: Approval with Conditions

Fiscal Impact

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund. 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?
Inclusive Growth and Development (Press tab after selecting.)

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

- Develop strategies focusing on areas traditionally underserved by economic development and redevelopment efforts.
- Ensure quality, lasting development throughout the City; and continuing to grow the economy and the population of Kansas City in all areas.
- Increase and support local workforce development and small and locally owned businesses.
- Create a more efficient, solutions-oriented environment, making it easier to operate within the City.
- Implement an economic development and tourism strategy to attract major investment and visitors.
-

Prior Legislation

Case No. 6637-P-11 - Ordinance No. 160912 approved an amendment to a previously approved development plan, which serves as a preliminary plat, in lieu of a special use permit on about 35 acres to allow for a school, approved December 8, 2016.

Service Level Impacts

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

Staff Recommendation

City Planning and Development

Select One: Sponsored
 Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One: Recommend
 Do Not Recommend
 Not Applicable

Approval with Conditions

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this is an ordinance authorizing the subdivision of private property.

2. How have those groups been engaged and involved in the development of this ordinance?
Not applicable as this is an ordinance authorizing the subdivision of private property.

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

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

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

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

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

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

No(Press tab after selecting)

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

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



File #: 260274

ORDINANCE NO. 260274

Sponsor: Director of City Planning and Development Department

Approving the plat of Cadence - Fourth Plat, an addition in Clay County, Missouri, on approximately 20 acres generally located at the northeast corner of Northwest 104th Street and North Liberty Street, creating 54 lots and 4 tracts for the purpose of a residential development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development and the Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2026-00001)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Cadence - Fourth Plat, a subdivision in Clay County, Missouri, a true and correct copy of which is attached hereto and incorporated herein by reference, is hereby approved.

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

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

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

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

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

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

Section 7. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on March 4, 2026.

..end

Approved as to form:

Eluard Alegre
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: TMP-6616

Submitted Department/Preparer: City Planning

Revised 01/30/25

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 Cadence - Fourth Plat, an addition in Clay County, Missouri, on approximately 20 acres generally located at the northeast corner of Northwest 104th Street and North Liberty Street, creating 54 lots and 4 tracts for the purpose of a residential development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development and Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2026-00001)

Discussion

The request is to consider approval of a Final Plat in District R-7.5 on about 20 acres generally located at the northeast corner of Northwest 104th Street and North Liberty Street, creating 54 lots and 4 tracts for the purposes of a residential development. This use was approved in Case No. 13662-CUP-1 which served as the Preliminary Plat. The Preliminary Plat proposed to develop a 498-lot development in 12 phases. This Final Plat approves the construction of two streets from Northwest 104th Street, which will connect to each other.

At the City Plan Commission hearing the final plat was removed from the consent agenda and a condition that was incorrectly placed by Water Services regarding labeling of a stream buffer was removed by the CPC.

Final Plats are the legal instruments used to formally subdivide land in accordance with the layout approved in the Preliminary Plat, which is often presented in multiple phases, as this proposed plat is. The review of a Final Plat includes verification that all required public utilities have been properly extended and accepted by the City, and that stormwater detention covenants have been finalized and reviewed for compliance. This Final Plat is consistent with the previously approved Preliminary Plat and complies with all applicable lot and building standards outlined in Section 88-110 of the Zoning and Development Code.

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

Fiscal Impact

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund. 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?
Inclusive Growth and Development (Press tab after selecting.)

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

- Develop strategies focusing on areas traditionally underserved by economic development and redevelopment efforts.
- Ensure quality, lasting development throughout the City; and continuing to grow the economy and the population of Kansas City in all areas.
- Increase and support local workforce development and small and locally owned businesses.
- Create a more efficient, solutions-oriented environment, making it easier to operate within the City.
- Implement an economic development and tourism strategy to attract major investment and visitors.
-

Prior Legislation

CD-AA-2022-00128 – Staff approved a minor amendment to Ordinance 061258, approving 498 lots on 195 acres generally located at the southeast corner of Northeast 108th and North Platte Purchase Drive, approved June 22, 2022.

Service Level Impacts

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

Staff Recommendation

City Planning and Development

Select One: Sponsored
 Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One: Recommend
 Do Not Recommend
 Not Applicable

Approval with Conditions

Other Impacts

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

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

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

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

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

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

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

No (Press tab after selecting)

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

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

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

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

Please provide reasoning why not:

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

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

No(Press tab after selecting)

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

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

No(Press tab after selecting)



File #: 260267

ORDINANCE NO. 260267

Sponsor: Director of Health Department

Accepting and approving a one-year \$1,224,667.00 Ryan White HIV Emergency Relief Part A/Minority AIDS Initiative Grant from the Department of Health and Human Services-Health Resources and Services Administration (HRSA); appropriating and estimating revenue in the amount of \$1,224,667.00; and recognizing this ordinance as having an accelerated effective date.

WHEREAS, Ryan White Part A and Minority AIDS Initiative funds provide core medical and related support services to improve access and reduce disparities in health outcomes in metropolitan areas hardest hit by HIV/AIDS; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That a one-year \$1,224,667.00 Ryan White HIV Emergency Relief Part A/Minority AIDS Initiative (“MAI”) Grant between the City of Kansas City, Missouri, acting through its Director of Health, and the U.S. Department of Health and Human Services, Division of Health Resources and Services Administration (“HRSA”), acting through its Director of Administration, whereby HRSA will provide funding for persons living with HIV/AIDS in the eleven county Kansas City Transitional Grant Area (KC-TGA) for a period beginning March 1, 2026 through February 28, 2027, is hereby accepted and approved. A copy of the agreement, in substantial form, is on file with the Director of Health.

Section 2. That revenue in the following account of the Health Grants Fund is hereby estimated in the following amounts:

26-2730-500001-479740-G50244827	HRSA Ryan White Grant FY27	\$1,146,582.00
26-2730-500001-479880-G50501927	Minority Aids Initiative 27	<u>78,085.00</u>
	TOTAL	\$1,224,667.00

Section 3. That \$1,224,667.00 is hereby appropriated from the Unappropriated Fund Balance of the HRSA Ryan White Fund:

26-2730-505003-A-G50244827	HRSA Ryan White Grant FY27	\$ 152,882.00
26-2730-505003-B-G50244827	HRSA Ryan White Grant FY27	993,700.00
26-2730-505019-A-G50501927	Minority Aids Initiative 27	11,634.00
26-2730-505019-B-G50501927	Minority Aids Initiative 27	<u>66,451.00</u>
	TOTAL	\$1,224,667.00

Section 4. The Director of Health is designated as requisitioning authority for Account No. 26-2730-505003-G50244827 and 26-2730-505019-G50501927.

Section 5. 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

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.

William Choi
Interim Director of Finance

Approved as to form:

Joseph A. Guarino
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260267

Submitted Department/Preparer: Health

Revised 01/30/25

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

Executive Summary

Accepting and approving a one-year \$1,224,667.00 Ryan White HIV Emergency Relief Part A/ Minority AIDS Initiative Grant from the Department of Health and Human Services-Health Resources and Services Administration (HRSA); appropriating and estimating revenue in the amount of \$1,224,667.00; designating requisition authority; and recognizing this ordinance as having an accelerated effective date.

Discussion

Ryan White Part A/MAI funds provide core medical and related support services to improve access and reduce disparities in health outcomes in metropolitan areas hardest hit by HIV/AIDS. The Kansas City Transitional Grant Area (KC-TGA) qualifies as one of the metropolitan areas due to the level of incidence of HIV within the eleven county region. To qualify, a metropolitan area must average 1,000 new cases of HIV over the previous five year period.

Service area consist of Cass, Clay, Clinton, Jackson, Platte, Lafayette, and Ray counties in MO and Johnson, Leavenworth, Miami, and Wyandotte counties in KS. Kansas City Health Department acts as the Administrator for all Ryan White Part A/MAI Programing in the KC-TGA.

The KC-TGA Ryan White Continuum of Care provided core medical and support services for 3,369 individuals in calendar year 2025. Services will be contracted out to sub-recipient agancies to provide the community with Outpatient/Ambulatory Medical Care, Oral Health Services, Medical Case Management, Early Intervention Services, Referral for Healthcare Support Services, Mental Health/Substance Abuse treatment, Health Education, and Housing services. The comprehensive system of care is monitored for the quality, programmatic, and fiscal integrity by the City of Kansas City Missouri Health Department, HIV Services Division.

Ryan White funding is appropriated annually by Congress. The awards for Part A are split into formula and supplemental funds. Formula funds are awarded based on the

number of new cases of HIV/AIDS in the funded service area. Supplemental funds are awarded based on demonstrated need and quality of local plans in the annual application. The KC-TGA has received Part A Ryan White funding for over 30 years.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
HRSA Ryan White Fund - 2730
3. How does the legislation affect the current fiscal year?
The legislation estimates and appropriates funding in the current fiscal year
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?
Leverage outside funding

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, affordable housing, and improve resident wellbeing and cultural diversity.
- Maintain and increase 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.
- Promote healthy residents by ensuring basic sanitation and living needs are met.
- 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

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

Service Level Impacts

Ryan White Program Part A and MAI ensure that low income residents living with HIV have access to life saving medical treatment and support services that empower individuals to overcome barriers to care. Viral Load Supression for those engaged vs not engaged with the Ryan White Program. In the KC-TGA of those enrolled in Ryan White 11% were not virally supressed compared to the overall population of persons with HIV in the jurisdiction with 20% not virally supressed (SOURCE CY22 Surveillance data). When individuals with HIV are virally supressed they are unable to transmit HIV to others and thus the Ryan White programs also impact the community by preventing the spread of HIV.

Staff Recommendation

Health Department

Select One: Sponsored
 Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One: Recommend
 Do Not Recommend

Not Applicable

Click or tap here to provide reasoning.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Impact to overall persons living with HIV will include better health outcomes as described above and improved quality of life. Populations disproportionately impacted by the HIV epidemic include men who have sex with men, men and women of color, transgender women, and intravenous drug users. Minority AIDS Initiative funding is used to serve the following populations in the KC-TGA:
*Young Men who have Sex with Men of Color (AA/Black & Hisp/Lat), Ages 13-29
* African American/Black Males & Females, Non-MSM, Ages 13-44
*Transgender People of Color (AA/Black & Hisp/Lat), All Ages
2. How have those groups been engaged and involved in the development of this ordinance?
The Kansas City- TGA has an active Integrated HIV Prevention and Care Planning Council composed of various stakeholders in the community including 33% of the membership persons living with HIV, including members of the groups described above. Planning Council makes decisions on appropriations and is provided ongoing reporting from KCHD to monitor progress and impact of the funding.
3. How does this legislation contribute to a sustainable Kansas City?
Prevents the spread of HIV and improves quality of life for those living with HIV. Federal Investments in public health such as Ryan White also reduce the local burden to provide safety net services and care.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Click or tap here to enter text.
Click or tap here to enter text.
5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and

Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

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

Please provide reasoning why not:

Click or tap here to enter text.

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

No(Press tab after selecting)

Click or tap here to enter text.

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

No(Press tab after selecting)



File #: 260280

ORDINANCE NO. 260280

Sponsor: Director of City Planning and Development Department

Approving a development plan on about 0.44 acres generally located 140 feet south of West Linwood Boulevard on the west side of Main Street in District B4-5 to allow for a mixed-use development, including residential units and ground floor commercial space. (CD-CPC-2026-00008)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District B4-5 generally located 140 feet south of West Linwood Boulevard on the west side of Main Street and more specifically described as follows:

Hyde Park Lot 3 (ex N 4') Blk 2 & Hyde Park Lot 4 & N 1/2 Lot 5 Blk 2.

is hereby approved, subject to the following conditions:

1. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with Section 88-425-08 of the Zoning and Development Code.
2. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
3. Per 88-120-07-B, commercial and other non-residential uses allowed in the subject zoning districts must occupy at least 800 square feet or 50% of the building's ground floor area, whichever is greater. The applicant shall be required to receive approval of a variance request to this standard from the Board of Zoning Adjustment or shall revise their floor plans prior to the issuance of a building permit.
4. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to a certificate of occupancy.

5. The applicant shall provide a cross-access easement with the Irish Center to the west prior to the issuance of any building permit.
6. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
7. The developer shall meet the minimum fire hydrant requirements of the Kansas City, Missouri Water Services Department applicable to a water main extension which is every 300 feet commercial or 600 feet residentially zoned area.
8. 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)
9. A Knox Box shall be provided near the main entrance to the building. (IFC-2018 § 506.1)
10. Buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. (IFC 2018 510.1 and NFPA1221)
11. The building's FDC shall be immediately recognizable from the street or nearest point of Fire Department access. (IFC-2018 § 912.2.1)
12. Any significant occupancy type change shall be done in conformance with the applicable building codes which are in effect at the time of the change with a valid certificate of occupancy issued by the City Planning and Development Department. (IFC-2018 § 102.3)
13. All Fire Department Connections (FDC) shall be threaded connections, Storz connections are not allowed in the City of Kansas City, Missouri. (IFC-2018 § 903.3.6; NFPA 13-2010 § 6.8.1)
14. Fire Department Connections (FDCs) shall not obstruct access/egress to the building when in use. (IFC-2018 § 912.2)
15. Fire and life safety systems shall be brought up to IFC 2018 standards for the new occupancy.
16. The developer shall provide a note on the plans for residential units to have 180-degree eye viewers, such as peep holes, at the time of building plan review.
17. The developer shall provide a note on the plans indicating the use of metal door frames or jamb braces on exterior doors at the time of building plan review.

18. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2026 acquisition rate of \$20,065.67 per acre. This requirement shall be satisfied prior to a certificate of occupancy.
19. The developer shall submit a letter to the Land Development Division from a licensed civil engineer, licensed architect, or licensed landscape architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64, Code of Ordinances, for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, and gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate of occupancy permits.
20. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
21. For all work under the streetcar a track access permit must be applied for with Public Works and the plumber must be track access certified. See <https://kcstreetcar.org/about-streetcar/track-access/> for additional information.
22. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
23. The developer shall ensure that water and fire service lines meet current Water Services Department rules and regulations prior to issuance of a certificate of occupancy.

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

Section B. That the Council finds and declares that before taking any action on the proposed 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 #: 260280

Submitted Department/Preparer: City Planning

Revised 01/30/25

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 mixed use development plan for approximately 52 residential units with ground floor commercial space and rooftop amenity on about 0.44 acres generally located 140 feet south of W Linwood Boulevard on the west side of Main Street. (CD-CPC-2026-00008)

Discussion

The applicant is proposing to rehabilitate two buildings from office to a mixed-use building and small parking lot on the west side of the building. Both buildings are located on the National Register of Historic Places. The building consists of commercial uses fronting Main Street on the lower level, first floor, and will include a commercial tenant space on the roof, and 52 residential units. The applicant will maintain the existing façade of the building and plans to protect the existing mural on the southern elevation.

The City Plan Commission heard the application at the March 4, 2026 meeting. There was no public testimony submitted and no public testimony provided at the hearing. The City Plan Commission voted 6-0 to recommend 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, this is a zoning ordinance approving the physical development of the subject property.
3. How does the legislation affect the current fiscal year?

Not applicable, this is a zoning ordinance approving the physical development of the subject property.

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

Not applicable, this is a zoning ordinance approving the physical development of the subject property.

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

Not applicable, this is a zoning ordinance approving the physical development of the subject property.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

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, affordable housing, and improve resident wellbeing and cultural diversity.
 - Maintain and increase 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.

- Promote healthy residents by ensuring basic sanitation and living needs are met.
- 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-2022-00094 - Approving the Main Street - ABC/36 Block Urban Renewal Plan, declaring the area blighted and in need of redevelopment, pursuant to LCRA approval on 2.4 acres located at 3244 Main and 3634 Main Street (Ordinance No. 220730).

Service Level Impacts

Not applicable, this is a zoning ordinance approving the physical development of the subject property.

Staff Recommendation

City Planning and Development Department

Select One: Sponsored
 Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One: Recommend
 Do Not Recommend
 Not Applicable

City Staff and City Plan Commission recommend approval, subject to conditions.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable, this is a zoning ordinance approving the physical development of the subject property.

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

Public engagement is required for this application type, the applicant hosted a meeting on February 25, 2026 in compliance with the Zoning and Development Code.

3. How does this legislation contribute to a sustainable Kansas City?
The applicant is rehabilitating two historic buildings for commercial and residential use.

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

Total Number of Units 52 units

Number of Affordable Units [Click or tap here to enter text.](#)

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

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

Please provide reasoning why not:

N/A

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

No(Press tab after selecting)

N/A

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

No(Press tab after selecting)



File #: 260281

ORDINANCE NO. 260281

Sponsor: Director of City Planning and Development Department

Amending Chapter 88, the Zoning and Development Code, by repealing Section 88-370-09 “Special Event Building Signage” and enacting in lieu thereof a new section of like number and subject matter; and by enacting a new Section 88-810-1785, “Sign, Projected Image,” for the purpose of permitting projected image signs during designated major events. (CD-CPC-2026-00012)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 88, the Zoning and Development Code, is hereby amended by repealing Section 88-370-09, “Special Event Building Signage,” and enacting in lieu thereof a new section of like number and subject matter, said section to read as follows:

88-370-09 SPECIAL EVENT BUILDING SIGNAGE

During the period of a Major Event, as defined by Section 56-802 of the Municipal Code, the city planning and development director may approve temporary special event building signage subject to the following conditions.

88-370-09-A. Standards for all Special Event Building Signage

1. Temporary special event building signage may be either a wall sign or a projected image sign. No other sign type shall be permitted as a temporary special event building sign.
2. Temporary special event building signage shall not be permitted in R zoning districts.
3. Temporary special event building signage may be permitted up to 80,000 square feet in sign area or the maximum area of the building façade to which it is affixed or on which it is projected, whichever is less.
4. Any illumination must comply with the standards of Section 88-445-08-K, Illumination of Signs.
5. Temporary special event building signs shall not be included in calculating the maximum number of wall signs permitted per Section 88-445-07.

6. Temporary special event building signage shall be assessed a sign permit fee in accordance with the wall sign permit fee of Section 18-20.

88-370-09-B. Standards for Special Event Wall Signage

1. Temporary special event building wall signs shall meet all the requirements of Section 88-445-08-C, Wall Signs.
2. Temporary special event building wall signage must be securely affixed to a building. When affixed to a building with a valid certificate of occupancy, signage shall not impede required means of egress or the function of mechanical or utility equipment.
3. Loading shall be structurally insignificant to the existing building and not cause structural stability issues.
4. Temporary special event wall signage over 500 square feet in size shall be installed by a licensed sign contractor per Chapter 18, Article XII.

88-370-09-C. Standards for Special Event Projected Image Signage

1. Temporary special event projected image signs shall be permitted only in the area bounded by the Missouri River, 31st Street, State Line Road, and Troost Avenue.
2. Images shall not be projected on any location other than a building façade. Projected images shall not be projected onto buildings containing residential dwelling units.
3. Projected image signs shall not include effects of movement, flashing, scintillation, or similar effects. Changes of image must be instantaneous as seen by the human eye and may not use fading, rolling, window shading, dissolving, or similar effects as part of the change.
4. Projected images may not be of such intensity or brilliance as to cause glare or impair vision or interfere with the residential use of property or the safe operation of motor vehicles. No projected image may have any revolving, moving, flashing, blinking, or animated characteristics.
5. Projectors must be securely located in a manner that does not obstruct pedestrian or vehicular movement. Projectors may not be located in the public right-of-way.

Section 2. That Chapter 88, the Zoning and Development Code, is hereby amended by enacting a new Section 88-810-1785, “Sign, Projected Image,” said section to read as follows:

88-810-1785 – Sign, Projected Image

A sign which involves an image projected on the face of a wall, structure, or other building surface, from a distant electronic device, such that the image does not originate from the plane of the wall, structure, or other surface.

Section 3. That the Council finds and declares that before taking any action on the proposed amendments hereinabove, all public notices and hearings required by law have been given and had.

..end

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

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260281

Submitted Department/Preparer: Please Select

Revised 01/30/25

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 88-370-09 “Special Event Building Signage” and enacting in lieu thereof a new section of like number and subject matter and enacting a new Section 88-810-1785 to add a definition of Projected Image Sign for the purpose of permitting temporary special event building signage during designated Major Events.

Discussion

Ordinance 260134 was approved by Council on February 5, 2026 to permit special event building signs during designated Major Events such as the World Cup. These signs are authorized only as wall signs subject to certain conditions and may be erected for up to 120 days.

During the public hearing and adoption process, stakeholders inquired about also permitting Projected Image signs as special event building signs. Projected Image signs are not currently permitted by the Zoning and Development Code. The Neighborhood Planning and Development Committee was open to this idea, but preferred that text amendments related to projected image signs be considered as a separate ordinance to ensure opportunity for public input.

This ordinance amends the Zoning and Development Code as amended by 260134 to permit projected image signs in a defined geographic area (Missouri River to 31st Street, State Line Road to Troost Ave), prohibiting these signs on buildings containing residential units, and prohibiting animation, movement, or similar effects. The ordinance also includes some clarification regarding special event wall signs.

There was no public testimony regarding this ordinance before the City Plan Commission.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
n/a
3. How does the legislation affect the current fiscal year?
n/a
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
n/a
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
n/a

Office of Management and Budget Review

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund. 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?
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - Develop strategies focusing on areas traditionally underserved by economic development and redevelopment efforts.
 - Ensure quality, lasting development throughout the City; and continuing to grow the economy and the population of Kansas City in all areas.

