



Agenda

Neighborhood Planning and Development Committee

Lee Barnes Jr., Chair
Andrea Bough, Vice Chair
Dan Fowler
Brandon Ellington
Teresa Loar

Wednesday, September 22, 2021

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>

Beginning of Consent(s)

[210835](#)

Approving the plat of Satterwhite Heights, an addition in Jackson County, Missouri, on approximately 0.22 acres generally located at the southwest corner of 18th Street and Jefferson Street, creating 2 lots for the purpose of creating a two lot residential subdivision; and directing the City Clerk to record this ordinance and attached documents.
(CLD-FnPlat-2021-00016)

Attachments: [2021-00016 Ordinance Fact Sheet](#)

[210836](#)

Approving the plat of Mercier Bluff, an addition in Jackson County, Missouri, on approximately 0.28 acres generally located on the west side of Mercier Street between W. 18th Street to the north and 20th Street to the south, creating 5 lots for the purpose of creating a 5 lot single family subdivision; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2021-00015)

Attachments: [2021-00015 Ordinance Fact Sheet](#)

210841 Approving the preliminary plat for Zone 3 of Golden Plains Technology Park to create two lots on about 374.89 acres generally located at the northwest corner of I-435 and US-169 with a northern boundary of N.W. 128th Street. (CD-CPC-2021-00107)

Attachments: [Fact Sheet 00107](#)

End of Consent(s)

210773 Accepting and approving two grant awards with the Missouri Department of Health and Senior Services to provide funding for the City's Public Health Preparedness and Cities Readiness programs; and designating requisitioning authority.

Attachments: [PHP & CRI FY22 - Fact Sheet](#)
[Fiscal Note - TMP-0707](#)
[PHP & CRI FY22 - Budget](#)

210822 Accepting and approving a two-year grant award agreement in the amount of \$99,000.00 with the Mid-America Regional Council to provide funding for violence prevention efforts among Kansas City youth; estimating and appropriating \$99,000.00 in the Health Grants Fund; and designating requisitioning authority.

Attachments: [Everytown - MARC Youth Outreach FY22 - Fact Sheet](#)
[Everytown - MARC Youth Outreach FY22 - Fiscal Note](#)
[Everytown - MARC Youth Outreach FY22 - Budget](#)
[Approp Admin - TMP-0911](#)

210828 Approving a development plan which also acts as a preliminary plat in District R-6 (Residential 6) on about 0.28 acres generally located on the west side of Mercier Street, in between W. 18th Street to the north and W. 20th Street to the south, to create five residential lots for single-family use with deviations from required lot and building standards. (CD-CPC-2021-00092 and CD-CPC-2021-00101)

Attachments: [Fact Sheet](#)

210829 Rezoning an area of about 4.398 acres generally located at the northeast corner of State Line Road and Carondelet Road from Districts B2-2 and R-0.5 to District B2-4, and approving a development plan which also acts as a preliminary plat, to allow for redevelopment of the site for financial services and office uses. (CD-CPC-00096)

Attachments: [Fact Sheet 00096](#)

[210830](#) Approving a development plan which also acts as a preliminary plat in District R-6 (Residential 6) on about 0.23 acres generally located on the southwest corner of W. 18th Street and Jefferson Street to create two single family residential lots with deviations from required lot and building standards. (CD-CPC-2021-00099)

Attachments: [Fact Sheet](#)

[210831](#) Rezoning an area of about 1.5 acres generally located at 5200 Raytown Road from District R-7.5 to District B1-1 to allow for retail sales. (CD-CPC-2021-00093)

Attachments: [Fact Sheet](#)

[210837](#) Amending the Major Street Plan for the realignment of N.W. 128th Street and removal of a north-south road, running through a planned future development located at the northwest corner of I-435 and US-169 known as Zone 3 of Golden Plains Technology Park. (CD-CPC-2021-00106)

Attachments: [Fact Sheet 00106](#)

[210839](#) RESOLUTION - Approving an amendment to the KCIA Area Plan for approximately 474 acres generally located at the northwest corner of I-435 and US-169 with a northern boundary of N.W. 128th Street, from residential low density, residential medium density, mixed use community, and mixed use neighborhood, to office use. (CD-CPC-2021-00104).