- Increase and support local workforce development and small and locally owned businesses.
- Create a more efficient, solutions-oriented environment, making it easier to operate within the City.
- Implement an economic development and tourism strategy to attract major investment and visitors.
-

Prior Legislation

260134 Amending Chapter 88, the Zoning and Development Code, by repealing Section 88-370-05, "Authorized Uses" and Section 88-370-06, "Standards" and enacting in lieu thereof new sections of like number and subject matter; and by enacting a new Section 88-370-09, "Special Event Building Signage," all for the purpose of establishing regulations for temporary special event building signage during designated Major Events.

Service Level Impacts

N/A

Staff Recommendation

Click or tap here to enter department.

Select One: Sponsored
 Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One: Recommend
 Do Not Recommend
 Not Applicable

City Plan Commission recommended approval 5-0

Other Impacts

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

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

n/a

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

n/a

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

No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

Click or tap here to enter text.

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

No(Press tab after selecting)

Click or tap here to enter text.

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

No(Press tab after selecting)



File #: 260283

ORDINANCE NO. 260283

Sponsor: Director of City Planning and Development Department

Rezoning an area of about .16 acres generally located on the north side of Independence Boulevard just west of the intersection of Highland Avenue from District MPD/ICO to District MPD/ICO/HO in order to designate Leonard Smith Hall at 1700 Independence Boulevard as a local landmark on the Kansas City Register of Historic Places. (CD-CPC-2026-00003)

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-1530, rezoning an area of approximately .16 acres generally located at 1700 Independence Boulevard from Master Planned Development/Independence Corridor Overlay (MPD/ICO) to (MPD/ICO/Historic Overlay), said section to read as follows:

Section 88-20A-1530, That an area legally described as:

A 20,305 sq ft lot: Beg at 375' w of se cor of Lot 20, Block 1, Dykington Place, th n 147', th 77' w, th sw 95' th s 97', th e returning to pob.

is hereby rezoned from Master Planned Development/Independence Corridor Overlay (MPD/ICO) to MPD/ICO/HO (MPD/ICO/Historic Overlay), all as shown outlined on a map marked Section 88-20A-1530, 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 Leonard Smith Hall was built in 1927 and designed by the firm of Hoyt, Price and Barnes and is a good example of the Colonial Revival/Georgian Revival Style of architecture and also has historical value for its association with Children's Mercy.

Section C. That the Historic Preservation Commission recommended approval of the designation of Leonard Smith Hall at 1700 Independence Boulevard to the Kansas City Register of Historic Places (H/O Overlay) at its meeting on December 19, 2025.

Section D. That the City Plan Commission recommended denial of the inclusion of the property on the Kansas City Register of Historic Places (H/O Overlay) at its meeting on March 4, 2026.

Section E. That the City Council considered the factors set forth in Section 88-580-01-F of the Zoning and Development Code in making its decision, including the criteria used in determining eligibility for listing on the U.S. Department of Interior's National Register of Historic Places, and specifically Criterion A, as the property was associated with events that have made a significant contribution to the broad patterns of the City's history in the area of healthcare for its association with Children's Mercy; and Criterion C in the area of architecture, as the property is a good example of the Colonial Revival/Georgian Revival Style.

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

..end

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

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260283

Submitted Department/Preparer: City Planning

Revised 01/30/25

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 designation of Leonard Smith Hall at 1700 Independence Boulevard to the Kansas City Register of Historic Places (H/O Overlay). (CD-CPC-2026-00003)

Discussion

The applicant is requesting Leonard Smith Hall be placed on the Kansas City Register of Historic Places (H/O Overlay).

The overlay map can be found in the CPC Staff Report (pg. 2) attached to this ordinance request, overlay request is specifically for the Leonard Smith Hall building and surrounding courtyard area.

The application was submitted by the Pendleton Heights Neighborhood and Kansas City Bungalow Club after the University of Kansas City requested a demolition review for Leonard Smith Hall by the Historic Preservation Commission on September 26, 2025. The Historic Preservation Commission delayed the demolition by 45 days. The applicants submitted the request for the Historic Overlay during the 45 day period and received a recommendation of Approval from the Historic Preservation Commission on December 19, 2026. The Historic Preservation Commission found that Leonard Smith Hall meets the review criteria set out in the US Department of Interior's National Register of Historic Places under Criterion A and C.

The City Plan Commission heard the request at the March 4, 2026 hearing. Both the applicant and property owner provided testimony along with multiple members of the public. Public testimony received after the publication of the staff report is attached to the ordinance labeled "Additional Public Testimony". The applicant held their required public engagement meeting in compliance with the Zoning and Development Code.

The City Plan Commission voted 4-1 to deny the request.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
No funding source applicable to this case. This is a Kansas City Register of Historic Places (H/O Overlay) ordinance authorizing the area in question as a historic district.
3. How does the legislation affect the current fiscal year?
Not applicable as this is a Kansas City Register of Historic Places (H/O Overlay) ordinance authorizing the designation of the area as historic.
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 Kansas City Register of Historic Places (H/O Overlay) ordinance authorizing the designation of the area as historic.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this is a Kansas City Register of Historic Places (H/O Overlay) ordinance authorizing the designation of the area as historic.

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, affordable housing, and improve resident wellbeing and cultural diversity.
- Maintain and increase 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.
- Promote healthy residents by ensuring basic sanitation and living needs are met.
- Ensure all residents have safe, accessible, quality housing by reducing barriers.
- Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

Prior Legislation

Case No. 14608-MPD-1 – Rezoning an area of approximately 32 acres generally bounded by Missouri Avenue on the north, E. 9th Street on the south, Woodland Avenue and Maple Boulevard on the east and Paseo Boulevard on the west from District R-1.5, R-2.5, R-6, B1-1, B3-2, B4-2 to District MPD, and approving an MPD Development Plan for an educational institution (approved by Ord. 170109 on March 5, 2017).

Service Level Impacts

Not applicable

Staff Recommendation

Historic Preservation Commission – Recommend Approval, City Planning and Development, Historic Preservation Division – Recommend Approval, City Plan Commission – Recommend Denial.

Select One: Sponsored
 Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One: Recommend

- Do Not Recommend
- Not Applicable

Historic Preservation Commission recommended approval
City Plan Commission recommended denial

Other Impacts

1. What will be the potential health impacts to any affected groups?
None.
2. How have those groups been engaged and involved in the development of this ordinance?
This ordinance does not require public engagement.
3. How does this legislation contribute to a sustainable Kansas City?
The greenest building is the one that already exists.
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:
No funding source applicable to this case. This is a Kansas City Register of Historic Places (H/O Overlay) ordinance authorizing the area in question as a historic district
6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

Click or tap here to enter text.

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



File #: 260284

ORDINANCE NO. 260284

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 2.42 acres generally located at the southeast corner of E. 135th Street and Wornall Road from District UR to District UR, and approving a development plan to amend the allowed uses on Lot 2 and allow for used vehicles sales. (CD-CPC-2026-00006)

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-1531, rezoning an area of about 2.42 acres generally located at the southeast corner of E. 135th Street and Wornall Road from District UR (Urban Redevelopment) to District UR (Urban Redevelopment), said section to read as follows:

Section 88-20A-1531. That an area legally described as:

Sec-20 Twp-47 Rng-33 pt of SW 1/4 daf: beg nw cor of Lot 1, Martin City Acres, th S 1656.75' th E 93.70' th S 30 deg E 32' th S 50 deg E 42' th S 26 deg W 30' th S 60 deg W 43.39' th N 43 deg W 18.92'; th N 59 deg W 47.50' th N 53 deg W 44.21' th N 43 deg W 28.51' th S 86 deg W 32.22' th N 61 deg W 23.56' th N 46 deg 20.94' th N 58 deg W 22.64' th N 52 deg W 26.71' th N 47 deg W 26.08' th N 75 deg; W 51.15' th N 84 deg W 32.61' th N 60 deg W 16.93' th N 30 deg W 29.32' th N 16 deg W 37.78' th N 26 deg W 33.06' th N 22 deg W 32.42' th N 20 deg W 16.62' th N 34 deg W 27.14' th N 39 deg W 33.67'; th N 0 deg E 22.36' th N 7 deg E 13.84' th N 55 deg E 29.54' th N (see page 2) 50 deg E 33.27' th S 78 deg E 27.98' th N 30 deg E 12.62' th N 6 deg E 26.17' th N 1 deg W 29.96' th N 36 deg W 43.54'; th N 24 deg W 25.32' th N 48 deg W 29.91' th N 59 deg W 30.26' th N 70 deg W 26.27' th S 83 deg W 24.88' th S 79 deg W 25.38' th S 75 deg W 29.91' th S 76 deg W 31.12' th S 84 deg W 24.36' th S 81; deg W 52.79' th N 85 deg W 216.72' th S 43 deg W 64.73' th S 66 deg W 45.55' th S 44 deg W 197.54' th N 1139.85' th E 313.34' th N 92.40' th W 100' th N 42.04' th E 100' th N 110' th E 665.07' to; pob (known as Lots 1 and 2 Per Cert Surv Bk 45 pg-87).

is hereby rezoned from District UR (Urban Redevelopment) to District UR (Urban Redevelopment), all as shown outlined on a map marked Section 88-20A-1531, 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. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
2. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to a certificate of occupancy.
3. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.
4. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with Section 88-425-08 of the Zoning and Development Code.
5. Future buildings located on Lot 2, including those that may be developed should the property be subdivided as Lot 2A, 2B, and 2C shall comply with the Tilden Station design standards as approved in the controlling plan.
6. Prohibited uses for Lot 2 (including future subdivision of the property) include: indoor/outdoor storage, data centers, non-accessory parking, and car washes.
7. The vehicle sales, used car sales use shall remain in compliance with all standards as listed in Section 88-372-02 of the Zoning and Development Code.
8. This development plan is acting as a special use permit for Lot 2A (as shown on the submitted site plan), when Lot 2 is further subdivided into Lots 2B and 2C the uses for the two lots will be restricted to those allowed in the B1 zoning district.
9. All future development, including new structures on Lot 2 (Lots 2B and 2C) will be required to receive approval of a UR final plan prior to the issuance of any building permit.
10. Proposed buildings shall have a Fire Department access road within 150 feet of any exterior portion of the structure. (IFC-2018: § 503.1.1)

11. 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)
12. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1)
13. The building's FDC shall be immediately recognizable from the street or nearest point of Fire Department access. (IFC-2018 § 912.2.1)
14. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
15. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
16. The Fire Department Connection (FDC) shall not obstruct access/egress to the building when in use. (IFC-2018 § 912.2)
17. If an approved security gate spans across a fire access road, an approved means for emergency operation shall be provided. Electric gates shall require a siren sensor device typically referred to as a "yelp gate." (IFC-2018 § 503.6)
18. Multi-family residential developments greater than 200 dwelling units shall have at least two separate and approved fire apparatus access roads. (IFC-2018 § D106.2)
19. A Knox Box shall be provided near the main entrance to the building (IFC-2018 § 506.1). To ensure proper keying to Kansas City, Missouri; Knox Boxes may be ordered online at www.knoxbox.com or on an official order form obtained through this Office.
20. Fire hydrant(s) shall be within 400 feet on a fire access road following an approved route established by the Authority Having Jurisdiction (AHJ) of any exterior portion of a building. The use of existing fire hydrant(s) may be used to satisfy this requirement otherwise a private fire hydrant(s) or hydrant system may be required. This distance may be increased to 600 feet for R-3 and U occupancy(s) or the building(s) is fully protected by an approved automatic fire sprinkler system(s). (IFC-2018: § 507.5.1)
21. The developer shall provide Fire Department access roads before construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)

22. All Fire Department Connections (FDC) shall be threaded connections, Storz connections are not allowed in the City of Kansas City, Missouri. (IFC-2018 § 903.3.6; NFPA 13-2010 § 6.8.1)
23. 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)
24. All required Fire Department access roads shall be an all-weather surface. Grass pavers are not permitted. (IFC-2012: § 503.2.3)
25. The developer shall provide fire lane signage on fire access drives.
26. 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)
27. Buildings exceeding three (3) stories or 30 feet in height shall have at least two means of fire apparatus access. (IFC-2018: § D104.1) Aerial fire apparatus roads must be 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).
28. 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.
29. The developer shall submit construction plans in compliance with adopted standards for all improvements required by the traffic study approved by the Public Works Department, and shall secure permits for those improvements as required by the Land Development Division, prior to recording the plat.
30. 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.
31. 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.
32. 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.

33. The developer shall submit a letter to the Land Development Division from a licensed civil engineer, licensed architect, or licensed landscape architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64, Code of Ordinances, for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, and gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate of occupancy permits.
34. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
35. 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.
36. A full flow fire meter shall be required when the fire protection service line serves more than one building, or combination service lines 6 inches and larger, or that have private fire hydrants connected to them.
37. 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.
38. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
39. Water/sewer service lines shall serve only one lot or tract and shall not cross a separate lot or tract.
40. 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.
41. The developer shall submit a macro storm drainage study with the first plat or phase, from a Missouri-licensed civil engineer to the Kansas City Water Services

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

42. 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.
43. 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.
44. The developer shall secure permits to extend private 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.
45. 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.
46. The developer shall submit a preliminary stream buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements.
47. The developer shall submit a final stream buffer plan to the Kansas City Water Services Department for approval prior to issuance of any building permits and obtain permits for the stream buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements.
48. The developer shall grant on City approved forms, a stream buffer easement to the City, as required by Chapter 88 and the Kansas City Water Services Department, prior to issuance of any stream buffer permits.
49. The developer shall obtain a floodplain development permit from Development Services prior to beginning any construction activities within the floodplain.

50. The developer shall show the limits of the 100-year floodplain on the final plat and show the Minimum Low Opening Elevation (MLOE) of any structure on each lot that abuts a 100-year floodplain area (including detention basins and engineered surface drainage conveyances) on any plat and plan, as required by the Kansas City Water Services Department.
51. The developer shall submit covenants, conditions and restrictions to the Kansas City Water Services Department for approval by the Law Department and enter into covenant agreements for the maintenance of any private open space tracts with stream buffer zones or stormwater detention area tracts, prior to recording the plat.
52. The internal storm and sanitary sewers shall be private utility mains located within private storm drainage and private sanitary sewer easements and be covered by a covenant to maintain private storm and sanitary sewer mains acceptable to the Kansas City Water Services Department.
53. The developer shall provide a covenant to maintain private storm sewer main acceptable to the Kansas City Water Services Department for any private storm sewer mains prior to the issuance of any building permits.
54. The developer shall provide a covenant to maintain private sanitary sewer main acceptable to the Kansas City Water Services Department for any private sanitary sewer mains prior to the issuance of any building permits.
55. The developer shall provide private storm drainage and sanitary sewer easements for any private mains prior to the issuance of any building permits.

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

Section 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 #: 260284

Submitted Department/Preparer: Please Select

Revised 01/30/25

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 UR plan for Lot 2 to allow Vehicle Sales, Used and additional uses on about 2.42 acres generally located at the southeast corner of E 135th Street and Wornall Road. (CD-CPC-2026-00006)

Discussion

The applicant is proposing a major amendment for Lot 2 of the Tilden Station UR development project. The amendment changes the uses allowed on Lot 2 and will finalize the design for the site. All future lots (Lot 2B and 2C) will be required to apply for a project plan. The plan restricts uses on Lot 2 to those as allowed in the B1 zoning district and includes additional prohibited uses such as car washes, data centers, and non-accessory parking.

The site plan for the Vehicle Sales, Used complies with applicable standards of the Zoning and Development Code.

The City Plan Commission heard the application on March 4, 2026. There was no public testimony provided at the hearing. The 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 is a zoning ordinance approving the physical development and allowed uses of the property.
3. How does the legislation affect the current fiscal year?

Not applicable as this is a zoning ordinance approving the physical development and allowed uses of the property.

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

Not applicable as this is a zoning ordinance approving the physical development and allowed uses of the property.

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

Not applicable as this is a zoning ordinance approving the physical development and allowed uses of the property.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - Develop strategies focusing on areas traditionally underserved by economic development and redevelopment efforts.
 - Ensure quality, lasting development throughout the City; and continuing to grow the economy and the population of Kansas City in all areas.
 - Increase and support local workforce development and small and locally owned businesses.
 - Create a more efficient, solutions-oriented environment, making it easier to operate within the City.

- Implement an economic development and tourism strategy to attract major investment and visitors.
-

Prior Legislation

CD-AA-2025-00102 - approving a minor amendment to a previously approved plan in District UR and M3-5 to rehabilitate the existing building on Lot 2 on about 28 acres generally located at 1 E 135th Street (approved 11/24/2026)

CD-CPC-2024-00156 - approving a rezoning from District M3-5 to District UR (urban redevelopment), and approving a development plan which also serves as a preliminary plat allowing for a mix of uses that includes residential, office, and manufacturing on about 28 acres, generally located at the southeast corner of E 135th Street and Wornall Road (Approved through Ordinance 250221).

Additional legislation can be found in the City Plan Commission staff report attached to the ordinance request.

Service Level Impacts

Not applicable as this is a zoning ordinance approving the physical development and allowed uses of the property

Staff Recommendation

City Planning and Development

Select One: Sponsored
 Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One: Recommend
 Do Not Recommend
 Not Applicable

The City Plan Commission recommended approval subject to conditions 5-0.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this is a zoning ordinance approving the physical development and allowed uses of the property.
2. How have those groups been engaged and involved in the development of this ordinance?
Public engagement is required for this application type. The applicant held their public engagement meeting on February 19, 2026 in compliance with the Zoning and Development Code.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this is a zoning ordinance approving the physical development and allowed uses of the property.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

N/A
N/A

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

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

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

No(Press tab after selecting)

N/A

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



File #: 240524

ORDINANCE NO. 240524

Sponsor: Director of City Planning and Development Department

Approving a development plan on about 60 acres, which also serves as a preliminary plat, for an industrial development in District M2-3 generally located at 10951 N. Congress Avenue. (CD-CPC-2024-00038)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan, which also serves as a preliminary plat, in District M2-3 (Manufacturing 2 (Dash 3)), generally located at 10951 N. Congress Avenue, and more specifically described as follows:

All that part of the Northeast Quarter of Section 25, Township 52 North, Range 34 West, in the City of Kansas City, Platte County, Missouri, being more particularly described as follows: Commencing at the southwest corner of the Northeast Quarter of said Section 25; thence North 0°12'53" East, along the west line of the Northeast Quarter of said Section 25, a distance of 782.69 feet; thence South 89°54'40" East, along the north plat line of Congress Business Park, Third Plat, a platted subdivision of land in the City of Kansas City, Platte County, Missouri, and its westerly extension, a distance of 61.21 feet, to the point of beginning; thence North 55°40'23" East, a distance of 113.50 feet; thence North 22°39'19" East, a distance of 298.95 feet; thence North 54°21'27" East, a distance of 317.12 feet; thence North 47°06'12" East, a distance of 277.72 feet, to a point on the north line of the south 10 acres of the north one-half of the Northeast Quarter of said Section 25 and the south plat line of KCI Auto Auction, Plat 3, a platted subdivision of land in the City of Kansas City, Platte County, Missouri; thence South 89°54'49" East, along the north line of the south 10 acres of the north one-half of the Northeast Quarter of said Section 25 and the south plat line of said KCI Auto Auction, Plat 3, a distance of 767.06 feet; thence South 10°06'24" West, a distance of 96.32 feet; thence South 1°53'36" East, a distance of 92.96 feet; thence South 19°53'36" East, a distance of 29.17 feet; thence South 67°53'36" East, a distance of 46.62 feet; thence South 41°53'36" East, a distance of 81.56 feet; thence South 89°53'36" East, a distance of 1078.93 feet, to a point on the east line of the Northeast Quarter of said Section 25; thence South 0°32'31" West, along the east line of the Northeast Quarter of said Section 25, a distance of 1204.74 feet, to the southeast corner of Northeast Quarter of said Section 25; thence North 89°53'36" West, along the south line of the Northeast Quarter of

said Section 25, a distance of 1649.18 feet to the southeast plat corner of Congress Business Park, a platted subdivision of land in the City of Kansas City, Platte County, Missouri; thence North 0°05'20" East, along the east plat line of said Congress Business Park, a distance of 783.00 feet, to the northeast plat corner of said Congress Business Park; thence North 89°54'40" West, along the north plat line of said Congress Business Park and the north plat line of said Congress Business Park, Third Plat, a distance of 950.43 feet to the point of beginning, containing 59.7243 acres, more or less.

is hereby approved, subject to the following conditions:

1. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, has been installed or preserved in accordance with the plan and is healthy prior to a certificate of occupancy.
2. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to a certificate of occupancy.
3. The developer shall receive approval of an administrative adjustment to the bicycle parking requirements or receive approval of a variance prior to a building permit.
4. The developer shall secure approval of a project plan for the areas labeled "Future Phases" of the project from the City Plan Commission prior to a building permit.
5. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
6. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.
7. The developer shall 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.
8. All signage shall conform to 88-445 and shall require a sign permit prior to installation.

9. The developer shall be responsible for tree preservation in an easement or platted tract in accordance with 88-424. This requirement shall be satisfied prior to issuance of a certificate of occupancy, or prior to the recording of the final plat, whichever occurs first.
10. Prior to any certificate of occupancy is issued for each phase, a final plat must be approved by the City and recorded with the County Recorder of Deeds.
11. Prior to the first certificate of occupancy issued a sign must be placed at the terminus of N.W. 109th Street stating "End City Maintenance".
12. The developer shall enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by the Land Development Division, prior to recording the plat.
13. The north half of N.W. 108th Street shall be improved to collector street standards as required by Chapter 88, to current standards, including curbs, gutters, sidewalks, streetlights, relocating any utilities as may be necessary, and adjusting vertical grades for the road, and obtaining required permits from the Land Development Division for said improvement prior to recording the plat or prior to issuance of a building permit, whichever occurs first.
14. The developer shall submit a macro storm drainage study with the first plat or phase, from a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including water quality BMP's, to the Land Development Division for review and acceptance for the entire development area, and submit a micro storm drainage study with each subsequent plat or phase showing compliance with the approved macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a building permit, whichever occurs first, as required by the Land Development Division.
15. 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.
16. 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.
17. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division 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.
18. The developer shall secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first.
 19. 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.
 20. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right-of-way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
 21. The developer shall submit plans for grading, siltation, and erosion control to the Land Development Division for review and acceptance, provide a copy of the Storm Water Pollution Prevention (SWPP) plan submitted to the Missouri Department of Natural Resources (MDNR) and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
 22. 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.
 23. 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.
 24. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1)
 25. All required Fire Department access roads shall be an all-weather surface. (IFC-2012: § 503.2.3). Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5) Required Fire Department access roads shall designed to

support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3) The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4) and shall provide fire lane signage on fire access drives.