Attachments: [Fact Sheet 00104](#)

[210840](#) RESOLUTION - Approving an amendment to the Gashland-Nashua Area Plan for approximately 474 acres generally located at the northwest corner of I-435 and US-169 with a northern boundary of N.W. 128th Street, from residential low density, residential medium density, mixed use community, and mixed use neighborhood, to office use. (CD-CPC-2021-00105)

Attachments: [Fact Sheet 00105](#)

[210842](#) RESOLUTION - Approving an amendment to the Riverfront Industrial Area Plan by changing the recommended land use from residential low density to commercial on about 1 acre generally located at the northwest corner of Winner Road and Wallace Avenue. (CD-CPC-2020-00107)

Attachments: [Fact Sheet](#)

[210843](#) Rezoning an area on about 1 acre generally located at the northwest corner of Winner Road and Wallace Avenue from District R-2.5 to District B3-2, and approving a development plan which also serves as a special use permit to allow for a convenience store with fuel sales. (CD-CPC-2020-00108 and CD-CPC-2020-00133)

Attachments: [Fact Sheet for Rezoning](#)
[Fact Sheet for Development Plan](#)

[210847](#) Vacating a portion of E. 52nd Street between Brighton Avenue to the west and Denver Avenue to the east in District M3-5, to allow for increased security of the property; and directing the City Clerk to record certain documents. (CD-ROW-2020-00025)

Attachments: [Fact Sheet](#)

[210848](#) Vacating a condominium plat generally located at 1612 Jefferson Street and directing the City Clerk to record certain documents. (CD-ROW-2020-00005).

Attachments: [Fact Sheet](#)

Parks-Shaw and Barnes Jr.

[210850](#) RESOLUTION - Establishing a policy regarding the financial return analyses for the development project contemplated by UA KC Southpointe, LLC at 63rd and Prospect.

Attachments: [210850 Fact Sheet](#)

Robinson and Barnes Jr.

[210851](#) Authorizing the City Manager to execute a development agreement with Vine Street Collaborative LLC for property located generally at 1701 East 18th Street (the "Boone Theater Property").

Attachments: [No Fact Sheet](#)

HELD IN COMMITTEE

Robinson

[210695](#) Appropriating funds to the Kansas City Housing trust Fund and the Taxable Special Obligation Series 2022A Bond Fund; estimating revenue; and declaring requisitioning authority for a project in the Ivanhoe Neighborhood that will provide over 100 affordable housing units.

Attachments: [No Fact Sheet](#)
[FiscalNote 210695](#)

Robinson

[210696](#) Appropriating funds to the Housing Trust Fund and the Taxable Special Obligation Series 2022A Bond Fund; estimating revenues; and declaring requisitioning authority for a project at 2732 Forest in Beacon Hill that will provide 52 affordable housing units.

Attachments: [No Fact Sheet](#)
[FiscalNote 210696](#)

[210757](#) Accepting and approving a grant award agreement in the amount of \$720,826.00 with the Missouri Department of Health and Human Services to provide funding for COVID-19 response; estimating and appropriating \$720,826.00 in the Health Grants Fund; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date.

Attachments: [Crisis Cooperative Agreement FY22 - Fact Sheet](#)
[Crisis Cooperative Agreement FY22 - Fiscal Note](#)
[Crisis Cooperative Agreement FY22 - Budget](#)

Ellington

[210766](#) Appropriating \$300,000.00 in the Central City Economic Development Fund; supporting the Vineyard Neighborhood Association's housing rehabilitation program to support eligible rehabilitation expenses for low to moderate income homeowners in the Vineyard Neighborhood; and authorizing the Director of Housing and Community Development Department to enter into a contract with the Vineyard Neighborhood Association.

Attachments: [No Fact Sheet](#)
[FiscalNote 210766](#)

The following items have been added to the agenda for informational purposes only.

- [190954](#) Accepting the recommendations of the Tax Increment Financing Commission as to the Performing Arts Campus Tax Increment Financing Plan and denying the Performing Arts Campus Tax Increment Financing Plan.

Attachments: [Fact Sheet](#)

- [190955](#) Approving and designating Project 1 of the Performing Arts Campus Tax Increment Financing Plan as a Redevelopment Project; and adopting tax increment financing therefor.

- [190956](#) Approving and designating Project 2 of the Performing Arts Campus Tax Increment Financing Plan as a Redevelopment Project; and adopting tax increment financing therefor.

ADDITIONAL BUSINESS

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

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

- Livestream on the city's website at www.kcmo.gov
- Livestream on the city's YouTube channel at <https://www.youtube.com/watch?v=3hOublg4fok>
- Watch Channel 2 on your cable system. The channel is available through Time Warner Cable (channel 2 or 98.2), AT&T U-verse (channel 99 then select Kansas City) and Google Fiber on Channel 142.
- To watch archived meetings, visit the City Clerk's website and look in the Video on Demand section: http://kansascity.granicus.com/ViewPublisher.php?view_id=2

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



Legislation Text

File #: 210835, Version: 1

ORDINANCE NO. 210835

Approving the plat of Satterwhite Heights, an addition in Jackson County, Missouri, on approximately 0.22 acres generally located at the southwest corner of 18th Street and Jefferson Street, creating 2 lots for the purpose of creating a two lot residential subdivision; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2021-00016)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Satterwhite Heights, 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 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 3. That the City Clerk is hereby directed to record copies 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 4. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on August 17, 2021.