26. The developer shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC-2018 § 507.1)
27. New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. (IFC 2018 510.1) and (NFPA1221)
28. Aerial fire apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial fire apparatus roads are a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure. (IFC-2018 § D105). Buildings exceeding three (3) stories or 30 feet in height shall have at least two means of fire apparatus access. (IFC-2018: § D104.1)
29. A full flow fire meter shall be required when the fire protection service line serves more than one building, or combination service lines 6 inches and larger, or that have private fire hydrants connected to them.
30. No water service tap permits will be issued until the public water main is released for taps.
31. Water/sewer service lines shall serve only one lot or tract and shall not cross a separate lot or tract.
32. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
33. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to a certificate of occupancy.
34. 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.
35. The developer shall provide covenants to maintain private water mains acceptable to the Kansas City Water Services Department for any private water mains prior to the issuance of any building permits.

36. Water main extension plans shall be submitted to the Kansas City Water Services Department by a Missouri PE for review, approval, and contracts for extensions of the transmission main, distribution main, and public fire hydrants per the approved utility plan prior to issuance of building permits. The WME plans shall follow all Kansas City Water rules and regulations for water main extensions. The extension of approximately 2,800' of 12" public water main and approximately 500' of 24" transmission main along N.W. 108th Street as shown on the development plan shall be designed and under contract (permitted) with Kansas City Water Services Department prior to recording the final plat. The applicant must dedicate a 30' wide exclusive water main easement adjacent to the future 112th Street right-of-way along the northeast corner of the site as part of the final plat. The City will cost share the cost of the 24" portion of the watermain to the extent the cost of the 24" water main exceeds the cost of a 12" watermain for the length of the 24" water main, as funding is available.
37. The developer shall submit a preliminary stream buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements.
38. The developer shall submit a final stream buffer plan for approval prior to issuance of any building permits and obtain permits for the stream buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements.
39. The developer shall grant on City approved forms, a stream buffer easement to the City, as required by Chapter 88 and the Land Development Division, prior to issuance of any stream buffer permits.
40. The developer shall obtain approval and any necessary permits from the United States Army Corps of Engineers for proposed wetland fills or alteration of the vegetated stream buffers prior to issuance of any site disturbance, grading, or stream buffer permits or approval of the final plat, whichever occurs first.
41. The developer shall provide covenants to maintain private storm sewer mains acceptable to the Kansas City Water Services Department for any private storm sewer mains prior to the issuance of any building permits.
42. The developer shall provide private storm drainage easements for any private storm sewer mains prior to the issuance of any building permits.
43. The developer shall secure permits to extend sanitary and storm water conveyance systems to serve all proposed lots within the development, prior to recording the plat or issuance of a building permit, whichever occurs first.

44. The developer shall enter into a covenant agreement for the maintenance of any storm water detention area tracts as required by the Land Development Division, prior to recording the plat.
45. The developer shall grant BMP easements to the City, prior to recording the plat or issuance of any building permits.
46. The developer shall submit a macro storm drainage study with the first plat or phase, from a Missouri-licensed civil engineer showing compliance with current adopted standards in effect at the time of submission, including water quality BMP's, for review and acceptance for the disturbed area, and submit a micro storm drainage study with each subsequent plat or phase showing compliance with the approved macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a building permit, whichever occurs first.
47. The developer shall provide covenants to maintain private sanitary sewer mains acceptable to the Kansas City Water Services Department for any private sanitary sewer mains prior to the issuance of any building permits.
48. The developer shall provide covenants to maintain private water mains acceptable to the Kansas City Water Services Department for any private water mains prior to the issuance of any building permits.
49. The developer shall provide private (water, storm drainage, sanitary sewer) easements for any private mains prior to issuance of any building permits.
50. Internal utilities shall be private mains located within private easements and covered by covenants to maintain private utilities acceptable to the Kansas City Water Services Department.

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

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

..end

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

Ahna Nanoski, AICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240524

Submitted Department/Preparer: City Planning

Revised 11/01/23

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

Executive Summary

Approving a development plan on about 60 acres, which also serves as a preliminary plat, for an industrial development in District M2-3 generally located at 10951 N Congress Avenue. (CD-CPC-2024-00038)

Discussion

- The proposed development will create 4 lots. There are 3 proposed buildings total, and one undeveloped lot for potential outdoor storage.
- The zoning allows for the proposed use.
- Internal drives will be privately owned and maintained.
- See staff report for details.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
Not applicable as this is a zoning ordinance authorizing physical development on subject property.
3. How does the legislation affect the current fiscal year?
Not applicable as this is a zoning ordinance authorizing physical development on subject property.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
The proposed ordinance will approve construction of public infrastructure at the cost of the developer and dedication of land for future right of way, which will be constructed and maintained by the City in the future.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?

This ordinance authorizes physical development of the subject property, which may generate revenue.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

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

Citywide Business Plan (CWBP) Impact

- 1. View the [FY23 Citywide Business Plan](#)
- 2. Which CWBP goal is most impacted by this legislation?
Inclusive Growth and Development (Press tab after selecting.)
- 3. Which objectives are impacted by this legislation (select all that apply):
 - Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
 - Ensure quality, lasting development of new growth.
 - Increase and support local workforce development and minority, women, and locally owned businesses.
 - Create a solutions-oriented culture to foster a more welcoming business environment.
 - Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
 -

Prior Legislation

See staff report.

Service Level Impacts

No impact expected.

Other Impacts

1. What will be the potential health impacts to any affected groups?
This ordinance was not evaluated for potential health impacts,
2. How have those groups been engaged and involved in the development of this ordinance?
This project complies with the public engagement requirements in section 88-505-12.
3. How does this legislation contribute to a sustainable Kansas City?
The proposed development will create more construction of industrial development with the potential to enhance the economy in Kansas City as an industrial/logistic hub.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

Private development proposal, privately funded.

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

No(Press tab after selecting)

Click or tap here to enter text.

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



File #: 250997

ORDINANCE NO. 250997

Sponsor: Councilmember Crispin Rea

Amending Chapter 88, the Zoning and Development Code, by repealing Section 88-354, Marijuana Facilities, and enacting in lieu thereof a new section of like number and subject matter for the purpose of allowing marijuana dispensaries located at least 1,000 feet from residential zoning districts to operate 24 hours per day subject to approval of a special use permit.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. Amending Chapter 88, Code of Ordinances, by repealing and replacing Section 88-354, Marijuana Facilities, and enacting in lieu thereof a new section of like number and subject matter, said section to read as follows:

88-354 MARIJUANA FACILITIES

88-354-01 APPLICABILITY

Marijuana facilities authorized by article XIV, sections 1 and 2 of the Missouri Constitution must be licensed by the Missouri Department of Health and Senior Services, or its successor entity.

88-354-02 STANDARDS AND CONDITIONS FOR ALL MARIJUANA FACILITIES

All marijuana facilities licensed by the Missouri Department of Health and Senior Services, and authorized to operate under article XIV, sections 1 and 2 of the Missouri Constitution, shall operate according to the local regulations applicable to all properties in zoning districts which allow the use of marijuana facilities.

88-354-02-A. DISTANCE REQUIREMENT FROM SCHOOLS

All comprehensive or medical marijuana cultivation facilities, comprehensive or medical marijuana-infused products manufacturing facilities, and marijuana testing facilities licensed by the Missouri Department of Health and Senior Services, and authorized to operate under article XIV, sections 1 and 2 of the Missouri Constitution, shall not be initially sited, at the time of application for license or for zoning approval, whichever is earlier, within 1,000 feet of any then-existing elementary or secondary school, as elementary and secondary schools are defined by state laws and regulations governing comprehensive and medical marijuana facilities.

All comprehensive or medical marijuana dispensary facilities licensed by the Missouri Department of Health and Senior Services, and authorized to operate under article XIV, sections 1 and 2 of the Missouri Constitution, shall not be initially sited, at the time of application for license or for zoning approval, whichever is earlier, within 1,000 feet of any then-existing elementary or secondary school, as elementary and secondary schools are defined by state laws and regulations governing comprehensive and medical marijuana facilities.

88-354-02-B. DISTANCE REQUIREMENT FROM CHURCHES AND DAY CARE CENTERS

All marijuana facilities licensed by the Missouri Department of Health and Senior Services, and authorized to operate under article XIV, sections 1 and 2 of the Missouri Constitution, shall not be initially sited, at the time of application for license or for zoning approval, whichever is earlier, within 300 feet of any then-existing church or daycare, as church and daycare are defined by state laws and regulations governing marijuana facilities.

88-354-02-C. DISTANCE REQUIREMENT FROM OTHER MARIJUANA DISPENSARY FACILITIES

All comprehensive dispensary facilities, marijuana microbusiness dispensary facilities, or medical marijuana dispensary facilities licensed by the Missouri Department of Health and Senior Services, and authorized to operate under article XIV, sections 1 and 2 of the Missouri Constitution, shall not be initially sited, at the time of application for license or for zoning approval, whichever is earlier, within 2,000 feet of any then-existing comprehensive dispensary facilities, marijuana micro dispensary facilities, or medical marijuana dispensary facilities.

88-354-03 MEASUREMENTS

Measurements shall be made along the shortest path between the demarcation points that can be lawfully traveled by foot.

88-354-03-A. MEASUREMENT REQUIREMENT FOR FREESTANDING FACILITIES

In the case of a freestanding facility, the distance between the facility and the school, daycare, dispensary, church, or residential zoning district shall be measured from the external wall of the facility structure closest in proximity to the school, daycare, dispensary, or church to the closest point of the property line of the school, daycare, dispensary, church, or residential zoning district. If the school, daycare, dispensary, church, or the boundary line of the residential zoning district is part of a larger structure, such as an office building or strip mall, the distance shall be measured to the entrance or exit of the school, daycare, dispensary, or church closest in proximity to the facility.

88-354-03-B. MEASUREMENT REQUIREMENT FOR FACILITIES THAT ARE PART OF A LARGER STRUCTURE

In the case of a facility that is part of a larger structure, such as an office building or strip mall, the distance between the facility and the school, daycare, or church shall be measured from the property line of the school, daycare, church, or the boundary line of the residential zoning district to the facility's entrance or exit closest in proximity to the school, daycare, church, or residential zoning district. If the school, daycare, or church is part of a larger structure, such as an office building or strip mall, the distance shall be measured to the entrance or exit of the school, daycare, or church closest in proximity to the facility.

88-354-04 HOURS OF OPERATION

88-354-04-A. GENERALLY

Comprehensive and Medical Marijuana dispensary facilities shall have limited hours of operation from 8:00 a.m. to 10:00 p.m.

88-354-04-B. TWENTY-FOUR HOUR OPERATIONS

Comprehensive and Medical Marijuana dispensary facilities that are located more than 1000 feet from a residential zoning district may operate twenty-four hours per day subject to approval of a Special Use Permit. No special use permit for twenty-four hour operations may be approved for a period longer than 5 years duration. Extensions of the approved time period may be approved through a new special use application and hearing.

88-354-05 STORAGE

All operations and any storage of materials, products, or equipment shall be within a fully enclosed building. No outdoor operations or storage shall be permitted.

88-354-06 EXTERNAL IMPACTS

No marijuana facility shall produce dust, vibration, noise, or other external impacts that are detectable beyond the property lines of the subject property.

..end

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

Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney

**No Docket
Memo Provided
for Ordinance
No. 250997**



File #: 260142

ORDINANCE NO. 260142

Sponsor: Mayor Pro Tem Ryana Parks-Shaw

Directing the City Manager to submit a response to the Missouri Department of Revenue’s Request For Proposals for license office operations; and directing the City Manager to develop a yearly funding plan in an amount not to exceed \$750,000.00 for operational costs and report back to City Council in 30 days.

WHEREAS, Resolution No. 240894 directed the City Manager to review the feasibility of establishing a city-operated Department of Motor Vehicles licensing office; and

WHEREAS, the feasibility study identified potential site locations and estimated operational costs would range from \$500,000.00 to \$750,000.00 per year; and

WHEREAS, licensing offices offer a number of vital services, such as driver license renewals and motor vehicle titling and registration; and

WHEREAS, on January 8, 2026, the licensing office located at 1161 Emanuel Cleaver II Boulevard closed, significantly limiting access to licensing office services for Kansas City residents; and

WHEREAS, the Missouri License Offices Bureau is currently moving forward with a Request for Proposal process for operations of licensing offices; and

WHEREAS, the City Council believes it is in the best interest of Kansas City residents to establish a city-operated license office; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the City Manager is directed to submit a response to the Missouri Department of Revenue’s Request for Proposals to operate a license office.

Section 2. That the City Manager is directed to develop a funding plan in an amount not to exceed \$750,000.00 per year for operational costs of said licensing office and report back to City Council within 30 days.

..end

Approved as to form:

Samuel Miller
Assistant City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: Ord 260142

Submitted Department/Preparer: Mayor/Council's Office

Revised 01/30/25

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

Executive Summary

Directing the City Manager to submit a response to the Missouri Department of Revenue's Request For Proposals for license office operations; and directing the City Manager to develop a yearly funding plan in an amount not to exceed \$750,000.00 for operational costs and report back to City Council in 30 days.

Discussion

Resolution No. 240894 directed the City Manager to review the feasibility of establishing a city-operated Department of Motor Vehicles licensing office.

The feasibility study identified potential site locations and estimated operational costs would range from \$500,000.00 to \$750,000.00 per year.

Licensing offices offer a number of vital services, such as driver license renewals and motor vehicle titling and registration.

On January 8, 2026, the licensing office located at 1161 Emanuel Cleaver II Boulevard closed, significantly limiting access to licensing office services for Kansas City residents.

The Missouri License Offices Bureau is currently moving forward with a Request for Proposal process for operations of licensing offices.

The City Council believes it is in the best interest of Kansas City residents to establish a city-operated license office

Fiscal Impact

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

2. What is the funding source?
TBD

3. How does the legislation affect the current fiscal year?
TBD
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Unknown
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)

Unknown impacts.

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):
 - Develop strategies focusing on areas traditionally underserved by economic development and redevelopment efforts.
 - Ensure quality, lasting development throughout the City; and continuing to grow the economy and the population of Kansas City in all areas.
 - Increase and support local workforce development and small and locally owned businesses.
 - Create a more efficient, solutions-oriented environment, making it easier to operate within the City.

- Implement an economic development and tourism strategy to attract major investment and visitors.
-

Prior Legislation

N/A

Service Level Impacts

N/A

Staff Recommendation

Finance

- Select One: Sponsored
 Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

- Select One: Recommend
 Do Not Recommend
 Not Applicable

Click or tap here to provide reasoning.

Other Impacts

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

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

Click or tap here to enter text.

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

No(Press tab after selecting)

Click or tap here to enter text.

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

No(Press tab after selecting)



File #: 260213

ORDINANCE NO. 260213

Sponsor: Director of City Planning and Development Department

Approving a major amendment to a previously approved master planned development on about 2,500 acres generally located on the north side of I-29/I-435 and Northwest 128th Street in District MPD to allow for expanding the district boundary by 167 acres to allow for 20 million square feet of commercial, office and warehousing uses. (CD-CPC-2025-00169).

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District MPD (Master Planned Development) generally located on the north side of I-29/I-435 and Northwest 128th Street, specifically at the northwest corner of North Bethel Avenue and I-435, and more specifically described as follows:

A tract of land in the Northeast, Southeast, Southwest and Northwest Quarter of Section 3; the Northeast, Southeast and Southwest Quarter of Section 4; the Northeast, Southeast and Northwest Quarter of Section 9; the Northeast, Southeast, Southwest and Northwest Quarter of Section 10; the Northeast, Southeast, Southwest and Northwest Quarter of Section 11 and the Northwest and Southwest Quarter of Section 12, including all of KCI 29 LOGISTICS PARK FIRST PLAT, a subdivision of land in the Northeast Quarter of the Northwest Quarter, the Northeast Quarter and Southeast Quarter of said Section 9, and Northwest Quarter and Southwest Quarter of said Section 10, recorded December 20, 2023 as Document Number 2023012474 in Book 23 at Page 78 in the Office of Recorder of Deeds and including all of KCI 29 LOGISTICS PARK SECOND PLAT, a subdivision of land being a replat of part of Lot 3 and Tract A of said KCI 29 LOGISTICS PARK FIRST PLAT, and unplatted property, in all in the Southwest Quarter of said Section 3, the Northeast Quarter of said Section 9, and Northeast, Southeast and Northwest Quarter of said Section 10, recorded October 31, 2024 as Document Number 2024011073 in Book 23 at Page 142 in the Office of Recorder of Deeds, all in Township 52 North, Range 34 West of the 5th Principal Meridian in Kansas City, Platte County, Missouri, generally situated Northeasterly of Interstate Highway No. 29, Southerly of Missouri State Highway No 92 and Westerly of Interurban Road, being bounded and described by or under the direct supervision of Patrick E. Ward, P.L.S. 2005000071 as follows: Beginning at the Northeast corner of said Northeast Quarter of said Section 10, said point also being the Northwest corner of said Northwest Quarter of said Section 11; thence North 89°51'57" East, on the North line of the Northwest

Quarter of said Section 11, a distance of 2,641.94 feet to the Northeast corner of said Northwest Quarter of said Section 11, said point also being the Northwest corner of the Northeast Quarter of said Section 11; thence South 89°41'39" East, on the North line of said Northeast Quarter of said Section 11, a distance of 1,562.27 feet to a point on the centerline of Interurban Road, as now established; thence Southeasterly along said centerline of said Interurban Road, on a curve to the left having an initial tangent bearing of South 06°25'45" East with a radius of 2,864.90 feet, a central angle of 28°35'07" and an arc distance of 1,429.32 feet; thence South 54°59'08" West, 33.00 feet to a point on the Existing Westerly right-of-way line of said Interurban Road, as established in Book 1057 at Page 618 in the Office of Recorder of Deeds, Platte County, Missouri; thence South 01°25'38" West, on said Existing Westerly right-of-way line, 31.07 feet; thence South 36°33'09" East, on said Existing Westerly right-of-way line 91.87 feet; thence South 43°56'06" East, on said Existing Westerly right-of-way line, 138.62 feet; thence North 53°31'56" East, 33.00 feet to a point on said centerline of said Interurban Road; thence South 36°28'04" East, on said centerline of said Interurban Road, 2,907.86 feet to a point on the East line of the West half said Southwest Quarter of said Section 12; thence South 00°28'38" West, on said East line 1,428.53 feet to the Southeast corner of said West half of said Southwest Quarter; thence North 89°46'48" West, on the South line of said Southwest Quarter, 1,331.68 feet to the Southwest corner of the Southwest Quarter of said Section 12, said point also being the Southeast corner of said Southeast Quarter of said Section 11; thence North 89°50'34" West, on the South line of said Southeast Quarter 2,654.53 feet to the Southwest corner of said Southeast Quarter of said Section 11, said point also being the Southeast corner of said Southwest Quarter of said Section 11; thence South 89°41'11" West, on the South line of said Southwest Quarter, 2,641.65 feet to the Southwest corner of said Southwest Quarter of said Section 11, said point also being the Southeast corner the said Southeast Quarter of said Section 10; thence North 89°53'55" West, on the South line of said Southeast Quarter of said Section 10, a distance of 2,029.26 feet to a point on the Existing Northeasterly right-of-way line of Interstate Highway No. 29, as established by Section 15.10 in the Report of Commissioners, Condemnation Case C-74-571 recorded August 14, 1975 in Book 470 at Page 105 in said Office of Recorder of Deeds, Platte County, Missouri; thence North 68°15'09" West, on said Existing Northeasterly right-of-way line 668.60 feet; thence North 55°59'59" West, on said Existing Northeasterly right-of-way line, 900.00 feet; thence North 57°11'32" West, on said Existing Northeasterly right-of-way line, 738.20 feet; thence North 53°50'15" West, on said Existing Northeasterly right-of-way line, 253.46 feet to a point on the Existing Easterly right-of-way line of Mexico City Avenue, as established by Section 15.11 in said Report of Commissioners, Condemnation Case C-74-571; thence North 08°50'45" East, on said Existing Easterly right-of-way line, 1,030.51 feet; thence North 05°28'00" East, on said Existing Easterly right-of-way line, 110.27 feet; thence North 05°57'00" East, on said Existing Easterly right-of-way line, 200.75 feet to a point on the Existing Northeasterly right-of-way line of said Mexico City Avenue, as established by Section 16.04 in said Report of Commissioners, Condemnation

Case C-74-571; thence North 16°37'42" East, on said Existing Northeasterly right-of-way line 233.95 feet; thence North 76°55'30" West, on said Existing Northeasterly right-of-way line, 195.00 feet to a point on the Southeasterly line of Lot 4 of said KCI 29 LOGISTICS PARK FIRST PLAT; thence South 13°04'30" West, on said Existing Northeasterly right-of-way line, and said Southeasterly line, 213.80 feet; thence South 35°03'48" West, 106.83 feet; thence South 13°04'30" West, 233.61 feet; thence Southwesterly along a curve to the right being tangent to the last described course with a radius of 75.00 feet, a central angle of 85°49'55" and an arc distance of 112.35 feet; thence North 81°05'35" West, 192.85 feet; thence Westerly along a curve to the left being tangent to the last described course with a radius of 1,020.00 feet, a central angle of 29°19'55" and an arc distance of 522.18 feet; thence South 69°34'30" West, 71.83 feet; thence Westerly along a curve to the right being tangent to the last described course with a radius of 875.00 feet, a central angle of 21°13'40" and an arc distance of 324.18 feet; thence along a line non-tangent to said curve, North 55°52'21" West, a distance of 313.60 feet; thence North 01°35'57" West, 40.00 feet to a point on said Existing Northeasterly right-of-way line of said Interstate Highway No. 29 established by said Section 15.10 in said Report of Commissions Condemnation Case C-74-571, also being a point on the Southerly line of said KCI 29 LOGISTICS PARK FIRST PLAT; thence North 71°17'55" West, on said Existing Northeasterly right-of-way line and said Southerly line, 130.64 feet; thence North 42°20'05" West, on said Existing Northeasterly right-of-way line and said Southerly line, 247.26 feet; thence North 68°56'32" West, on said Existing Northeasterly right-of-way line and said Southerly line, 371.27 feet; thence North 54°58'22" West, on said Existing Northeasterly right-of-way line and said Southerly line, 1,781.37 feet; thence North 57°38'50" West, on said Existing Northeasterly right-of-way line and said Southerly line, 750.16 feet; thence North 52°51'17" West, on said Existing Northeasterly right-of-way line and said Southerly line, 250.49 feet; thence North 60°59'37" West, on said Existing Northeasterly right-of-way line and said Southerly line, 200.63 feet; thence North 54°58'03" West, on said Existing Northeasterly right-of-way line and said Southerly line, 328.78 feet to the Southwest corner of said KCI 29 LOGISTICS PARK FIRST PLAT; thence North 54°58'03" West, on said Existing Northeasterly right-of-way line, 80.77 feet to a point on the West line of the Northeast Quarter of said Northwest Quarter of said Section 9, said point also being on the Northeasterly right-of-way line of Interstate Highway No. 29 as established in said Warranty Deed, Document No. B10585, in Book 464, at Page 334; thence North 64°38'10" West, on said Northeasterly right-of-way line, 311.53 feet; thence North 80°38'29" West, on said Northeasterly right-of-way line, 209.98 feet; thence North 67°17'36" West, on said Northeasterly right-of-way line, 400.40 feet; thence North 69°52'12" West, on said Northeasterly right-of-way line, 375.96 feet to a point on the Easterly right-of-way line of said N Bethel Avenue as established in said Warranty Deed, Document No. B10585, in Book 464, at Page 334; thence North 00°09'28" East, on said Easterly right-of-way line, 34.45 feet to a point on the North line of the Northwest Quarter of said Section 9, said line also being the South line of the Southwest Quarter of said

Section 4; thence North 00°09'28" East, on said Easterly right-of-way line, 619.22 feet; thence North 89°50'32" West, on said Easterly right-of-way line, 80.00 feet; thence North 07°53'48" West, on the Easterly right-of-way line of said Bethel Avenue as established in Warranty Deed, Document No. B10585, in Book 464, Page 334, 107.06 feet; thence North 89°46'34" West, on said Easterly right-of-way line, 31.04 feet to a point on the West line of the Southwest Quarter of said Section 4; thence North 00°13'26" East on said West line, 1,914.57 feet to the Northwest corner of the Southwest Quarter of said Section 4; thence North 89°02'56" East, on the North line of said Southwest Quarter, 2,665.31 feet to the Northeast corner of the Southwest Quarter of said Section 4, also being the Southwest corner of said Northeast Quarter of said Section 4; thence North 89°33'46" East, on the North line of said Southeast Quarter of said Section 4, also being the South line of said Northeast Quarter of said Section 4, a distance of 1,330.29 feet to the Southwest corner of the East half of said Northeast Quarter of said Section 4; thence North 00°39'00" East, on the West line of the East half of said Northeast Quarter of said Section 4, a distance of 2,536.26 feet to a point on the Existing Southerly right-of-way line of Missouri State Highway No. 92, as established in Book 3 at Page 63; thence North 89°35'08" East, on said Existing Southerly right-of-way line, 97.68 feet; thence North 00°24'52" West, on said Existing Southerly right-of-way line, 5.00 feet; thence North 89°35'08" East, on said Existing Southerly right-of-way line, 1,219.38 feet to a point on the East line of said Northeast Quarter of said Section 4, said line also being the West line of said Northwest Quarter of said Section 3; thence South 00°20'59" West, on said East line of said Northeast Quarter of said Section 4 and said West line of said Northwest Quarter of said Section 3, a distance of 2,540.52 feet to the Southeast corner of said Northeast Quarter of said Section 4, also being the Southwest corner of said Northwest Quarter of said Section 3; thence North 89°14'49" East, on the South line of said Northwest Quarter of said Section 3, a distance of 1,317.14 feet to the Southwest corner of the East half of said Northwest Quarter of said Section 3; thence North 00°29'51" East, on the West line of the East half of said Northwest Quarter of said Section 3, a distance of 2,532.83 feet to a point on said Existing Southerly right-of-way line of said Missouri State Highway No. 92, established by said Book 3 at Page 68; thence North 89°35'08" East, on said Existing Southerly right-of-way line, 1,323.55 feet to a point on the East line of said Northwest Quarter of said Section 3, also being the West line of said Northeast Quarter of said Section 3; thence continuing North 89°35'08" East on said Existing Southerly right-of-way line, 1,035.70 feet; thence North 89°58'08" East, on said Existing Southerly right-of-way line, 1,566.75 feet to a point on the Existing Westerly right-of-way line of Missouri State Highway O (N. Winan Road) as established in Book 195 at Page 394; thence South 00°54'19" West, on said Existing Westerly right-of-way line, 14.31 feet; thence South 07°27'39" East, on said Existing Westerly right-of-way line, 34.37 feet; thence South 00°54'19" West, on said Existing Westerly right-of-way line, 567.70 feet; thence South 00°34'19" West, on said Existing Westerly right-of-way line, 1,897.34 feet to a point on the South line of said Northeast Quarter of said Section 3, also being a point on the North line of said Southeast Quarter of said Section 3; thence

continuing South 00°34'19" West on said Existing Westerly right-of-way line, 19.17 feet; thence South 00°33'08" West, on said Existing Westerly right-of-way line, 70.80 feet; thence South 89°33'29" West, on said Existing Westerly right-of-way line, 55.01 feet; thence South 00°33'08" West, on said Existing Westerly right-of-way line, 50.00 feet; thence North 89°33'29" East, on said Existing Westerly right-of-way line, 55.01 feet; thence South 00°33'08" West, on said Existing Westerly right-of-way line, 1,060.40 feet; thence North 78°54'19" West, 250.92 feet; thence South 04°52'36" East, 233.23 feet; thence South 89°23'27" West, 1,060.18 feet to the West line of the East half of said Southeast Quarter of said Section 3, also being the East line of the West half of said Southeast Quarter of said Section 3; thence South 00°29'44" West, on said West line of said East half of said Southeast Quarter of said Section 3, also being said East line of said West half of said Southeast Quarter of said Section 3, a distance of 1,254.83 feet to the Southwest corner of the East half of the said Southeast Quarter of said Section 3, also being the Southeast corner of the West half of said Southeast Quarter of said Section 3; thence North 89°49'32" East, on the South line of said Southeast Quarter of said Section 3, also being the North line of said Northeast Quarter of said Section 10, a distance of 1,318.45 feet to the Point of Beginning.

Containing 100,642,719 square feet or 2,310.439 acres, more or less. All lying above the Winterset Ledge of Limestone Rock. In areas where the Winterset Ledge is absent, all lying above the Bethany Falls Ledge of Limestone Rock. In areas where the Bethany Falls Ledge is absent, all lying above the Elevation 720

is hereby approved, subject to the following conditions:

1. That Ordinance No. 220883, including all conditions provided therein, shall remain in full force and effect.
2. The applicant shall gain approval of a major street plan amendment or revise the alignment accordingly.
3. The developer shall submit a streetscape plan with the street tree planting plan per 88-425-03 for approval and permitting by the Parks and Recreation Department's Forestry Division prior to beginning work in the public right-of-way.
4. In the major street plan, Mexico City Avenue is supposed to go straight north and connect with Highway 92. The MPD proposes to redirect Mexico City Avenue to the west and connect to Bethel Road. This would not provide a direct connect between the major highways (Highway 92 and I-29) and the airport. The new alignment of Mexico City Avenue will require an amendment of the major street plan, through CPC and Council. The new alignment is therefore not approved by approval of this MPD and the applicant must follow the amendment process.

5. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to a certificate of occupancy.
6. The developer shall submit water main extension plans meeting the Kansas City Water rules and regulations and prepared by a Missouri professional engineer. The water main extension plans shall be under contract (permit) prior to final platting or building permit issuance, whichever occurs first. The water main extension plans shall provide sufficient flow and pressure to service the proposed developments.

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

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

..end

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

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260213

Submitted Department/Preparer: City Planning

Revised 01/30/25

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 Master Planned Development on about 2,500 acres to allow for expanding the District, in District MPD (Master Planned Development) generally located on the north side of I-29/I-435 and Northwest 128th Street, specifically at the northwest corner of North Bethel Avenue and I-435. (CD-CPC-2025-00169)

Discussion

The applicant is seeking approval of a major amendment to the current approved development plan which also serves as a preliminary plat in District MPD (Master Planned Development). This major amendment will allow for 168 acres to be added to the KCI 29 Master Planned Development Boundary to allow for additional lots for industrial development. Hunt Midwest has acquired the 167 acres and requests to add it to the Master Planned Development; each newly created lot will be subject to the MPD standards and subject to the specific uses within that controlling plan. All plans and conditions for ordinance No. 220883 passed by City Council on October 6, 2022, will remain in full force and effect.

The City Plan Commission heard this application on January 21, 2026 and recommended approval with conditions. There was no public testimony at the City Plan Commission.

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 allowing for the expansion of an already approval Master Planned Development on a private property.
3. How does the legislation affect the current fiscal year?

Not applicable as this is an ordinance allowing for the expansion of an already approval Master Planned Development on a 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 allowing for the expansion of an already approval Master Planned Development on a private property.

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

Not applicable as this is an ordinance allowing for the expansion of an already approval Master Planned Development on a 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)

This legislation has no fiscal impact

Citywide Business Plan (CWBP) Impact

- 1. View the [Adopted 2025-2029 Citywide Business Plan](#)
- 2. Which CWBP goal is most impacted by this legislation?
Inclusive Growth and Development (Press tab after selecting.)
- 3. Which objectives are impacted by this legislation (select all that apply):
 - Develop strategies focusing on areas traditionally underserved by economic development and redevelopment efforts.
 - Ensure quality, lasting development throughout the City; and continuing to grow the economy and the population of Kansas City in all areas.
 - Increase and support local workforce development and small and locally owned businesses.
 - Create a more efficient, solutions-oriented environment, making it easier to operate within the City.

- Implement an economic development and tourism strategy to attract major investment and visitors.
-

Prior Legislation

CD-CPC-2024-00138 – Ordinance 250084, approved by City Council on August 23, 2024 approved a major amendment to an approved development plan for the purpose of expanding the district, and allowing for 20 million square foot of commercial office and warehouse development on 32 lots, on about 2,143 acres, generally located on the north side of I-29/I-435 and Northwest 128th Street, specifically at the southeast corner of MO Route 92 and North Bethel Avenue at the terminus of Mexico City Avenue.

Case No. CD-CPC-2022-00097 – Ordinance No. 220883, approved by City Council on October 6, 2022, approved a major amendment to an approved development plan which also serves as the preliminary plat, in District MPD (Master Planned Development) for the purpose of expanding the district, and allowing for 20 million square foot of commercial office and warehouse development on 32 lots, on about 2,143 acres, generally located on the north side of I-29/I-435 and Northwest 128th Street, specifically at the southeast corner of MO Route 92 and North Bethel Avenue at the terminus of Mexico City Avenue.

Case No. CD-AA-2024-00029 – On August 23, 2024, staff approved a minor amendment to an approved development plan which also serves as the preliminary plat, in District MPD (Master Planned Development) to allow for 20 million square foot of commercial office and warehouse development on 32 lots, on about 2,143 acres, generally located on the north side of I-29/I-435 and Northwest 128th Street, specifically at the southeast corner of MO Route 92 and North Bethel Avenue at the terminus of Mexico City Avenue.

Service Level Impacts

None

Staff Recommendation

City Planning and Development

Select One: Sponsored
 Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One: Recommend
 Do Not Recommend

Not Applicable

City staff and City Plan Commission recommend approval, subject to conditions of this ordinance based on all applicable city codes.

Other Impacts

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

Not applicable as this is an ordinance allowing for the expansion of an already approval Master Planned Development on a private property.
Click or tap here to enter text.
5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)
Please provide reasoning why not:
Not applicable as this is an ordinance allowing for the expansion of an already approval Master Planned Development on a 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 allowing for the expansion of an already approval Master Planned Development on a private property.

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



File #: 260220

ORDINANCE NO. 260220

Sponsor: Director of City Planning and Development Department

Amending the Major Street Plan for Kansas City to revise the alignment of Mexico City Avenue, from connecting to Highway 92, to connecting to North Bethel Avenue, and directing the City Clerk to file certain documents with the appropriate offices. (CD-CPC-2025-00170).

WHEREAS, a Major Street Plan for Kansas City was adopted by Second Committee Substitute for Ordinance No. 64073, passed September 28, 1989; and

WHEREAS, further changes were recommended and approved by Ordinance No. 64073, passed September 28, 1989; Ordinance No. 64760, passed November 22, 1989; by Ordinance No. 911308, passed November 27, 1991; by Ordinance No. 960104, passed March 7, 1996; by Committee Substitute for Ordinance No. 971243, passed February 5, 1998; by Committee Substitute for Ordinance No. 000742, passed June 29, 2000; by Ordinance No. 020136, passed March 6, 2002; by Ordinance No. 011406, passed July 18, 2002; by Committee Substitute for Ordinance 011288, passed August 15, 2002; and by Ordinance No. 030928, passed September 11, 2003, by Ordinance Nos. 051158, 051159, 051160 and 051161, all passed October 6, 2005; by Ordinance No. 060579, passed June 15, 2006; by Committee Substitute for Ordinance No. 061235, passed November 30, 2006; by Ordinance 080150, passed March 6, 2008; by Ordinance 080204, passed March 13, 2008, by Ordinance 090187, passed April 9, 2009, by Ordinance No. 110249, passed October 23, 2011; by Ordinance No. 160336, passed June 23, 2016; by Ordinance No. 210837, passed September 23, 2021, by Ordinance No. 220661, passed on August 25, 2022 and Ordinance No. 220884, passed on October 6, 2022; and

WHEREAS, further review and revisions have been initiated by staff concerning certain issues related to the Major Street Plan; and

WHEREAS, the review by City staff has been reflected in the recommended modifications to the Major Street Plan specifically for the Major Street Plan Map and Appendix A - Major Street Inventory; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Major Street Plan of Kansas City is hereby amended to revise the alignment of Mexico City Avenue from connecting to Highway 92, to connecting to North Bethel Avenue. Copies of the amended Major Street Plan are on file in the office of the City Clerk with this ordinance and are incorporated herein by reference.

Section 2. That the City Clerk is hereby directed to file such documents in the office of the Recorder of Deeds for Platte County, Missouri, Jackson County, Missouri, Clay County, Missouri, and Cass County, Missouri.

Section 3. That the Council hereby finds and declares that before taking any action on the proposed amendment hereinabove, all public notices and hearings required by law have been given and had.

..end

I hereby certify that as required by Chapter 89, Revised Statutes of Missouri, the foregoing Major Street Plan amendment 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 #: 260220

Submitted Department/Preparer: City Planning

Revised 01/30/25

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

Executive Summary

Amending the Major Street Plan for Kansas City to revise the alignment of Mexico City Avenue, from connecting to Highway 92, to connecting to North Bethel Avenue, and directing the City Clerk to file certain documents with the appropriate offices. (CD-CPC-2025-00170)

Discussion

The requested Major Street Plan Amendment is a result of the most recent major amendment to the KCI 29 Logistics Park controlling MPD Plan. The City's Major Street Plan shows the extension of Mexico City Avenue going north and connecting to Missouri 92 Highway. Rights-of-ways identified on the Major Street Plan are constructed by the City, while developers are required to pay impact fees and dedicate the land needed to construct the road. The applicant has chosen to reroute Mexico City Avenue to the west and connect it to north Bethel Avenue.

Staff Recommendation: Approval

CPC Recommendation: Approval

There was no public testimony at the January 21, 2026 City Plan Commission hearing regarding this Major Street Plan Amendment.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
Not applicable as this ordinance will amend the Major Street Plan.
3. How does the legislation affect the current fiscal year?
Not applicable as this ordinance will amend the Major Street 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 will amend the Major Street Plan.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this ordinance will amend the Major Street Plan.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

This legislation has no fiscal impact

Citywide Business Plan (CWBP) Impact

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

Prior Legislation

CD-CPC-2025-00169 – A request to approve a major amendment to a previously approved development plan which also serves as the preliminary plat in District MPD for the purpose of expanding the MPD district.

Service Level Impacts

No impact expected.

Staff Recommendation

City Planning and Development

Select One: Sponsored
 Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One: Recommend
 Do Not Recommend
 Not Applicable

City Plan Commission and City Staff recommend approval subject to all applicable city codes.

Other Impacts

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

Not applicable as this ordinance will amend the Major Street Plan.

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 ordinance will amend the Major Street Plan.

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

No(Press tab after selecting)

Not applicable as this ordinance will amend the Major Street Plan.

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

No(Press tab after selecting)



File #: 260221

ORDINANCE NO. 260221

Sponsor: Director of City Planning and Development Department

Revising a previously approved street name plan known as the Barryview Townhomes Street Name Plan to align with the currently assigned addresses and street names.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That the name of Northwest 82nd Street, approximately 380 feet in length from the center line of North Milrey Drive east to the center line of North Berkley Avenue, be changed to Northwest 82nd Terrace.

Sections B. That the name of Northwest 81st Terrace, approximately 400 feet in length from the center line of North Milrey Drive east to the center line of North Berkley Avenue, be changed to Northwest 82nd Street.

Section C. That the name of Northwest 81st Street, approximately 450 feet in length from the center line of North Milrey Drive east to the center line of North Berkley Avenue, be changed to Northwest 81st Terrace.

Section D. That the Street Naming Committee convened on February 5, 2026, to review the request to revise the Barryview Townhomes Street Name Plan and presented a recommendation to the City Council as to the name changes pursuant to the requirements of Section 88-605-03(F) of the City's Zoning and Development Code.

Section E. That existing traffic ordinances on these streets will remain in effect and will not be affected by the street name designations.

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

..end

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

Justin Smith
Secretary, Street Naming Committee

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260221

Submitted Department/Preparer: City Planning

Revised 01/30/25

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

Revising a previously approved street name plan known as the Barryview Townhomes Street Name Plan to align with the currently assigned addresses and street names.

Discussion

The Barryview Townhomes Street Name Plan is a previously approved street name plan. When addresses and street signs were assigned and installed, an error occurred and incorrect street names were assigned and installed. The goal of this ordinance is to correct the previously approved street name plan to reflect the currently assigned addresses and installed street signs.

The Zoning and Development Code requires the Street Naming Committee to review all street names and provide a recommendation on renaming. The Street Naming Committee heard this application at the 2/5/26 committee meeting and recommended approval of the street renaming. An official street renaming application is not required to be heard at the City Plan Commission, only the Street Naming Committee and City Council.

Street renaming requires a city council public hearing and mailed notices at least 13 days before the date of the hearing. The required mailed notice to property owners adjacent to the street sections being renamed to notify them of the public hearing at the NPD Committee on March 3, 2026.

There has not been any public testimony to date on this ordinance request.

Fiscal Impact

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

2. What is the funding source?
Not applicable as this is ordinance is authorizing a revision to a previously approved street name plan.
3. How does the legislation affect the current fiscal year?
Not applicable as this is ordinance is authorizing a revision to a previously approved street name plan.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Not applicable as this is ordinance is authorizing a revision to a previously approved street name plan.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this is ordinance is authorizing a revision to a previously approved street name plan.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

This legislation has no fiscal impact

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Infrastructure and Accessibility (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - Engage in thoughtful planning and redesign of existing road networks to ensure safety, access, and mobility of users of all ages and abilities.

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

Prior Legislation

CD-ROW-2025-00016 - A request to approved a street name plan for Barryview Townhomes, approved by the Street Naming Committee on May 22, 2025.

Service Level Impacts

No impacts expected as the street signs installed reflect the corrections in this street name plan.

Staff Recommendation

City Planning and Development

Select One: Sponsored
 Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One: Recommend
 Do Not Recommend
 Not Applicable

Street Naming Committee recommends approval of this revised street name plan.

Other Impacts

1. What will be the potential health impacts to any affected groups?
 Not applicable as this is ordinance is authorizing a revision to a previously approved street name plan.
2. How have those groups been engaged and involved in the development of this ordinance?

Not applicable as this is ordinance is authorizing a revision to a previously approved street name plan.

3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this is ordinance is authorizing a revision to a previously approved street name plan.

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

Not applicable as this is ordinance is authorizing a revision to a previously approved street name plan.

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 ordinance is authorizing a revision to a previously approved street name plan.

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 ordinance is authorizing a revision to a previously approved street name plan.

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



File #: 260257

RESOLUTION NO. 260257

Sponsor: Councilmember Johnathan Duncan

RESOLUTION - Adopting the Health Commission’s 2026–2029 Kansas City Community Health Improvement Plan (“KC-CHIP”) as the City’s guiding framework for improving population health and strengthening community well-being; and directing the Health Commission to provide an annual update to the City Council.