Approved as to form and legality:

Eluard Alegre
Assistant City Attorney

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

210835

Ordinance Number

Brief Title

Approving the plat of Satterwhite Heights, an addition in Kansas City, Jackson County, Missouri

<p>Specific Address Approximately 0.22 acres generally located at the southwest corner of the 18th Street and Jefferson Street, creating 2 lots.</p>	<p>Sponsor</p>	<p>Jeffrey Williams, AICP, Director Department of City Planning & Development</p>
<p>Reason for Project This final plat application was initiated by Rothers, Inc., in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 2 lot single family subdivision.)</p>	<p>Programs, Departments, or Groups Affected</p>	<p>City-Wide Council District(s) 4(JA) Shields - Bunch Other districts (school, etc.) Kansas City Missouri 110</p>
<p>Discussion This is a routine final plat ordinance that authorizes staff to continue to process the plat for recording. This plat can be added to the consent agenda.</p> <p>CONTROLLING CASE No controlling case at the subject site.</p> <p>CD-CPC-2021-00099 - A request to approve a development plan which also acts as a preliminary plat in order to create two single-family residential lots in District R-6 (Residential 6) on about 0.22 acres, generally located at the southwest corner of W 18th Street and Jefferson Street</p>	<p>Applicants / Proponents</p>	<p>Applicant(s) Rothers, Inc. City Department City Planning and Development Other</p>
	<p>Opponents</p>	<p>Groups or Individuals None Known Basis of Opposition</p>
	<p>Staff Recommendation</p>	<p><input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:</p>
	<p>Board or Commission Recommendation</p>	<p>By: City Plan Commission August 17, 2021 <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions</p>
	<p>Council Committee Actions</p>	<p><input type="checkbox"/> Do Pass <input type="checkbox"/> Do Pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass</p>

Details

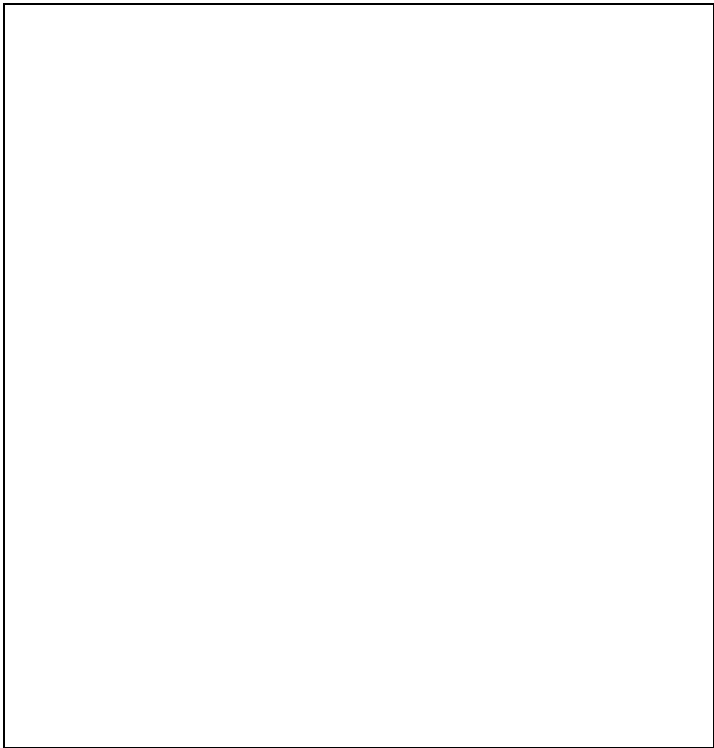
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Policy / Program Impact

Policy or Program Change N/A	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
Operational Impact Assessment N/A	

Finances

Cost & Revenue Projections – Including Indirect Costs N/A	
Financial Impact N/A	
Fund Source and Appropriation Account Costs N/A	
Is it good for the children?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No



How will this contribute to a sustainable Kansas City?	<p>This project consists of platting to create two single family residential lots. The first 1.5 inches of runoff will be detained on-site. The stormwater detention facilities for each lot will assure that the pre-development peak discharge rate and volume will not be exceeded after development of the site. As part of the development, an assessment of the existing conditions of the perimeter curb and gutter, sidewalk and drive approaches will be made. Any of these elements found not in compliance with current City standards, must be removed and replaced. The removal and replacement of deteriorating infrastructure will eliminate erosion, discourage further deterioration and improve the overall aesthetics of the site.</p> <p>Written by Lucas Kaspar, PE</p>
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Project Start Date