WHEREAS, the Kansas City Health Department conducted a comprehensive Community Health Assessment in 2023, the City’s first Mental Health Survey in 2024, and additional engagement efforts in 2024–2025, including surveys, policy summits, and community meetings, to understand the needs, strengths, and priorities of Kansas City residents; and

WHEREAS, based on this process, the Kansas City Health Commission identified three priority areas for the 2026–2029 Community Health Improvement Plan:

1. Chronic Disease,
2. Substance Use Disorder, and
3. Community Connection and Belonging; and

WHEREAS, Kansas City exceeds national averages for the following diseases: chronic obstructive pulmonary disease (COPD), coronary heart disease, depression, diabetes, high blood pressure, and obesity; and

WHEREAS, Missouri ranks 23rd of 50 states and the District of Columbia in the highest death rates from overdose; and

WHEREAS, social connections are essential to our mental and physical health and help protect against and manage these chronic conditions and diseases; and

WHEREAS, the Kansas City Health Commission approved the 2026–2029 KC-CHIP and recommends its adoption by the City Council as the City’s population health framework; and

WHEREAS, adoption of the KC-CHIP will guide the City’s participation in the collective impact initiative known as Live Well KC; and

WHEREAS, the Health Commission, in partnership with the Health Department, will be responsible for assuring collaborative implementation of the KC-CHIP to the fullest extent accomplishable; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the 2026–2029 Kansas City Community Health Improvement Plan is hereby adopted as the City’s official population health framework for the period of January 1, 2026, through December 31, 2029.

Section 2. That the City recognizes the three priority areas identified in the KC-CHIP: Chronic Disease; Substance Use Disorder and Community Connection and Belonging, as critical to improving quality of life, reducing preventable illness and death, and strengthening lives and communities across Kansas City.

Section 3. That the City encourages all City departments, boards, commissions, and partner agencies to consider the KC-CHIP when developing policies, programs, budgets, and partnerships that affect health and well-being.

Section 4. That the City supports collaboration with community organizations, healthcare systems, schools, faith communities, businesses, neighborhood associations, and residents to implement the KC-CHIP through shared action and the Live Well KC collective impact model.

Section 5. That the Health Commission is directed to provide an annual update regarding the 2026-2029 KC-CHIP to the community and City Council and use data and community feedback to adjust strategies as needed during the 2026–2029 period.

..end

**No Docket
Memo Provided
for Ordinance
No. 260257**



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260257

Submitted Department/Preparer: Health

Revised 01/30/25

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

Adopting the Health Commission's 2026-2029 Kansas City Community Health Improvement Plan ("KC-CHIP") as the City's guiding framework for improving population health and strengthening community well-being; and directing the Health Commission to provide an annual update to the City Council.

Discussion

Kansas City, Missouri, has had a Community Health Improvement Plan for over 25 years. The creation and management of this plan is the primary duty of the KCMO Health Commission, a mayoral appointed board. This newest plan will be in implementation for 4 years, from early 2026 to the end of 2029. The priority areas for this plan were determined from the Community Health Assessment and input from the community: (1) chronic disease, (2) substance use disorder, and (3) community connection and belonging. The Kansas City Health Department will provide technical assistance to the Health Commission in the management and maintenance of the plan, but all city entities will be encouraged to participate in activities toward these priority areas.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
2330 Health Levy Fund, 2480- Health Grants Fund
3. How does the legislation affect the current fiscal year?
Yes - funding is secured for the current fiscal year.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Yes, recurring cost.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
CHIP positions Department to leverage outside fund and grants that support the plan's priorities. Implementations activities are supported in part through the Public Health Infrastructure Grant. Funding can be pursued throughout the duration of the plan's implementation.

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, affordable housing, and improve resident wellbeing and cultural diversity.
 - Maintain and increase 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.
 - Promote healthy residents by ensuring basic sanitation and living needs are met.

- 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

The previous KC-CHIP was adopted through Ordinance 210443 (5/20/2021).

Service Level Impacts

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

Staff Recommendation

Health Department

Select One: Sponsored
 Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One: Recommend
 Do Not Recommend
 Not Applicable

The KC-CHIP continues to be the primary plan engaging community-led action toward health goals. Goals are determined from the latest Community Health Assessment, then health priorities which would most benefit from a community approach are selected.

Other Impacts

1. What will be the potential health impacts to any affected groups?
The KC-CHIP aims to increase the health outcomes of all Kansas City residents, but this CHIP will particularly prioritize those suffering from chronic diseases and substance use disorder, as well as people needing a community-approach to wellbeing.

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

There has been significant outreach in the development of this CHIP, as is part of the nationally approved process for CHIP development. Outreach includes:

- 3 in-person events to capture community member and partner voices (May, July, and August of 2023).
- The Maternal Health Policy Summit: Hosted in June of 2024, the Kansas City Health Department and Health Commission convened partner organizations, community members, and topic area experts in an evening of health education and facilitated brainstorming to address the maternal health crisis through policy solutions.
- The Intersection of Health and Housing Policy Summit: In December of 2024, the Kansas City Health Department and Health Commission again hosted a convening of partners and topic area experts to deep dive into addressing health disparities stemming from housing through policy solutions.
- The Health Department's first-ever Mental Health Survey: Conducted in 2024, it captures residents' experiences during a time of rising mental health concerns and offers timely insight that will shape actions for 2026–2029.
- The Community Health Priority Survey: In August of 2025, this survey was sent to over 2,000 community partners to gauge priorities, understand access to resources, and collect interest in a collective approach. The top ranked priorities from this survey directly informed the 3 health priorities chosen for the plan.

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

The sustainability of Kansas City, from the city's economic development, business environment, and reputation, depends on a healthy and engaged community. Prioritizing the health of our residents creates a stronger workforce, happy and engaged families, and encourages transplants and visitors to the area.

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:

No identified CREO goal.

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)?

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.



File #: 260261

ORDINANCE NO. 260261

Sponsor(s): Councilmembers Nathan Willett and Kevin O’Neill

Rezoning an area of about 12.72 acres generally located at the northeast corner of North Shoal Creek Parkway and North Oak Trafficway from Districts B2-2 and MPD to District MPD with an associated development plan that also serves as a preliminary plat to allow for a commercial retail development, including a grocery store and other commercial uses. (CD-CPC-2026-00002)

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-1529, rezoning an area of about 12.72 acres generally located at the northeast corner of North Shoal Creek Parkway and North Oak Trafficway from Districts B2-2 (Neighborhood Business) and MPD (Master Planned Development) to District MPD (Master Planned Development), said section to read as follows:

Section 88-20A-1529. That an area legally described as:

TRACT 1: All that part of the South One Half of the Northeast Quarter of Section 26, Township 52, Range 33, in the City of Kansas City, Clay County, Missouri, described as follows: Commencing at the Southwest corner of the Northeast Quarter of said Section 26; thence South 89 degrees 31 minutes 09 seconds East along the South line of the Northeast Quarter of said Section 26, a distance of 30.00 feet to a point on the East right of way of N. Oak Street; thence North 0 degrees 32 minutes 48 seconds East along the East right of way of N. Oak Street, a distance of 608.28 feet to the point of beginning of the tract of land herein to be described, said point being on the North right of way of NE Karapat Drive; thence North 0 degrees 32 minutes 48 seconds East along the East right of way of N. Oak Street, a distance of 254.99 feet; thence South 89 degrees 39 minutes 10 seconds East, a distance of 305.79 feet to a point on the Westerly right of way of NE Karapat Drive; thence South 20 degrees 47 minutes 00 seconds West along the Westerly right of way of NE Karapat Drive, a distance of 6.28 feet; thence continuing along said right of way South 25 degrees 25 minutes 05 seconds West, a distance of 185.64 feet; thence Southwesterly along said right of way along a curve to the right and being tangent to the last described course and having a radius of 124.96 feet, an arc distance of 152.15 feet; thence North 89 degrees 27 minutes 12 seconds West along the Northerly right of way of NE

Karapat Drive, a distance of 108.29 feet to the point of beginning, EXCEPT any part in roads. ALSO EXCEPT that part deeded to the City of Kansas City recorded in Book 4276 at Page 530 and in Book 4276 at Page 539.

TRACT 2: All that part of the South One Half of the Northeast Quarter of Section 26, Township 52, Range 33 in the City of Kansas City, Clay County, Missouri, described as follows: Commencing at the Southwest corner of the Northeast Quarter of said Section 26; thence South 89 degrees 31 minutes 09 seconds East, along the South line of the Northeast Quarter of said Section 26, a distance of 30.00 feet to a point on the East right of way of N. Oak Street; thence North 0 degrees 32 minutes 48 seconds East along the East right of way of N. Oak Street, a distance of 150.00 feet to the point of beginning of the tract of land herein to be described, said point being on the East right of way of N. Oak Street and the North right of way of proposed NE Shoal Creek Parkway; thence North 0 degrees 32 minutes 48 seconds East along the East right of way of N. Oak Street, a distance of 378.28 feet, said point being on the South right of way of NE Karapat Drive; thence South 89 degrees 27 minutes 12 seconds East along the South right of way of NE Karapat Drive, a distance of 108.29 feet; thence Northeasterly along a curve to the left and along the Easterly right of way of NE Karapat Drive, tangent to the last described course having a radius of 204.96 feet, an arc distance of 249.56 feet; thence North 16 degrees 08 minutes 55 seconds East along the Easterly right of way of NE Karapat Drive, a distance of 185.64 feet; thence North 20 degrees 47 minutes 00 seconds East along the Easterly right of way of NE Karapat Drive, a distance of 24.92 feet; thence North 89 degrees 39 minutes 10 seconds East along the South line of Lots 69 thru 74, all inclusive, Karapat Acres, a subdivision of land in Kansas City, Clay County, Missouri, and the Westerly prolongation thereof, a distance of 447.8 feet to the Southeast corner of Lot 69, said Karapat Acres, thence South 0 degrees 32 minutes 48 seconds West along the West line of Lots 66 thru 62, all inclusive, of said Karapat Acres, and the West line of Lots 200 thru 198, all inclusive, Woodridge Estates, Fifth Plat, a subdivision of land in Kansas City, Clay County, Missouri, a distance of 715.15 feet to the Southwest corner of Lot 198, said Woodridge Estates Fifth Plat, said point being on the Northerly right of way of proposed NE Shoal Creek Parkway; thence North 89 degrees 31 minutes 09 seconds West along the Northerly right of way of proposed NE Shoal Creek Parkway, a distance of 807.00 feet to the point of beginning, EXCEPT any part in roads. ALSO EXCEPT that part deeded to Kansas City, Missouri, recorded in Book 4276 at Page 530 and Book 4276 at Page 539.

is hereby rezoned from Districts B2-2 (Neighborhood Business) and MPD (Master Planned Development) to District MPD (Master Planned Development), all as shown outlined on a map marked Section 88-20A-1529, 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 major amendment to an approved development plan that also serves as a preliminary plat for the area legally described above is hereby approved, subject to the following conditions:

1. The developer shall provide pavement marking or signage at each dedicated pick-up spot directed toward drivers that idling is not permitted.
2. Prior to issuance of the certificate of occupancy for each lot within the plat the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy.
3. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
4. The developer shall secure approval of an MPD final plan from the City Plan Commission prior to issuance of the building permit.
5. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to a certificate of occupancy.
6. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with Section 88-425-08 of the Zoning and Development Code.
7. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.
8. No additional curb cuts off N. Oak Trafficway are permitted other than the curb cut off N. Oak to Parcel 1 as shown on the MPD development plan. Vehicular access to Parcel 2 must be internal or via N.E. Karapat Drive, if realigned.
9. Prior to issuance of any certificate of occupancy, the applicant shall gain approval of and record a final plat in accordance with the preliminary plat.
10. The applicant shall obtain approval by City Council of a vacation of part of Northeast Karapat Drive which is impacted by the proposed development. The applicant shall coordinate the realignment and construction of Northeast Karapat Drive through the property to the north, which is owned by the City of Kansas City, so that the public right-of-way connects to North Oak Trafficway. All items of this condition must be completed prior to recording of the final plat.

11. 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)
12. Fire hydrant distribution shall follow IFC-2018 Table C102.1.
13. The building's FDC shall be immediately recognizable from the street or nearest point of Fire Department access (IFC-2018 § 912.2.1).
14. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
15. Proposed buildings shall have a Fire Department access road within 150 feet of any exterior portion of the structure. (IFC-2018: § 503.1.1)
16. The developer shall provide fire lane signage on fire access drives.
17. A Knox Box shall be provided near the main entrance to the building (IFC-2018 § 506.1). To ensure proper keying to Kansas City, Missouri; Knox Boxes may be ordered online at www.knoxbox.com or on an official order form obtained through this Office.
18. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
19. 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)
20. Buildings exceeding 62,000 square feet in area shall have at least two means of fire apparatus access. (IFC-2018: § D104.2)
21. All required Fire Department access roads shall be an all-weather surface. Grass pavers are not permitted. (IFC-2012: § 503.2.3)
22. 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)
23. 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)
24. The Fire Department Connection (FDC) shall not be located that obstructs access/egress to the building when in use (IFC-2018 § 912.2).

25. Fire hydrant(s) shall be within 400 feet on a fire access road following an approved route established by the Authority Having Jurisdiction (AHJ) of any exterior portion of a building. The use of existing fire hydrant(s) may be used to satisfy this requirement otherwise a private fire hydrant(s) or hydrant system may be required. This distance may be increased to 600 feet for R-3 and U occupancy(s) or the building(s) is fully protected by an approved automatic fire sprinkler system(s). (IFC-2018: § 507.5.1)
26. The developer shall provide Fire Department access roads before construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
27. Required Fire Department access roads shall be a minimum unobstructed width of twenty (20) feet and 13 ft. 6 in. clearance height. Check with Streets & 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)
28. All Fire Department Connections (FDC) shall be threaded connections, Storz connections are not allowed in the City of Kansas City, Missouri (IFC-2018 § 903.3.6; NFPA 13-2010 § 6.8.1).
29. The developer shall provide the approximate location of addressing on proposed building(s). Location of address should be visible from the public right-of-way or vehicular access area, whichever is applicable. Location can be shown on the building elevation sheet with a cloud/dashed line at the time of building plan review. Development Management Division reviewer may satisfy this condition.
30. The developer shall provide standard operating characteristics including: security measures (cameras, gated access etc.), lighting, noise, access requirements (keycard/access code) as on note on the plans at the time of building plan review. Development Management Division reviewer may satisfy this condition.
31. Raise at least 1 side of the dumpster enclosure, that is not the gate, at least 6 inches to 1 foot from the ground or provide a convex mirror from an elevated position near the dumpster enclosure at the time of building plan review. Development Management Division reviewer may satisfy this condition.
32. The developer shall submit a letter to the Parks and Recreation Department from a licensed civil engineer, licensed architect, or licensed landscape architect, who is registered in the State of Missouri, stating the condition of the sidewalks, curbs, and gutters along boulevard/parkway, which is a Parks and Recreation jurisdictional street. The letter shall identify state of repair as defined in Chapters 56 and 64, Code of Ordinances, for the sidewalks, curbs, and gutters. It shall identify the quantity and location of sidewalks, curbs, and gutters that need to be

constructed, repaired, or reconstructed. 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 Parks and Recreation Department, prior to recording the plat/issuance of any certificate of occupancy permits including temporary certificate of occupancy permits.

33. The developer shall submit plans to Parks and Recreation Department and obtain permits prior to beginning construction of streetscape improvements (including but not limited to sidewalks, curbs, gutters, streetscape elements, pedestrian and street lighting) on the Parks jurisdictional streets and construct improvements, ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired. Such improvements shall be installed per Parks and Recreation Department standards
34. Prior to construction adjacent to a Parks and Recreation jurisdictional street and/or park the developer and/or their representative shall obtain a Parks and Recreation permit for storage and restoration within a park or a Parks and Recreation jurisdictional street right-of-way including but not limited to the installation of construction trailer, stockpiling of materials or equipment, construction roads and utility cabinets/meters.
35. The developer shall dedicate additional right-of-way and provide easements for N. Oak Trafficway as required by the adopted Major Street Plan and/or Chapter 88 so as to provide a minimum of 50 feet of right-of-way as measured from the centerline, along those areas being platted.
36. 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.
37. 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.
38. 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.
39. 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.

40. After the City Plan Commission enters its disposition for the development plan, the developer shall not enter into any agreement that would encumber or otherwise have any impact on the proposed right-of-way dedications for the planned project without the prior written consent of the Land Development Division.
41. The developer shall subordinate to the City all private interest in the area of any right-of-way dedication, in accordance with Chapter 88 and as required by the Land Development Division, prior to issuance of any construction permits within said right-of-way, and that the developer shall be responsible for all costs associated with subordination activities now and in the future.
42. The developer must petition for the vacation of N.E. Karapat Drive as shown on the development plan and relocate sewers as required by the Departments of Water Services, the Land Development Division, and Development Services prior to recording of the final plat.
43. 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.
44. A full flow fire meter shall be required when the fire protection service line serves more than one building, or combination service lines 6 inches and larger, or that have private fire hydrants connected to them.
45. 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.
46. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
47. The developer shall submit water main extension plans for relocation of the water main in N.E. Karapat Drive if vacated. Submit water main extension plans for new fire hydrants along N. Oak and Shoal Creek Pkwy to meet a 300' max spacing along the projects frontage. The water main extension plans shall be submitted through CompassKC and shall be under contract (permit) prior to building permit issuance or platting, whichever occurs first. The water main extension plans shall meet the Kansas City Water rules and regulations for water main extensions.
48. 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.

49. The developer shall submit a macro storm drainage study with the first plat or phase, from a Missouri-licensed civil engineer to the Kansas City Water Services Department showing compliance with current adopted standards in effect at the time of submission, including water quality BMP's, to the Kansas City Water Services Department for review and acceptance for the disturbed area, and submit a micro storm drainage study with each subsequent plat or phase showing compliance with the approved macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a building permit, whichever occurs first as required by the Kansas City Water Services Department.
50. 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 or outside the plat and include said document(s) within the public improvement applications submitted for permitting. Off-site improvements will require performance and maintenance bonds to be posted for permitting if determined to be necessary by the Director of the Kansas City Water Services Department.
51. The developer shall submit plans for grading, siltation, and erosion control to the Kansas City Water Services Department for review and acceptance, provide a copy of the Storm Water Pollution Prevention (SWPP) plan submitted to the Missouri Department of Natural Resources (MDNR) and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
52. 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 recording the plat or 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.
53. The developer shall secure permits to extend public 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.
54. 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.

55. The developer shall enter into a covenant agreement for the maintenance of any storm water detention area tracts as required by the Kansas City Water Services Department, prior to recording the plat.
56. All agreement and easement documents shall be submitted using IB159 to an Infrastructure Review Application on CompassKC for review and approval by the Kansas City Water Services Department prior to issuance of any 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 grants deviations to the following sections of the Zoning and Development Code:

1. 88-347-02-A.1. Constructing a new gas station within 2,000 feet of an existing gas station.
2. 88-347-02-A.2. Constructing a new gas station within 200 feet of a residential (R) zoning district.
3. 88-347-02-D.4b. Exceeding 45 foot-candles of illumination under the canopy structure.
4. 88-323-02-B.2. Locating parking and vehicular use area between the building and the parkway.
5. 88-323-02-B.3. Exceeding the maximum 20 percent vehicular use area frontage allowed adjacent to the parkway to allow 100 percent of the vehicular use area along the frontage adjacent to the parkway.
6. 88-323-02-G. Full deviation to all additional provisions for sites with gasoline and fuel sales.
7. 88-420-09-C. Providing 11 out of 21 required long-term bicycle parking spaces.

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

..end

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

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260261

Submitted Department/Preparer: City Planning

Revised 01/30/25

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

Executive Summary

Rezoning an area of about 12.72 acres generally located at the northeast corner of North Shoal Creek Parkway and North Oak Trafficway from Districts B2-2 and MPD to District MPD with an associated development plan that also serves as a preliminary plat to allow for a commercial retail development, including a grocery store and other commercial uses. (CD-CPC-2026-00002)

Discussion

The current proposed plan includes two parcels—the larger of the two being zoned MPD from the plan referenced above, and the smaller zoned B2-2. The proposed MPD (Master Planned Development) includes a 99,982 square foot grocery store and 14 fuel pumps with a 177 square foot kiosk containing limited retail sales via a walk-up window. Grocery pick-up where employees will bring orders to customers' cars will be located on the west side of the building, along with the drive-through pharmacy. There are no proposed uses or tenants for proposed Parcel 2 at the northwest corner of the site.

Three points of vehicular access are proposed. Along NE Shoal Creek Parkway, the western access will be right-in, right-out only and the eastern access will be fully accessible. One full-access curb cut is proposed off N Oak Trafficway approximately where NE Karapat Drive is located. The applicant is proposing to vacate the portion of NE Karapat Drive that crosses the site and replace it with a public access easement, creating a dead-end in the neighborhood to the north. The applicant has requested to handle the vacation request at a later time. Staff requests the applicant continue working with the Public Works Department and Water Department, who owns the property to the north, to realign NE Karapat Drive through the property and align with the intersection of NE 109th Terrace at N Oak Trafficway. This realignment would avoid creating a dead-end road and eliminate the need for a public access easement through the subject site. The request for realignment and removal of the public

access easement is shown on the submitted plans as the applicant is still discussing with staff.

The food and beverage retail sales and gasoline and fuel sales uses require a total of 180 parking spaces, as the requirement is reduced from 250 based on the number of dedicated pick-up spaces provided. The applicant is proposing 408 parking spaces located between the building and NE Shoal Creek Parkway, which is a 68 percent increase from what is required. There are also parking spaces fronting N Oak Trafficway north of the fuel pumps. Additional parking for Parcel 2 will be reviewed at the time of proposed development on that lot.

At the CPC hearing, the Commission voted to recommend approval subject to plan corrections made prior to Council approval of the ordinance, as well as 56 conditions and 7 requested deviations.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
Not applicable as this is a zoning ordinance authorizing physical development on a private property.
3. How does the legislation affect the current fiscal year?
Not applicable as this is a zoning ordinance authorizing physical development on a 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 a zoning ordinance authorizing physical development on a private property.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this is a zoning ordinance authorizing physical development on a 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)

Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - Develop strategies focusing on areas traditionally underserved by economic development and redevelopment efforts.
 - Ensure quality, lasting development throughout the City; and continuing to grow the economy and the population of Kansas City in all areas.
 - Increase and support local workforce development and small and locally owned businesses.
 - Create a more efficient, solutions-oriented environment, making it easier to operate within the City.
 - Implement an economic development and tourism strategy to attract major investment and visitors.
 -

Prior Legislation

CD-CPC-2021-00067 - Ordinance No. 210582 - Rezoning an approximately 10.6 acre tract of land generally located at the northeast corner of North Oak Trafficway and N.E. Shoal Creek Parkway (N.E. 108th Street), from District B2-2 to District MPD, and approving an MPD development plan that serves as a preliminary plat for the development of commercial/office/retail development consisting of a grocery store, commercial store with gasoline and fuel sales, and two retail/office buildings. Lapsed July 15, 2025

Service Level Impacts

The proposed development includes vacating and rerouting City ROW. The developer is expecting to pay a portion of the construction costs and the Director of Public Works as indicated PW and Water Services will also pay for a portion and contract the construction work.

Staff Recommendation

Council-sponsored ordinance

Select One: Sponsored
 Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One: Recommend
 Do Not Recommend
 Not Applicable

CPC recommends approval subject to corrections made to the plans and 56 conditions.

Other Impacts

1. What will be the potential health impacts to any affected groups?
This ordinance was not evaluated for health impacts.
2. How have those groups been engaged and involved in the development of this ordinance?
Public engagement per 88-505-12 was completed for this ordinance.
3. How does this legislation contribute to a sustainable Kansas City?
The proposed development will create more variety for grocery options in the Northland.
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)

Dillons 155 – Northeast Corner of N. Oak Trafficway and N.E. Shoal Creek Parkway

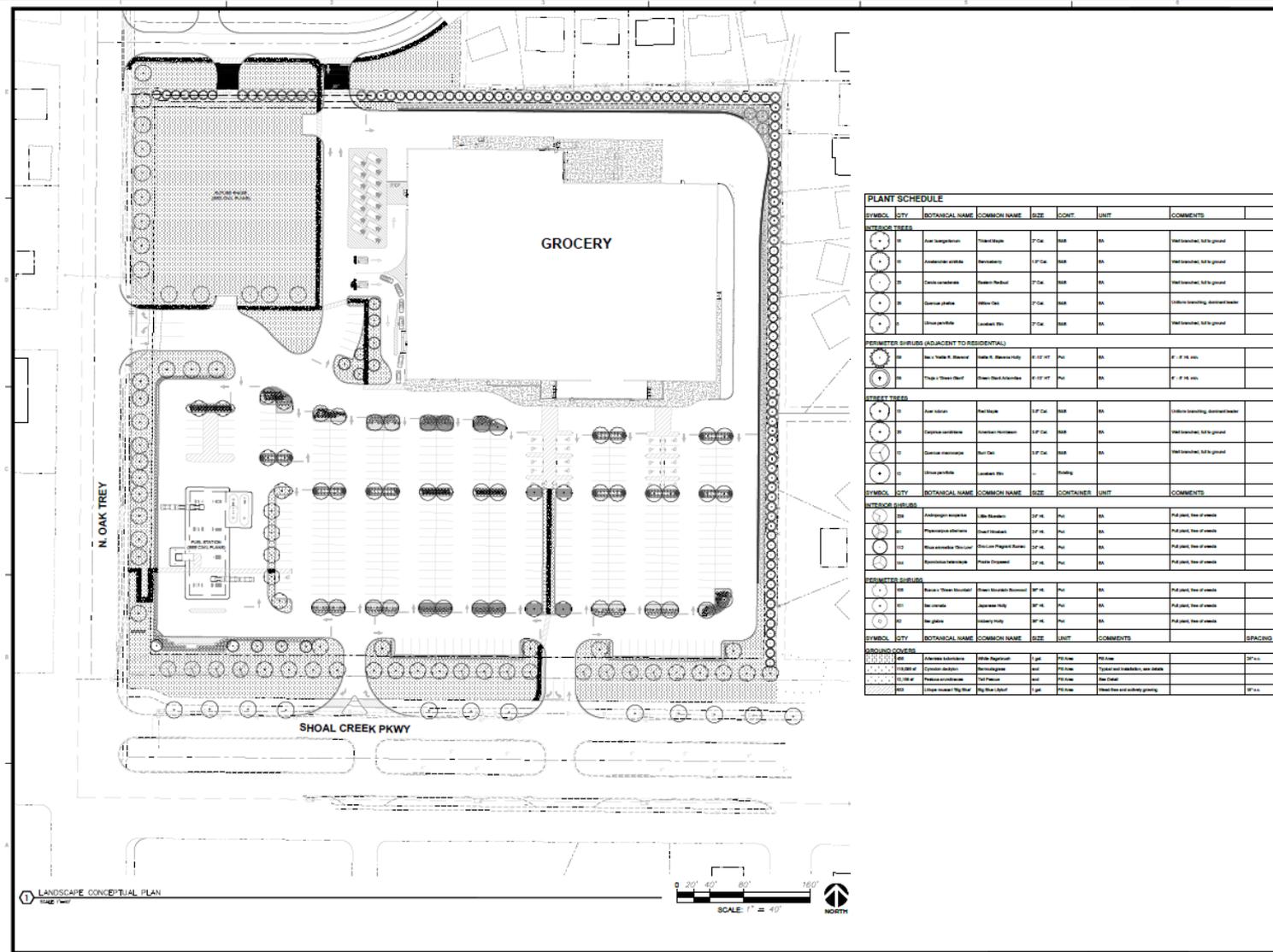


Neighborhood Planning and Development Committee
March 10, 2026
Ordinance No. 260261

Request

Application for passage of Ordinance No. 260261, approving the zoning to MPD and amending approved MPD (Master Planned Development) development to allow for the development of the property as a Dillons Grocery Store (99,982 s.f.) with gas pumps; and an additional 1.29 acre lot for future development.

Revised Landscape Plan



PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	UNIT	COMMENTS
SHRUB SPECIES							
18	1	Red Bangweulu	Trident Maple	7' Cal.	Ball	Sh.	Well branched, late ground
19	1	Hamamelis virginica	Hamamelis	12' Cal.	Ball	Sh.	Well branched, late ground
20	1	Quercus prinus	Red Oak	7' Cal.	Ball	Sh.	Well branched, late ground
21	1	Quercus prinus	White Oak	7' Cal.	Ball	Sh.	Uniform branching, broadest leaves
22	1	Shorea patula	Lambert Elm	7' Cal.	Ball	Sh.	Well branched, late ground
SPRUCED SHRUBS (ADJACENT TO RESIDENTIAL)							
23	1	Thuja x 'Sunkh' Dwarf	Bank of America Holly	6' 10" Ht.	Flat	Sh.	6' - 8' Ht. max.
24	1	Thuja x 'Sunkh' Dwarf	Bank of America Holly	6' 10" Ht.	Flat	Sh.	6' - 8' Ht. max.
SHRUB SPECIES							
25	1	Red Robin	Red Maple	12' Cal.	Ball	Sh.	Uniform branching, broadest leaves
26	1	Quercus prinus	American Hornbeam	12' Cal.	Ball	Sh.	Well branched, late ground
27	1	Quercus prinus	Red Oak	12' Cal.	Ball	Sh.	Well branched, late ground
28	1	Shorea patula	Lambert Elm	7' Cal.	Ball	Sh.	Well branched, late ground
UTENSIL SPECIES							
29	1	Andropogon scoparius	Blue Bluestem	24" Ht.	Flat	Sh.	Full plant, low of waste
30	1	Panicum polyanthemum	Small Bluestem	24" Ht.	Flat	Sh.	Full plant, low of waste
31	1	Panicum polyanthemum	Small Bluestem	24" Ht.	Flat	Sh.	Full plant, low of waste
32	1	Panicum polyanthemum	Small Bluestem	24" Ht.	Flat	Sh.	Full plant, low of waste
PROTECTIVE SPECIES							
33	1	Thuja x 'Sunkh' Dwarf	Bank of America Holly	6" Ht.	Flat	Sh.	Full plant, low of waste
34	1	Thuja x 'Sunkh' Dwarf	Bank of America Holly	6" Ht.	Flat	Sh.	Full plant, low of waste
35	1	Thuja x 'Sunkh' Dwarf	Bank of America Holly	6" Ht.	Flat	Sh.	Full plant, low of waste
SYMBOL QTY BOTANICAL NAME COMMON NAME SIZE UNIT COMMENTS SPACING							
GROUND COVERS							
36	1	Andropogon scoparius	Blue Bluestem	24" Ht.	Flat	Sh.	Full plant, low of waste
37	1	Panicum polyanthemum	Small Bluestem	24" Ht.	Flat	Sh.	Full plant, low of waste
38	1	Panicum polyanthemum	Small Bluestem	24" Ht.	Flat	Sh.	Full plant, low of waste
39	1	Panicum polyanthemum	Small Bluestem	24" Ht.	Flat	Sh.	Full plant, low of waste
40	1	Panicum polyanthemum	Small Bluestem	24" Ht.	Flat	Sh.	Full plant, low of waste



 PICKERING LANDSCAPE ARCHITECTURE & PLANNING

NEW BUILD
 10807 N. OAK TRYE
 10921 N.E. KARAPAT DRIVE
 KANSAS CITY, MISSOURI



 REDBONES

PRELIMINARY
 NOT FOR
 CONSTRUCTION

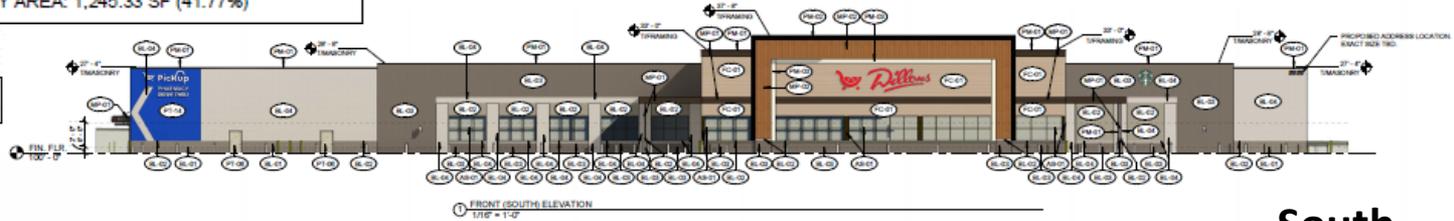
L1.0

Elevations

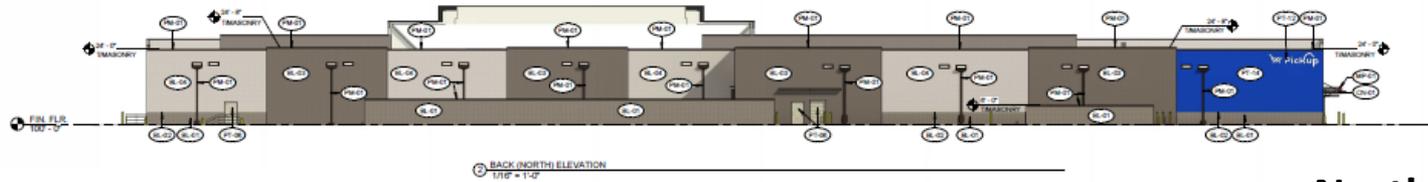
TRANSPARENCY CALCULATIONS:

SOUTH ELEVATION:
 TOTAL AREA BETWEEN 2'-0" AFF & 8'-0" AFF: 2,981.33 SF
 TRANSPARENCY AREA: 1,245.33 SF (41.77%)

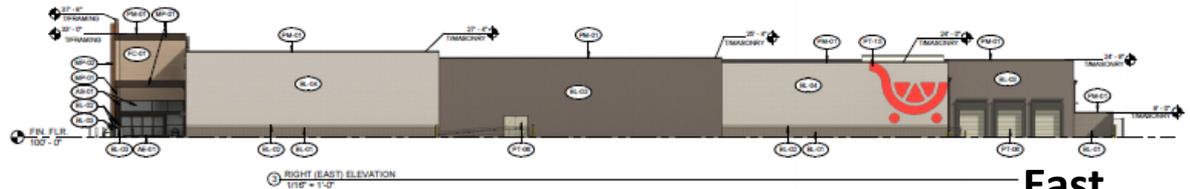
TRANSPARENCY CALCULATIONS:
 SOUTH ELEVATION:
 TOTAL AREA BETWEEN 2'-0" AFF & 8'-0" AFF: 2,981.33 SF
 TRANSPARENCY AREA: 1,245.33 SF (41.77%)



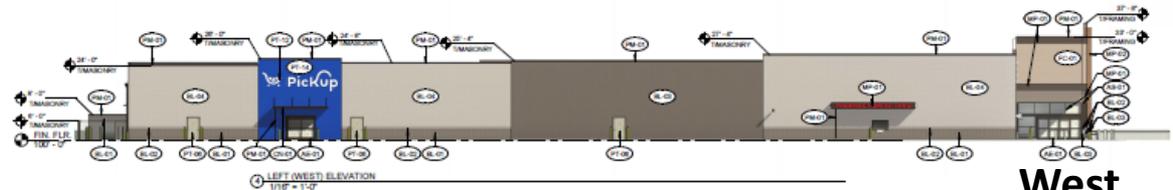
South



North



East



West

DETAILS SHOWN FOR REFERENCE ONLY. OWNER'S BEEN CONTRACTOR TO INSTALL. SEE DRAWING ALL DETAILS AND CHECKS REFERRED HEREIN TO BE FILLED BY OWNER'S GENERAL CONTRACTOR.

EXTERIOR FINISHES			
MATERIAL	DESCRIPTION	MANUFACTURER	FINISH
FM-01	PROF-SS-ALUMINUM PLATEFORM COLOR	STANLEY	ZARR BRONZE ANODIZED
FM-02	PROF-SS-ALUMINUM PLATEFORM COLOR		ZARR BRONZE ANODIZED
BL-01	EXTERIOR WALL COATING: BRKT PAINT	BRANIFF	PURE
BL-02	EXTERIOR WALL COATING: BRKT PAINT	BRANIFF	COYOTE
BL-03	EXTERIOR WALL COATING: BRKT PAINT	BRANIFF	ROCK
BL-04	EXTERIOR WALL COATING: BRKT PAINT	BRANIFF	COYOTE
CV-01	FRAMING/STRUCTURE/CLADDING	ARCHITECTURAL	FRAMING
CV-02	FRAMING/STRUCTURE/CLADDING	ARCHITECTURAL	FRAMING
CV-03	FRAMING/STRUCTURE/CLADDING	ARCHITECTURAL	FRAMING
CV-04	FRAMING/STRUCTURE/CLADDING	ARCHITECTURAL	FRAMING
CV-05	FRAMING/STRUCTURE/CLADDING	ARCHITECTURAL	FRAMING
CV-06	FRAMING/STRUCTURE/CLADDING	ARCHITECTURAL	FRAMING
CV-07	FRAMING/STRUCTURE/CLADDING	ARCHITECTURAL	FRAMING
CV-08	FRAMING/STRUCTURE/CLADDING	ARCHITECTURAL	FRAMING
CV-09	FRAMING/STRUCTURE/CLADDING	ARCHITECTURAL	FRAMING
CV-10	FRAMING/STRUCTURE/CLADDING	ARCHITECTURAL	FRAMING
CV-11	FRAMING/STRUCTURE/CLADDING	ARCHITECTURAL	FRAMING
CV-12	FRAMING/STRUCTURE/CLADDING	ARCHITECTURAL	FRAMING
CV-13	FRAMING/STRUCTURE/CLADDING	ARCHITECTURAL	FRAMING
CV-14	FRAMING/STRUCTURE/CLADDING	ARCHITECTURAL	FRAMING
CV-15	FRAMING/STRUCTURE/CLADDING	ARCHITECTURAL	FRAMING
CV-16	FRAMING/STRUCTURE/CLADDING	ARCHITECTURAL	FRAMING
CV-17	FRAMING/STRUCTURE/CLADDING	ARCHITECTURAL	FRAMING
CV-18	FRAMING/STRUCTURE/CLADDING	ARCHITECTURAL	FRAMING
CV-19	FRAMING/STRUCTURE/CLADDING	ARCHITECTURAL	FRAMING
CV-20	FRAMING/STRUCTURE/CLADDING	ARCHITECTURAL	FRAMING

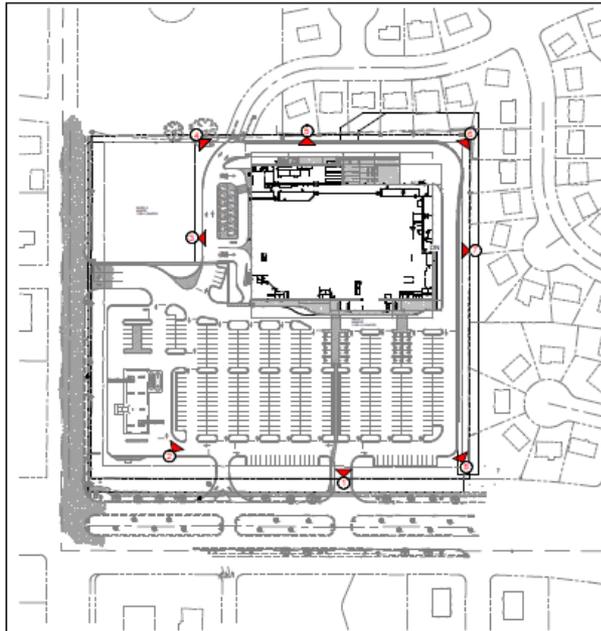
Naos Design Group, LLC
 494 S. SYRACUSE STREET
 SUITE 400
 DENVER, COLORADO 80207
 (303) 730-5777 | (303) 730-4281
 www.naosdg.com

DILLON'S #155

N. OAK TRFY
 KANSAS CITY, MO

JOB # 2025001 DATE: 03/03/2025
 SCALE: 1/16" = 1'-0"
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 MECHANICAL, WITHOUT THE WRITTEN CONSENT OF NAOS DESIGN GROUP, LLC.

Cross Sections



11 SIGHT LINE STUDY PLAN - FFE = 1080
1" = 150'-0"



LANDSCAPING SHOWN FOR REFERENCE ONLY. SEE SET OF LANDSCAPING BY BROWN AND NEUBAUER FOR MORE VIEWS.



1 SOUTH SIDE - ELEV. 1040



2 SOUTHWEST CORNER - ELEV. 1040



3 WEST SIDE - ELEV. 1052



4 NORTHWEST CORNER - ELEV. 1059



5 NORTH SIDE - ELEV. 1007



6 NORTHEAST CORNER - ELEV. 1083



7 EAST SIDE - ELEV. 1055



8 SOUTHEAST CORNER - ELEV. 1056

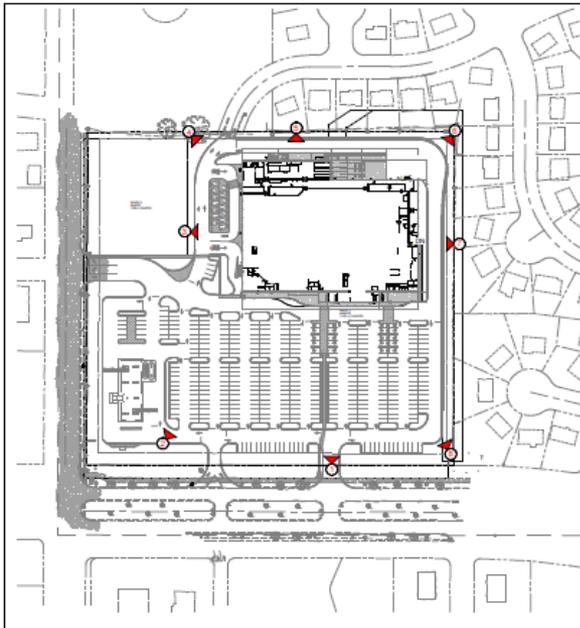
naos Naos Design Group, LLC
4945 S. SYRACUSE STREET
SUITE 400
DENVER, COLORADO 80227
(913) 788-5777 | (303) 300-4281
www.naosdg.com

DILLON'S #155

N. OAK TRFY
KANSAS CITY, MO

JOB # 2028001 DATE: 05/03/2025
SCALE: 1" = 100'-0"
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ANY PARTS OF ANY APPLICABLE FOR ANY PURPOSES WITHOUT PRIOR
WRITTEN CONSENT FROM NAOS.

Cross Sections with Trees



11 SIGHT LINE STUDY PLAN - FFE = 1050
1/4\"/>

LANDSCAPING SHOWN FOR REFERENCE ONLY. MOST OF
LANDSCAPING IS SHOWN AS MATURES BUT MAY VARY.