Projected Completion or Occupancy Date

Fact Sheet Prepared by:
Thomas Holloway

Date: September 9, 2021

Reviewed by:
Lucas Kaspar, PE,
Land Development Division (LDD)
City Planning & Development

Reference or Case Numbers: CLD-FnPlat-2021-00015



Legislation Text

File #: 210836, Version: 1

ORDINANCE NO. 210836

Approving the plat of Mercier Bluff, an addition in Jackson County, Missouri, on approximately 0.28 acres generally located on the west side of Mercier Street between W. 18th Street to the north and 20th Street to the south, creating 5 lots for the purpose of creating a 5 lot single family subdivision; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2021-00015)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Mercier Bluff, 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 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 3. That the City Clerk is hereby directed to record copies 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 4. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on August 17, 2021.

Approved as to form and legality:

Eluar Alegre
Assistant City Attorney

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

210836

Ordinance Number

Brief Title

Approving the plat of Mercier Bluff, an addition in Kansas City, Jackson County, Missouri

<p>Specific Address Approximately 0.28 acres generally located on the west side of Mercier Street between W. 18th Street to the north and 20th Street to the south, creating 5 lots.</p>	<p>Sponsor</p>	<p>Jeffrey Williams, AICP, Director Department of City Planning & Development</p>
<p>Reason for Project This final plat application was initiated by Rothers, Inc., in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 5 lot single family subdivision.)</p>	<p>Programs, Departments, or Groups Affected</p>	<p>City-Wide Council District(s) 4(JA) Shields - Bunch Other districts (school, etc.) Kansas City Missouri 110</p>
<p>Discussion This is a routine final plat ordinance that authorizes staff to continue to process the plat for recording. This plat can be added to the consent agenda.</p> <p>CONTROLLING CASE No controlling case at the subject site.</p> <p>CD-CPC-2021-00092 - A request to approve a preliminary plat to create five (5) residential lots for single-family use with deviations from required lot and building standards in District R-6 (Residential 6) on about 0.28 acres, generally located on the west side of Mercier Street, in between W. 18th Street to the north and W. 20th Street to the south.</p>	<p>Applicants / Proponents</p>	<p>Applicant(s) Rothers, Inc. City Department City Planning and Development Other</p>
	<p>Opponents</p>	<p>Groups or Individuals None Known Basis of Opposition</p>
	<p>Staff Recommendation</p>	<p><input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:</p>
	<p>Board or Commission Recommendation</p>	<p>By: City Plan Commission August 17, 2021 <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions</p>
	<p>Council Committee Actions</p>	<p><input type="checkbox"/> Do Pass <input type="checkbox"/> Do Pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass</p>

Details

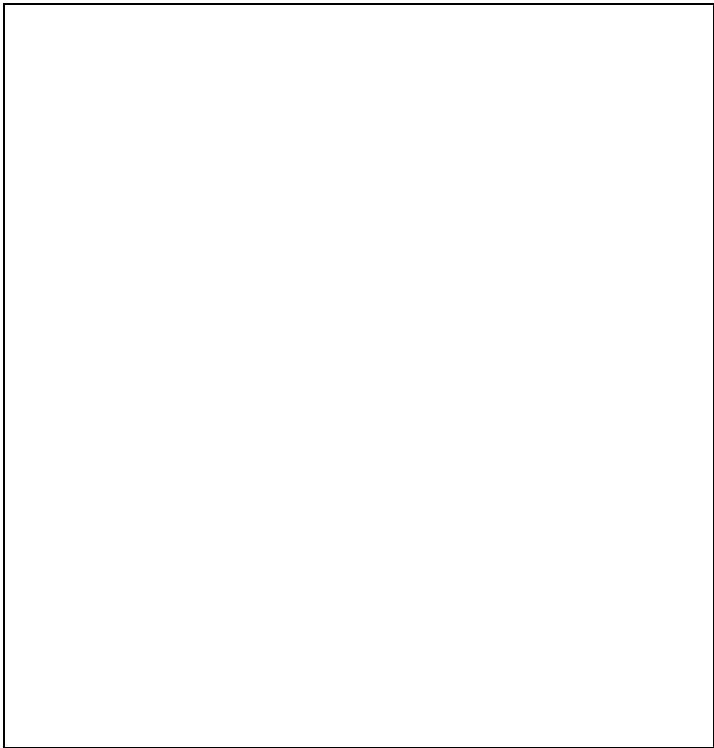
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Policy / Program Impact

Policy or Program Change N/A	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
Operational Impact Assessment N/A	