1 SOUTH SIDE - ELEV. 1040



2 SOUTHWEST CORNER - ELEV. 1040



3 WEST SIDE - ELEV. 1032



4 NORTHWEST CORNER - ELEV. 1039



5 NORTH SIDE - ELEV. 1027



6 NORTHEAST CORNER - ELEV. 1033



7 EAST SIDE - ELEV. 1033



8 SOUTHEAST CORNER - ELEV. 1036

Requested Deviations

The applicant is requesting the following deviations:

•88-347 – Gasoline and Fuel Sales Standards

- 1) Constructing a new gas station within 2,000 feet of an existing gas station. (88-347-02-A.1)
- 2) Constructing a new gas station within 200 feet of a residential (R) zoning district. (88-347-02-A.2)
- 3) Exceeding 45 foot-candles of illumination under the canopy structure. (88-347-02-D.4b)

•88-323 – Boulevard and Parkway Standards

- 4) Locating parking and vehicular use area between the building and the parkway. (88-323-02-B.2)
- 5) Exceeding the maximum 30 percent vehicular use area frontage allowed adjacent to the parkway to allow 100 percent of the vehicular use area along the frontage adjacent to the parkway. (88-323-02-B.3)
- 6) Full deviation to all additional provisions for sites with gasoline and fuel sales. (88-323-02-G)

•88-420 – Parking and Loading

- 7) Providing 11 out of 21 required long-term bicycle parking spaces. (88-420-09-C)

Request

Applicant is seeking approval of Ordinance No. 26061, the zoning to MPD and of an amendment to an approved MPD (Master Planned Development) development to allow for the development of the property as a Dillons Grocery Store (99,982 s.f.) with gas pumps; and an additional 1.29 acre lot for future development.

Ordinance No. 260261

Rezoning to MPD

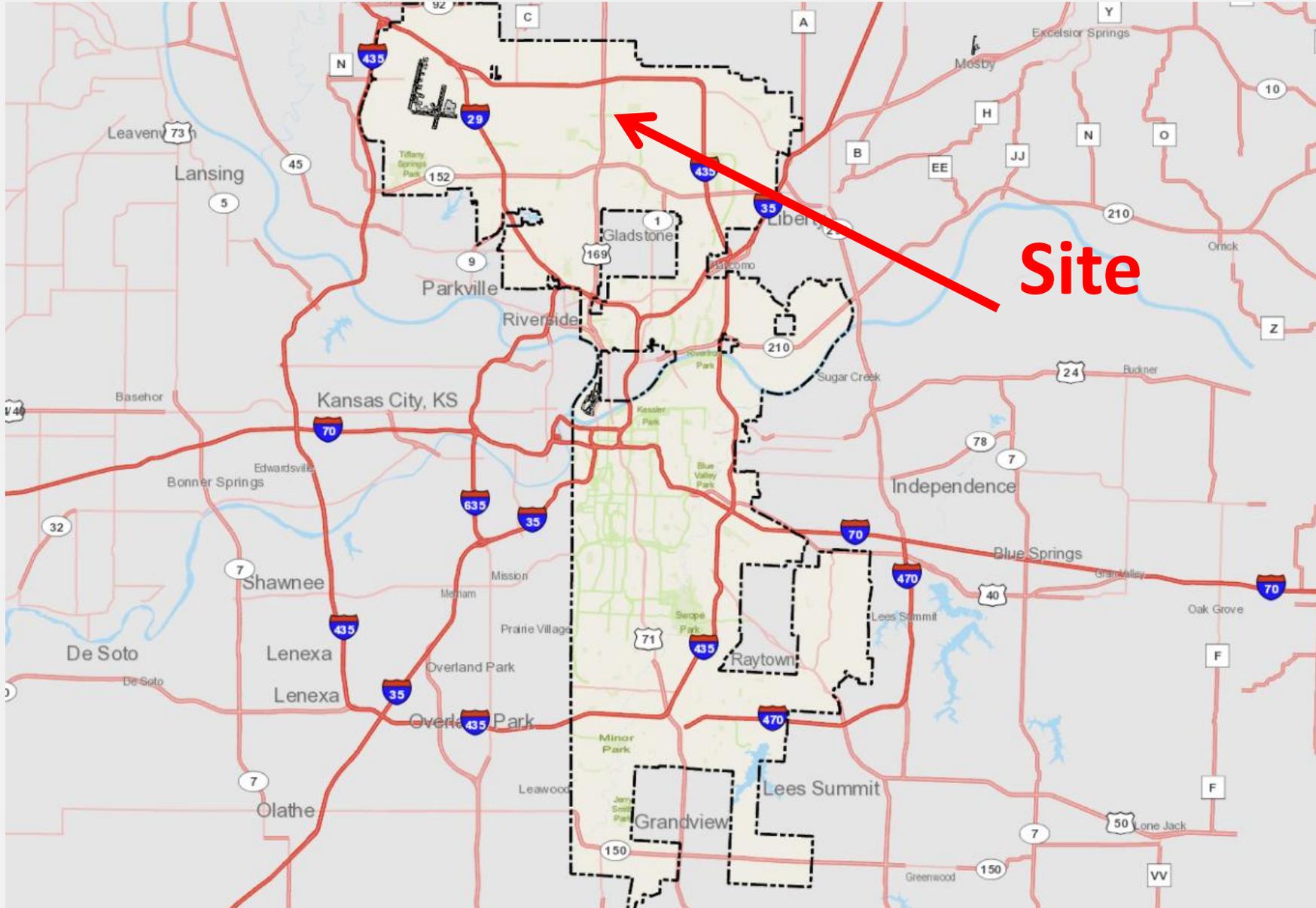
Dillons 155 – 10807 N Oak Trfy

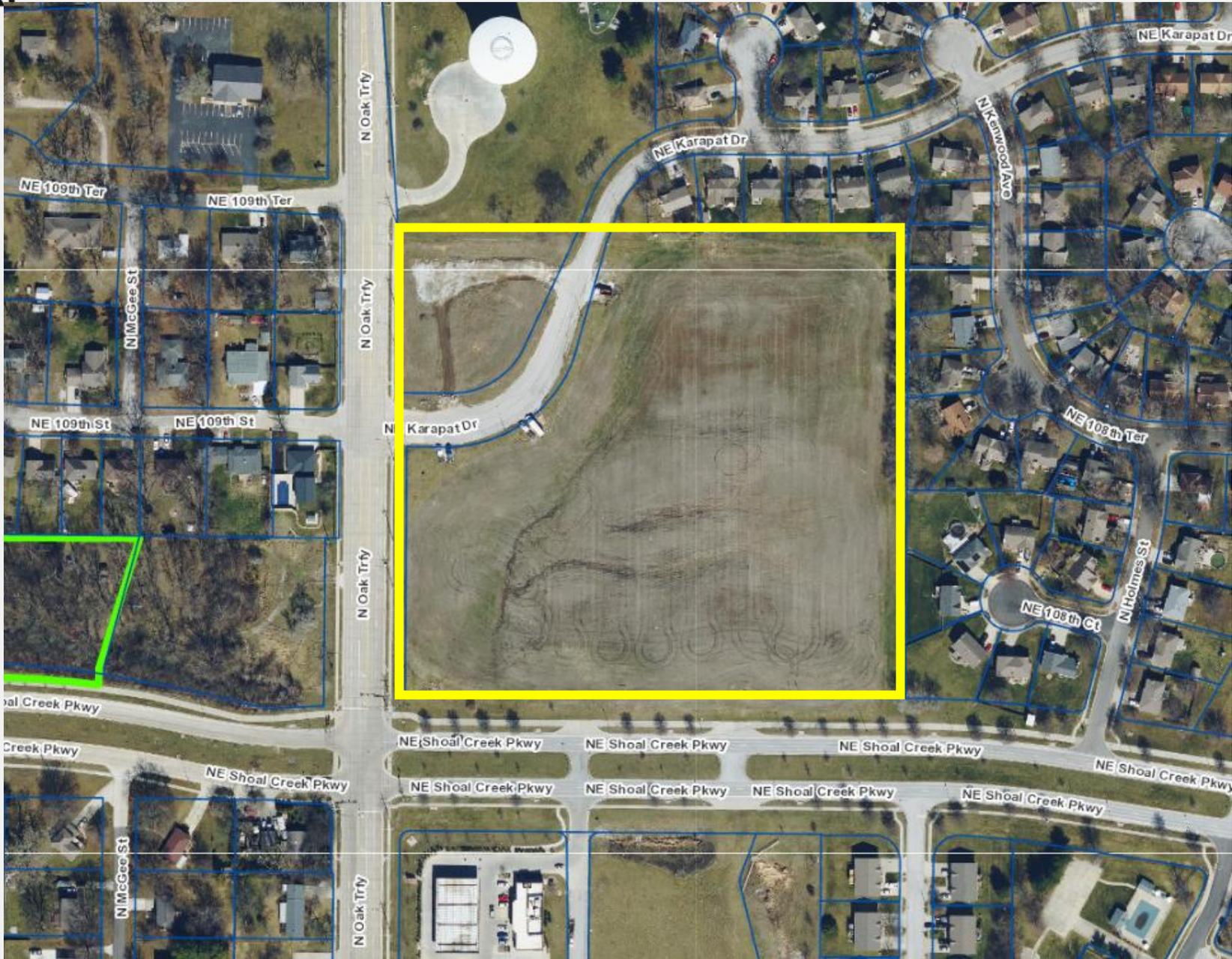
March 10, 2026

Prepared for

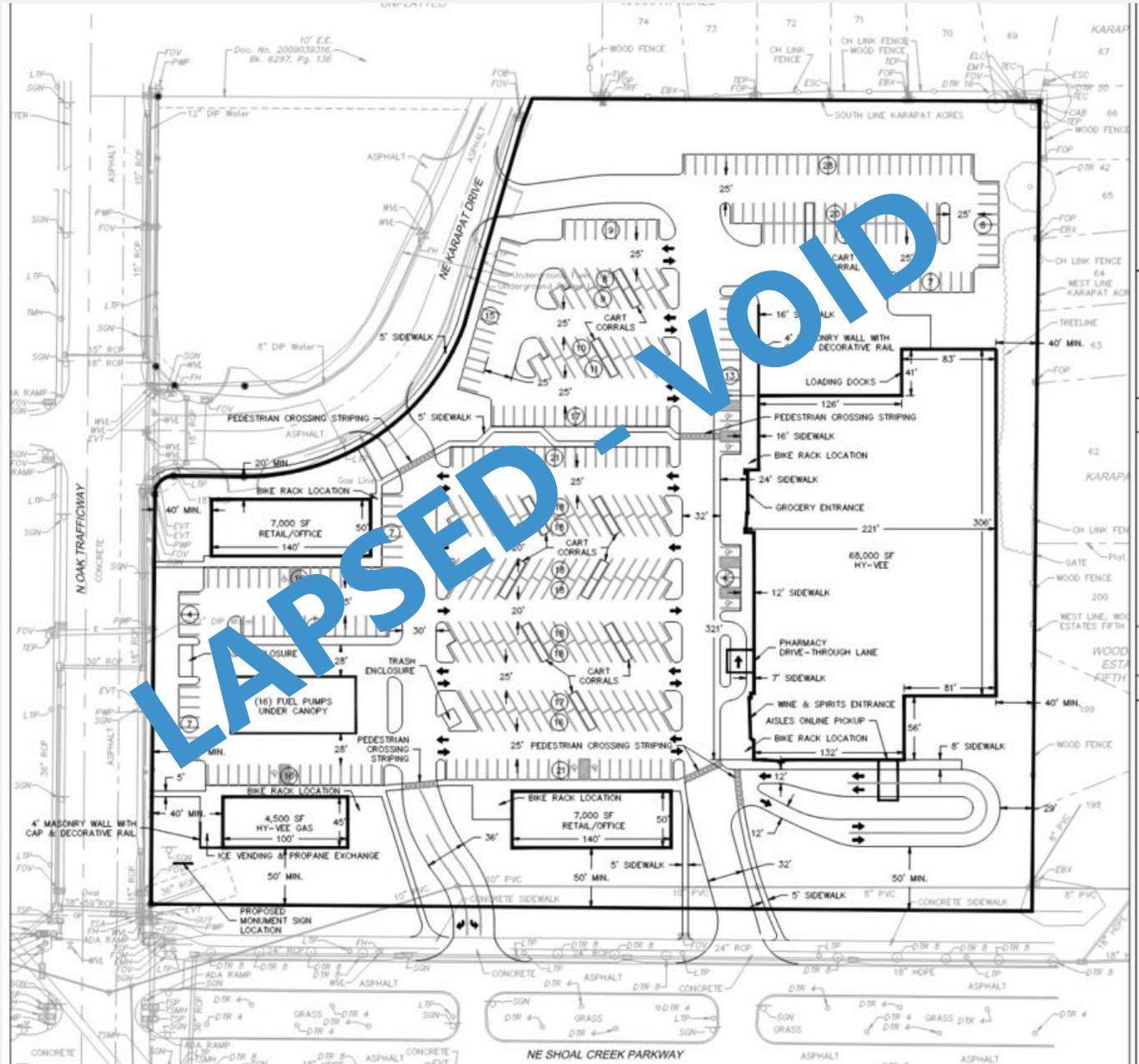
Neighborhood Planning and Development Committee







Previously Approved Plan
Lapsed: July 15, 2025

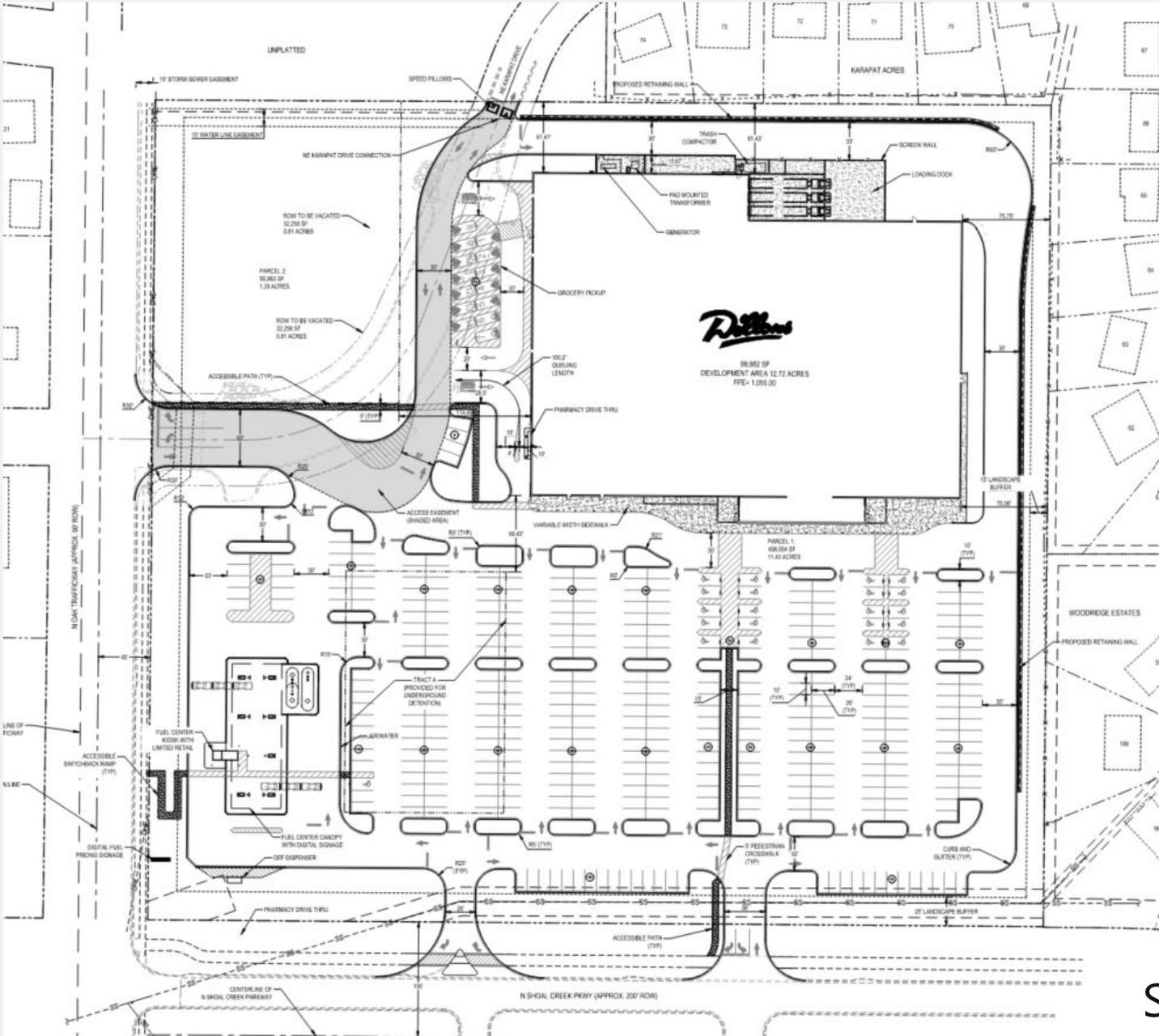


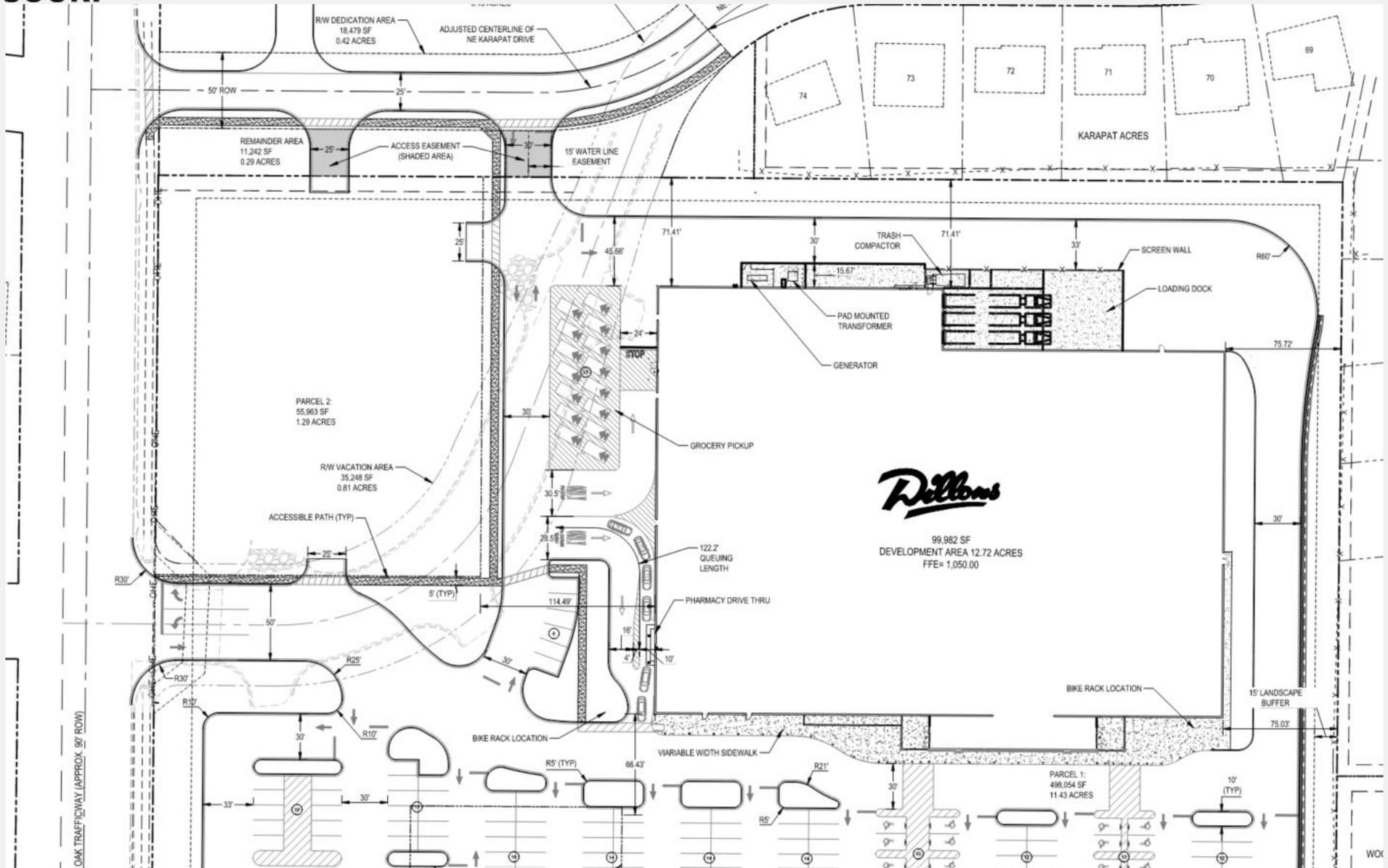
~100,000 sqft grocery store

408 parking spaces

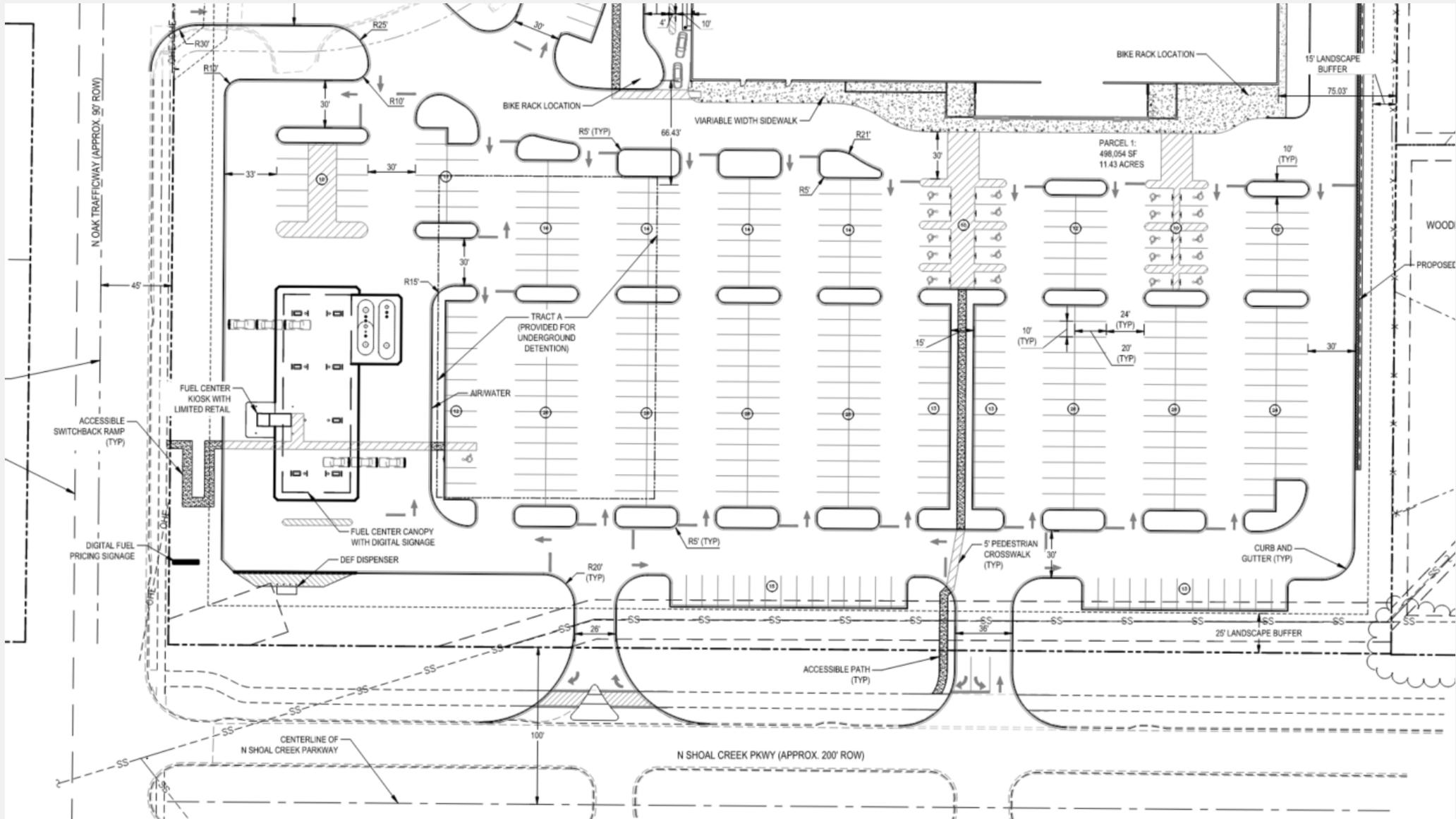
14 gas pumps

Vacate NE Karapat Dr

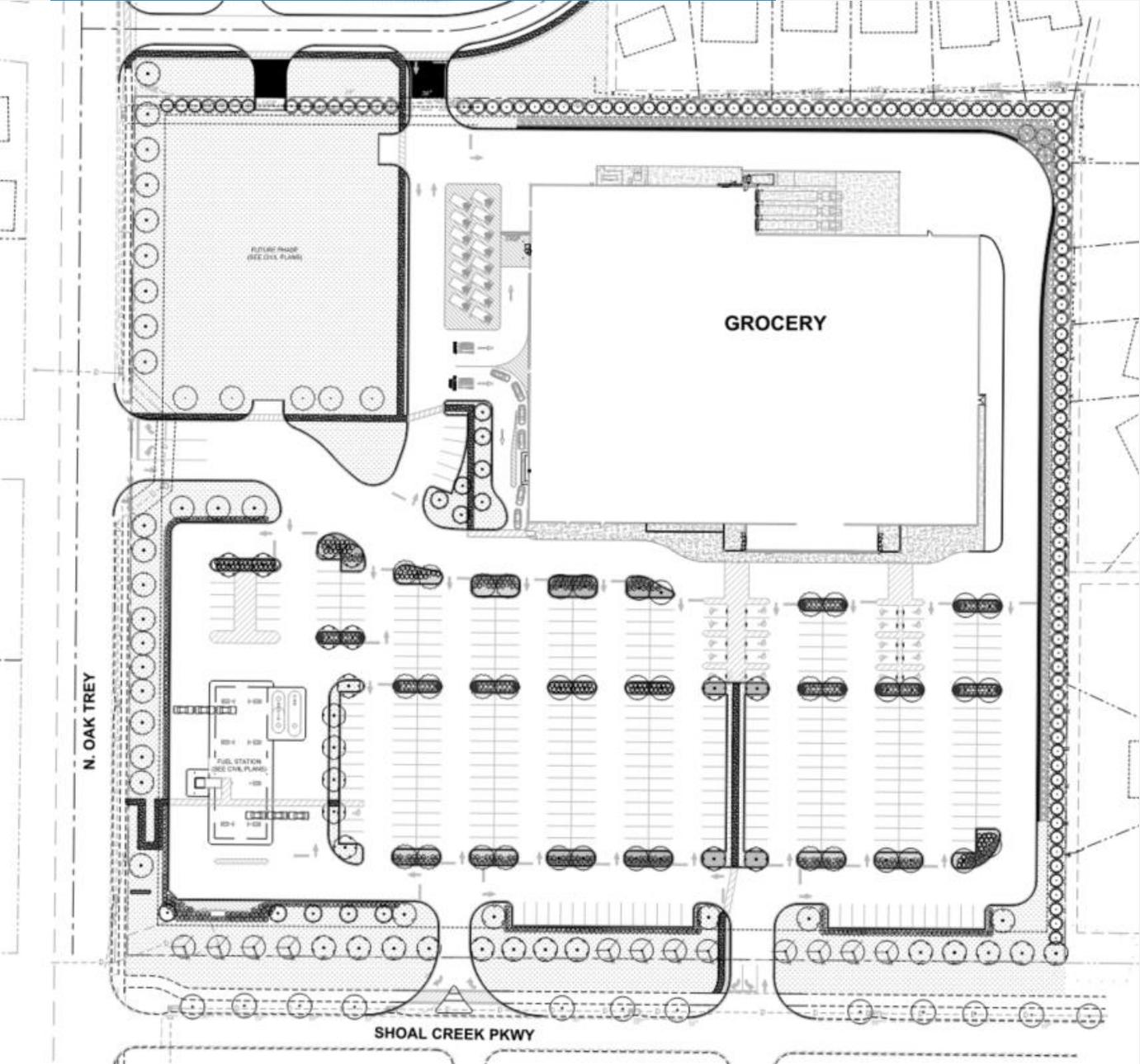




Enlarged Site Plan – Updated (north side)



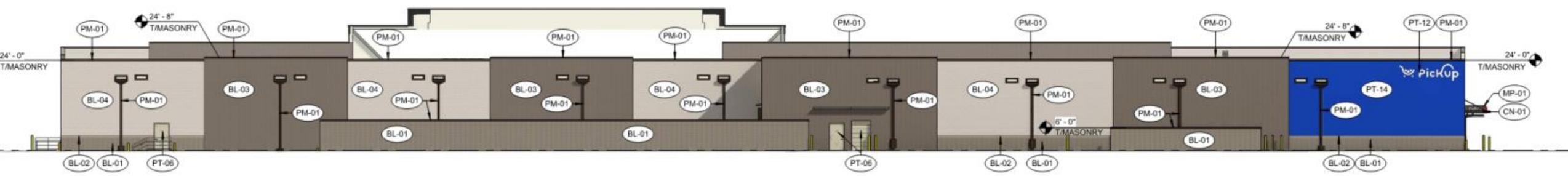
Enlarged Site Plan – Updated (south side)



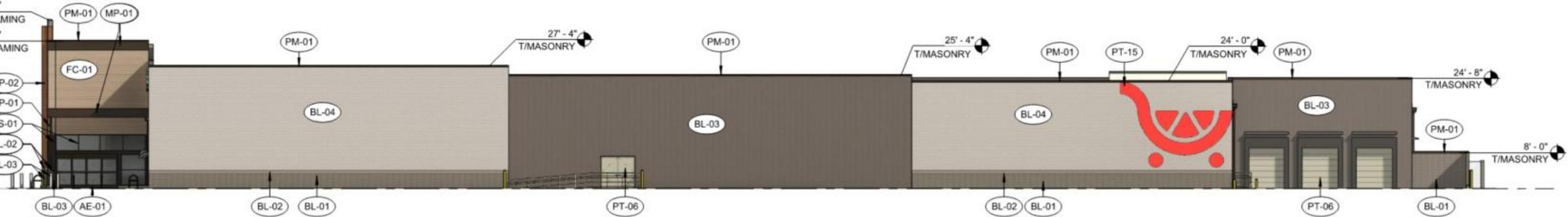
Landscape Plan - Updated



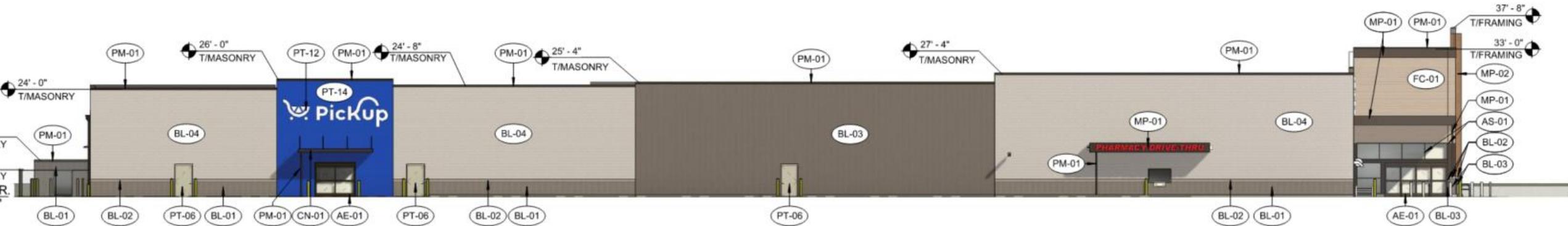
① FRONT (SOUTH) ELEVATION
1/16" = 1'-0"



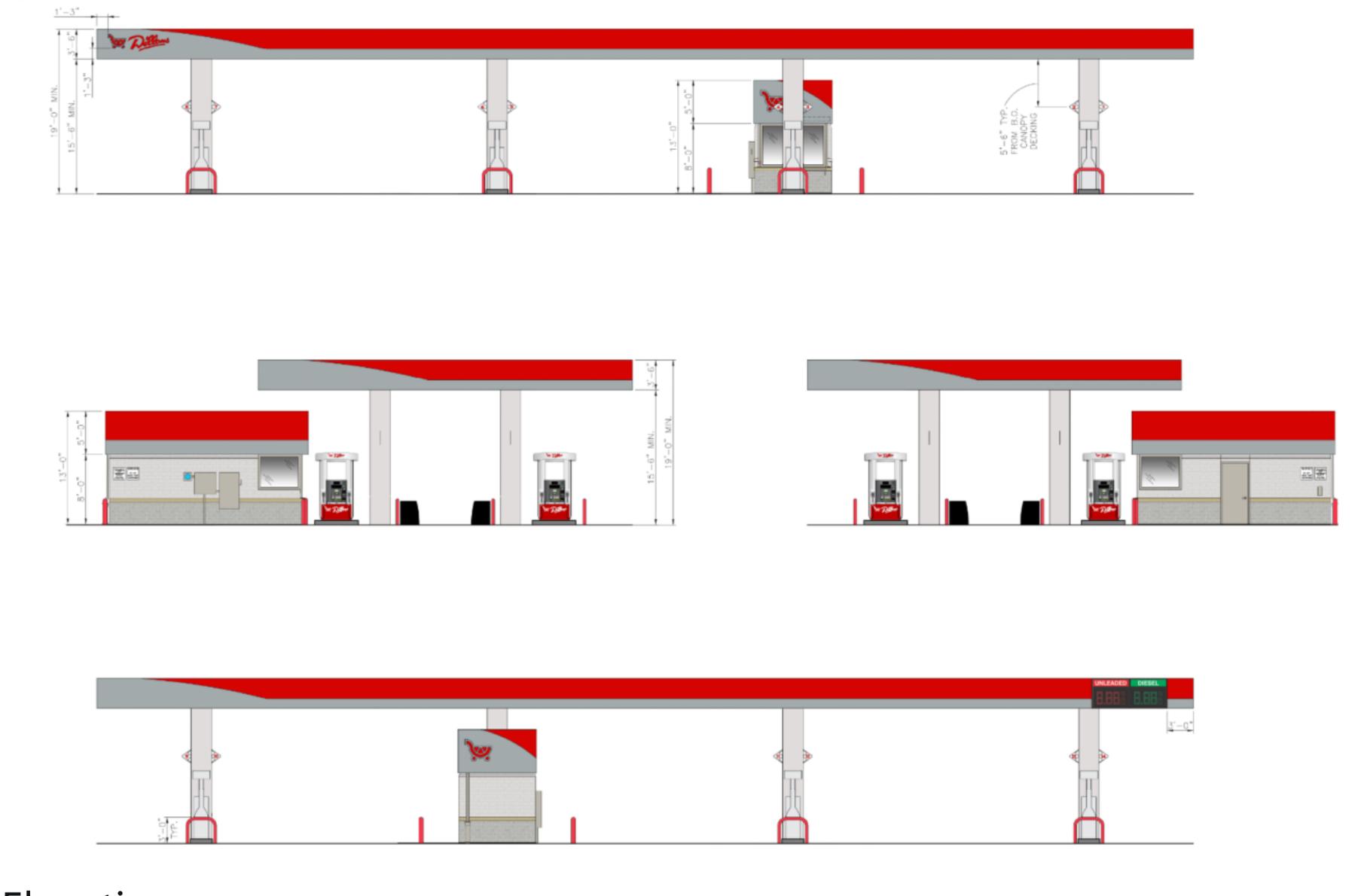
② BACK (NORTH) ELEVATION
1/16" = 1'-0"



3 RIGHT (EAST) ELEVATION
1/16" = 1'-0"



4 LEFT (WEST) ELEVATION
1/16" = 1'-0"



Requested Deviations

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Requested Deviations

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- Providing 11 out of 21 required long-term bicycle parking spaces.
(88-420-09-C)



View of subject site from NE Shoal Creek Pkwy. (Nov 2024)



View of subject site from intersection of NE Shoal Creek Pkwy N Oak Trfy. (Nov 2024)



View of subject site and existing NE Karapat Dr from N Oak Trfy. (Dec 2024)



View looking down existing NE Karapat Dr heading towards subject site. (Oct 2024)

Outstanding Corrections

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

1. Per Long Range Planning: Reposition site elements to reduce parking, especially parking rows near Shoal Creek Parkway, and the parking immediately adjacent to the gas station area that do not have clear and safe access to the store. **UPDATE 2/19/26: Remove parking facing Shoal Creek Pkwy. (2/13/2026)**

Other parking spaces removed closer to building

2. Per Long Range Planning: Revise elevations facing the public right of way to include **visual interest on facades facing public streets and** high quality materials to cover the more of the proposed CMU materials.

This can include additional metal paneling materials, running bond brick, stucco (not EIFS), or other higher quality materials to align with the design guidelines of the area plan and the well-design city goal in the KC Spirit Playbook. ~~UPDATE 2/19/26: Refer to example images in email from 2/11/26. If using~~

~~primarily CMU block, use colors that give an appearance of red/brown brick. (2/13/2026)~~ **Modified by**

CPC, no revisions made by the applicant

Outstanding Corrections Cont.

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

3. Per Long Range Planning and DMD: Add a pedestrian walkway with landscaping and shade through the parking area from the store's main entrance to Shoal Creek Parkway to connect pedestrians and bicyclists safely to this future community service amenity. 88-450-03-B and 88-323-02-A require the on-site pedestrian circulation system must connect all adjacent public rights-of-way to the main building entrance. The connection must follow a direct route and not involve significant out-of-direction travel for system users. **UPDATE 2/19/26: Provide a pedestrian connection to the building from the public ROW at NE Karpat Dr for people from the neighborhood coming to the site. (2/13/2026) Resolved**

4. Provide an example of proposed screen fencing. Material should be durable such as a composite wood or masonry materials. **UPDATE 2/20/26: No proposed materials were provided for the loading dock screen wall. (2/13/2026) Resolved**

5. Per Long Range Planning: Reposition site elements to maintain the NE Karapat Drive right of way to increase connections for all customers from the neighborhood and out to N. Oak Trafficway. Consider adding a driveway instead to the existing street from the parking area. **UPDATE 2/19/26: Coordinate with Water and Public Works to realign Karapat to align with E 109 Ter. (2/13/2026) Plans revised but no written agreement circulated**



Austin Landing - Miamisburg, OH



Harrison Avenue - Green Township, OH



Corryville – Cincinnati, OH

Outstanding Corrections Cont.

Correction(s) by Land Development Division of the Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

6. General Corrections: 1. The Developer will need to coordinate and obtain approval from the Public Works Department for the vacation of NE Karapat Dr and the associated plan for traffic rerouting. Provide documented confirmation of approval under this plan case once it has been obtained. (2/19/2026) **Plans revised but no written agreement circulated**

Correction(s) by Parks Department of the Parks & Recreation. Contact Richard Sanchez at (816) 513-7678 / richard.sanchez@kcmo.org with questions.

~~7. Parks staff is not supportive of the development not meeting a large majority of Section 88-408 Boulevard and Parkway Standards. Staff would like to see an improved revision to the plans that better aligns with the intent of development along a Parkway. Improvements would include moving the building to front the parkway, reduction in parking area fronting the parkway, etc. (2/13/2026) **Removed by CPC**~~

City Plan Commission & Staff Recommendation

Case No. CD-CPC-2026-00002

Approval with Corrections & Conditions



File #: 260264

RESOLUTION NO. 260264

Sponsor: Councilperson Nathan Willett

RESOLUTION - Directing the City Manager, within 90 days, to report to Council on City's ability to regulate the unauthorized placement of advertising signs on private and public property and rights-of-way within the City and to establish appropriate enforcement provisions and penalties for repeat offenders.

WHEREAS, the City Council of Kansas City, Missouri, is committed to protecting private property rights and preserving the safety, cleanliness, and aesthetic integrity of the City's neighborhoods; and

WHEREAS, the unauthorized placement of commercial, promotional, or other advertising signs on private property without the express consent of the property owner or lawful occupant infringes upon private property rights; and

WHEREAS, the placement of unauthorized advertising signs within public rights-of-way, medians, parks, and other City-owned property contributes to visual blight, may create traffic safety concerns, and increases solid waste removal costs borne by taxpayers; and

WHEREAS, repeat violations by individuals or businesses impose an ongoing burden on City staff, public resources, and neighborhood volunteers tasked with removal efforts; and

WHEREAS, the City Council finds it necessary to review existing Code provisions, evaluate any issues with enforcement and consider potential Code revisions or additions needed to establish clear, consistent, and enforceable regulations that deter repeat violations while remaining content-neutral and compliant with applicable state and federal law; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY, MISSOURI:

Section 1. That the City Manager is hereby directed to report to the City Council within ninety (90) days of the adoption of this Resolution, on the City's lawful and practical ability to regulate the following:

- (a) Prohibiting the placement of advertising signs on private property without the express consent of the property owner or lawful occupant;

- (b) Prohibiting the unauthorized placement of advertising signs on public property, including but not limited to public rights-of-way and other City-owned property;
- (c) Establishing clear enforcement procedures, including authority for removal and cost recovery; and
- (d) Providing for a tiered civil penalty structure for repeat offenders at the City Manager's discretion, in a manner consistent with municipal sign regulation practices, including escalating fines for each unauthorized sign.

Section 2. That the report required in Section 1 shall identify any current City Code provision(s) regulating such matters, the extent to which such any such Code provisions or administrative issues present barriers to enforcement and any potential revisions or additions to the Code that assist in lawful and practical regulation of the matters described in Section 1.

..end

**No Docket
Memo Provided
for Ordinance
No. 260264**



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260264

Submitted Department/Preparer: Mayor/Council's Office

Revised 01/30/25

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

Executive Summary

Directing the City Manager, within 90 days, to report to Council on City's ability to regulate the unauthorized placement of advertising signs on private and public property and rights-of-way within the City and to establish appropriate enforcement provisions and penalties for repeat offenders..

Discussion

The City Council of Kansas City, Missouri, is committed to protecting private property rights and preserving the safety, cleanliness, and aesthetic integrity of the City's neighborhoods. The unauthorized placement of commercial, promotional, or other advertising signs on private property without the express consent of the property owner or lawful occupant infringes upon private property rights. The placement of unauthorized advertising signs within public rights-of-way, medians, parks, and other City-owned property contributes to visual blight, may create traffic safety concerns, and increases solid waste removal costs borne by taxpayers. Repeat violations by individuals or businesses impose an ongoing burden on City staff, public resources, and neighborhood volunteers tasked with removal efforts. The City Council finds it necessary to review existing Code provisions, evaluate any issues with enforcement and consider potential Code revisions or additions needed to establish clear, consistent, and enforceable regulations that deter repeat violations while remaining content-neutral and compliant with applicable state and federal law.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
This legislation does not appropriate funds.
3. How does the legislation affect the current fiscal year?

N/A

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
This legislation does not appropriate funds
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)

This legislation does not appropriate funds

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, affordable housing, and improve resident wellbeing and cultural diversity.
 - Maintain and increase 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.
 - Promote healthy residents by ensuring basic sanitation and living needs are met.
 - 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

N/A

Service Level Impacts

To be determined

Staff Recommendation

Finance

- Select One: Sponsored
 Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

- Select One: Recommend
 Do Not Recommend
 Not Applicable

[Click or tap here to provide reasoning.](#)

Other Impacts

1. What will be the potential health impacts to any affected groups?
N/A
2. How have those groups been engaged and involved in the development of this ordinance?
n/a
3. How does this legislation contribute to a sustainable Kansas City?
n/a
4. Does this legislation create or preserve new housing units?
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)

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)