Finances

Cost & Revenue Projections – Including Indirect Costs N/A	
Financial Impact N/A	
Fund Source and Appropriation Account Costs N/A	
Is it good for the children?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No



How will this contribute to a sustainable Kansas City?	<p>This project consists of platting to create two single family residential lots. The first 1.5 inches of runoff will be detained on-site. The stormwater detention facilities for each lot will assure that the pre-development peak discharge rate and volume will not be exceeded after development of the site. As part of the development, an assessment of the existing conditions of the perimeter curb and gutter, sidewalk and drive approaches will be made. Any of these elements found not in compliance with current City standards, must be removed and replaced. The removal and replacement of deteriorating infrastructure will eliminate erosion, discourage further deterioration and improve the overall aesthetics of the site.</p> <p>Written by Lucas Kaspar, PE</p>
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Project Start Date

Projected Completion or Occupancy Date

Fact Sheet Prepared by:
Thomas Holloway

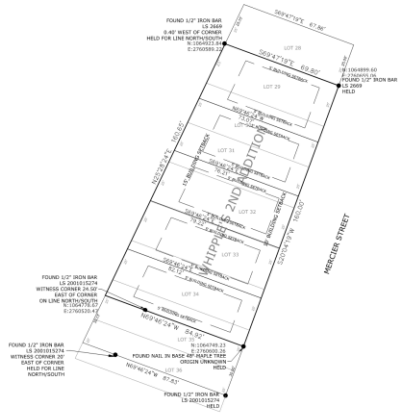
Date: September 9, 2021

Reviewed by:
Lucas Kaspar, PE,
Land Development Division (LDD)
City Planning & Development

Reference or Case Numbers: CLD-FnPlat-2021-00015

MERCIER BLUFF FINAL PLAT

PART OF LOT 35 AND ALL OF LOTS 29-34, WHIPPLE'S 2ND ADDITION, A SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI



DESCRIPTION:
ALL OF LOTS 29, 30, AND THE NORTH 1/2 PART OF LOT 31, WHIPPLE'S 2ND ADDITION, A SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI, CONTAINING 12,716.87 SQUARE FEET.

City of Kansas City, Missouri
The Planning and Development Department
Pursuant to the authority granted to me in Section 80-100.09 of the zoning and Development Code, I hereby approve this final subdivision plat.

Surveyor: **WILLIAM J. HILL**, State No. 74-49-33
Professional Land Surveyor
Missouri Department of Professional Regulation
Division of the Planning and Development

I DECLARE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS PLAT AND SURVEY MEETS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS (2013-16).

WILLIAM J. HILL
PROFESSIONAL LAND SURVEYOR
NO. 74-49-33

FINAL PLAT



LEGEND

- ① SURVEY MONUMENT
- ② FOUND MONUMENT
- ③ FOUND MONUMENT
- ④ FOUND MONUMENT
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GENERAL NOTES

1. THE SURVEY FOR THIS SUBDIVISION IS BASED UPON THE SURVEY FOR THE WHIPPLE'S 2ND ADDITION, A SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI, DATED 10-10-1911.
2. ALL DISTANCES BETWEEN MONUMENTS ARE GIVEN IN DECIMALS IN US SURVEY FEET.
3. MONUMENTS ARE CALLED BY NAME AND NOT BY NUMBER ON THIS SURVEY.
4. THIS SURVEY IS BASED UPON THE SURVEY FOR THE WHIPPLE'S 2ND ADDITION, A SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI, DATED 10-10-1911.
5. CORNER MONUMENTS ARE AS FOLLOWS: CORNER 1 - 1/2\"/>

VICINITY MAP



SCALE	PREPARED FOR
1"=20'	ROTHERS, INC.
SEC-TWN-RNG	GREYSTY ROTHERS
7-49-33	
DATE	
APRIL 21, 2021	



Legislation Text

File #: 210841, Version: 1

ORDINANCE NO. 210841

Approving the preliminary plat for Zone 3 of Golden Plains Technology Park to create two lots on about 374.89 acres generally located at the northwest corner of I-435 and US-169 with a northern boundary of N.W. 128th Street. (CD-CPC-2021-00107)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That the preliminary plat for Zone 3 of Golden Plains Technology Park to create two lots on about 374.89 acres generally located at the northwest corner of I-435 and US-169 with a northern boundary of N.W. 128th Street, and more specifically described as follows:

All of the North One-Half of Section 15, Township 52, Range 33, lying in Clay County, Missouri and all that part of the Fractional Northwest Quarter of Section 15 and the east 74 acres of the East One-Half of the Northeast Quarter of Section 16, all in Township 52, Range 33, in Platte County, Missouri being described as follows: Beginning at the northwest corner of the Fractional Northwest Quarter of Section 15, Township 52, Range 33, in said Clay County; thence South 89 degrees 51 minutes 34 seconds East, along the north line of said Fractional Northwest Quarter; 1954.78 feet to the northwest corner of the Northeast Quarter of said Section 15; thence South 89 degrees 38 minutes 10 seconds East, along the north line of said Northeast Quarter, 2555.91 feet to its intersection with the west right-of-way line of U.S. Route 169 as described in Book 1172 at page 454 in the Office of the Recorder of Deeds in Clay County, Missouri; thence South 0 degrees 16 minutes 18 seconds West, along said west right-of-way line, 1202.36 feet to a point 75.00 feet west of centerline station 501+00; thence South 03 degrees 08 minutes 03 seconds West, along said west right- of-way line 500.62 feet to a point 100.00 feet west of centerline station 506+00; thence South 0 degrees 16 minutes 18 seconds West, along said west right-of-way line 800.00 feet to a point 100.00 feet west of centerline station 514+ 00; thence South 82 degrees 08 minutes 30 seconds West, 353.55 feet to a point 450.00 feet west of centerline station 514+50; thence South 0 degrees 16 minutes 18 seconds West, along said west right-of -way line, 76.57 feet to a point on the south line of said Northeast Quarter; thence North 89 degrees 41 minutes 20 seconds West, along the south line of said Northeast Quarter, 2182.93 feet to the southwest corner of said Northeast Quarter; thence North 89 degrees 49 minutes 35 seconds West, along the south line of the Fractional Northwest Quarter of said Section 15, 1956.49 feet to the Clay-Platte county line; thence North 89 degrees 49 minutes 35 seconds West, along the south line of the Fractional Northwest Quarter in said Platte County, 496.42 feet to the southeast corner of the Northeast Quarter of said Section 16; thence South 89 degrees 36 minutes 54 seconds West, along the south line of said Northeast Quarter, 1222.91 feet to the southwest corner of the east 74 acres of said Northeast Quarter; thence North 0 degrees 29 minutes 14 seconds East, along the west line of said east 74 acres, 2642. 08 feet to the northwest corner of said east 74 acres; thence South 89 degrees 49 minutes 35 seconds East along the north line of said Northeast Quarter, 1222.79 feet to the northwest corner of the

Fractional Northwest Corner of said Section 15, in said Platte County; thence South 89 degrees 51 minutes 34 seconds East, along the north line of said Fractional Northwest Quarter, 490.26 feet to the point of beginning.

The basis of bearings for this description is the Missouri State Plane Coordinate System, West Zone NAD 83.

is hereby approved, subject to the following conditions:

1. 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.
2. The developer shall submit a final stream buffer plan to the Land Development Division 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.
3. 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 Land Development Division.
4. 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.
5. The developer shall design and construct all interior public streets to City standards, as required by Chapter 88 and the Land Development Division, including curb, gutter, storm sewers, streetlights, and sidewalks.
6. 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.
7. 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.
8. The developer shall grant a BMP and/or surface drainage easement to the City as required by the

Land Development Division, prior to recording the plat or issuance of any building permits.

9. 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 the developer shall be responsible for all costs associated with subordination activities now and in the future.
10. The developer shall grant on City approved forms, a stream buffer easement to the City or show and label the final stream buffer zones on the subdivision plat within a private open space tract, as required by Chapter 88 and the Land Development Division, prior to issuance of any stream buffer permits.
11. The developer shall submit plans for grading, siltation, and erosion control to the Land Development Division 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.
12. The developer shall obtain a floodplain certificate from Development Services prior to beginning any construction activities within the floodplain.
13. The developer shall submit covenants, conditions and restrictions to the Land Development Division 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.
14. The developer shall provide an erosion hazard analysis for areas where any improvements or public right-of-way dedications are proposed within stream buffer zones or adjacent to the outside of stream meanders as required by the Water Services Department.
15. 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.
16. The developer shall submit a preliminary stream buffer plan prior to approval of the Development plan in accordance with the Section 88-415 requirements.
17. The arterial improvements proposed on the development plans must be reviewed and accepted by the Transportation Development Committee and the Impact Fee District Committee before an application for impact fee credits will be accepted.
18. 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.
19. 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.

20. The developer shall enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by the Land Development Division, prior to recording the plat.
21. If applicable, the developer shall request the Land Development Division to initiate an ordinance to establish or re-establish the grade on existing streets that are being improved where existing grades change by more than 6 inches and the grades have been previously established.
22. The developer shall extend the north outer road of I-435 to 128th Street, remove crossover at 124th Street, remove the remaining portions of 124th Street, and build a J-turn on US-169 with the first phase construction.
23. The developer shall obtain all permits needed from MoDOT to provide access and build required improvements.
24. 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.
25. The developer shall secure approval of a street tree planting plan from the City Forester and plant according to said plan prior to recording the final plat.
26. The project will meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
27. 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)
28. Fire hydrant distribution shall follow IFC-2018 Table C102.1.
29. The developer shall add a note to the site plan stating the developer will construct the 10 foot wide trail along outer road and the trail is to be maintained by the City.
30. The developer shall submit water main extension drawings showing extension of a minimum 16 inch water main from the existing 30 inch transmission main along N.W. Cookingham Drive north along Robinhood Lane then east along 128th Street then south to connect to the existing 8 inch main along 169 Highway. The plans shall be prepared by a registered professional engineer in Missouri and submitted to the water main extension desk for review, acceptance and contracts per the Kansas City water rules and regulations for water main extensions and relocations.
31. The developer shall enter into a secured deferral agreement, to replace the current 8 inch water main, extending from I-435 outer road east then north along Highway 169 to its terminus at the Vineyard Church, with a 16 inch transmission main, as required by Kansas City Water, prior to releasing the final plat for recording.
32. The plat shall show exclusive water main easements corresponding to the approved public water main extension plans. The developer shall submit water main extension drawings prepared by a

registered professional engineer in Missouri to the main extension desk for review, acceptance and contracts per the Kansas City water rules and regulations for water main extensions and relocations.

A copy of the preliminary plat 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 preliminary plat hereinabove, all public notices and hearings required by the Subdivision Regulations have been given and had.

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 and legality:

Sarah Baxter
Assistant City Attorney

COMMUNITY PROJECT/REZONING

Ordinance Fact Sheet

Case No. CD-CPC-2021-00107

Title

A request to approve a preliminary plat for Zone 3 of Golden Plains Technology Park to create two (2) lots on about 374.89 acres generally located at the northwest corner of I-435 and US-169 with a northern boundary of NW 128th Street. (CD-CPC-2021-00107)

Details

Location: generally located at the northwest corner of I-435 and US-169 with a northern boundary of NW 128th Street.

Reason for Legislation: Preliminary Plat requires City Council approval.

The Commission recommended that this application be approved with conditions.

1. The developer must 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.
2. The developer shall submit a final stream buffer plan to the Land Development Division 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.
3. The developer must show the limits of the 100-year floodplain on the final plat and show the Minimum Low Opening Elevation (MLOE) of any structure on each lot that abuts a 100-year flood prone area (including detention basins and engineered surface drainage conveyances) on any plat and plan, as required by the Land Development Division.
4. The developer must 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 Micro storm drainage study with each subsequent Plat or Phase showing compliance with the approved Macro and adopted standards. The

Positions/Recommendations

Sponsors	Jeffrey Williams, AICP, Director Department of City Planning & Development
Programs, Departments or Groups Affected	1 st and 2 nd Districts (O'Neill, Hill, Loar, Fowler)
Applicants / Proponents	Applicant Kellee Madinger, Chris Mattix Rouse Frets White Goss Gentile Rhodes, P.C.
	City Department City Planning & Development Other
Opponents	Groups or Individuals
	Basis of Opposition
Staff Recommendation	<input checked="" type="checkbox"/> For
	<input type="checkbox"/> Against
	Reason Against
Board or Commission Recommendation	City Plan Commission (5-0) 9-7-2021 By Enders, Hill, Rojas, Sadowski, Beasley
	<input type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No Action Taken
	<input checked="" type="checkbox"/> For, with revisions or conditions (see details column for conditions)
Council Committee Actions	<input type="checkbox"/> Do Pass
	<input type="checkbox"/> Do Pass (as amended)
	<input type="checkbox"/> Committee Sub.
	<input type="checkbox"/> Without Recommendation
	<input type="checkbox"/> Hold
	<input type="checkbox"/> Do not pass

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.

5. The developer must design and construct all interior public streets to City Standards, as required by Chapter 88 and the Land Development Division, including curb and gutter, storm sewers, street lights, and sidewalks.

6. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, as amended, commonly known as the Development Regulations.

7. The developer must 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.

8. The developer must grant a [BMP and/or Surface Drainage Easement] to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.

9. The developer must 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 owner/developer shall be responsible for all costs associated with subordination activities now and in the future.

10. The developer must [grant on City approved forms, a STREAM BUFFER Easement to the City] or [show and label the final stream buffer zones on the subdivision plat within a private open space tract], as required by Chapter 88 and Land Development Division, prior to issuance of any stream buffer permits.

11. The owner/developer must submit plans for grading, siltation, and erosion control to Land Development Division 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.

12. The developer must obtain a floodplain

certificate from Development Services prior to beginning any construction activities with the floodplain.

13. The developer must submit covenants, conditions and restrictions to the Land Development Division for review by the Law Department for approval 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.

14. The developer must provide an erosion hazard analysis for areas where any improvements or public right-of-way dedications are proposed within stream buffer zones or adjacent to the outside of stream meanders as required by Water Services.

15. The developer must pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.

16. The developer shall submit a Preliminary Stream Buffer plan prior to approval of the Development plan in accordance with the Section 88-415 requirements.

17. The arterial improvements proposed on the development plans must be reviewed and accepted by the Transportation Development Committee and the Impact Fee District Committee before an application for impact fee credits will be accepted.

18. 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.

19. 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.

20. The developer must enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by the Land Development Division, prior to recording the plat.

21. If applicable, the developer must request the Land Development Division to initiate an ordinance to establish or re-establish the grade on existing streets that are being improved where existing grades change by more than 6 inches and the grades

have been previously established.

22. Extend North Outer Road of I435 to 128th Street, remove crossover at 124th Street, remove the remaining portions of 124th Street, and build a J-turn on US169 with the first phase construction.

23. Obtain all permits needed from MoDOT to provide access and build required improvements.

24. 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 Certificate of Occupancy.

25. The developer shall secure approval of a street tree planting plan from the City Forester and plant according to said plan prior to recording the final plat.

26. The expectation is the project will meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)

27. 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)

28. Fire hydrant distribution shall follow IFC-2018 Table C102.1

29. Add a note to the site plan stating the developer will construct the 10' wide trail along Outer Road and the trail is to be maintained by the City.

30. The developer must submit water main extension drawings showing extension of a min. 16" water main from the existing 30" transmission main along NW Cookingham Dr. north along Robinhood Lane then east along 128th Street then south to connect to the existing 8" main along 169 Hwy. The plans shall be prepared by a registered professional Engineer in Missouri and submitted to the water main extension desk for review, acceptance and contracts per the KC Water Rules and Regulations for Water main extensions and Relocations.

(<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Main-Extensions.pdf>)

31. The developer shall enter into a secured deferral agreement, to replace the current 8" water main, extending from I-435 outer road east then north along Hwy 169 to its terminus at the Vineyard Church, with a 16" transmission main, as required by KC Water, prior to releasing the final plat for recording.

32. Plat must show exclusive water main

easements corresponding to the approved public water main extension plans. The developer must submit water main extension drawings prepared by a registered professional Engineer in Missouri to the main extension desk for review, acceptance and contracts per the KC Water Rules and Regulations for Water main extensions and Relocations. (<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Main-Extensions.pdf>)

See Staff Report for more information.

Continued from Page 1

Policy or Program Change	<input type="checkbox"/> Yes <input type="checkbox"/> No
Operational Impact Assessment	

Finances

Cost & Revenue Projections – Including Indirect Costs	
Financial Impact	
Funding Source(s) and	

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Appropriation Account Codes	

Continued from Page 2

Fact Sheet Prepared By:	Date: 9/9/2021		
Xue Wood Staff Planner			
Reviewed By:	Date: 9/9/2021	Initial Application Filed:	6/18/2021
Joe Rexwinkle, AICP Division Manager Development Management		City Plan Commission:	9/7/2021
		Revised Plans Filed:	8/31/2021
Reference Numbers:			
Case No. CD-CPC-2021-00104; CD-CPC-2021-00105; CD-CPC-2021-00106; CD-CPC-2021-00107; CD-CPC-2021-00108			



Legislation Text

File #: 210773, Version: 1

ORDINANCE NO. 210773

Accepting and approving two grant awards with the Missouri Department of Health and Senior Services to provide funding for the City’s Public Health Preparedness and Cities Readiness programs; and designating requisitioning authority.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That amendments for two twelve-month grant awards between the City of Kansas City, Missouri, acting through its Director of Health (the “Director”), and the Missouri Department of Health and Senior Services (“DHSS”), whereby DHSS will provide additional funding for the City’s Public Health Preparedness and Cities Readiness programs, which supports public health preparedness capabilities, promotes and prepares resilient communities, and enhances the ability to respond to and recover from all hazards in the Kansas City, Missouri area, for a period beginning July 1, 2021 through June 30, 2022, for amounts not to exceed \$321,220.00 and \$184,718.00, are hereby accepted and approved. Copies of the awards, in substantial form, are on file with the Director.

Section 2. That the Director is hereby designated as requisitioning authority for Account Nos. 22-2480-505409-G50245023 and 22-2480-505014-G50501422 and is authorized to expend the sums of \$267,683.00 and \$153,931.00 from funds heretofore appropriated to the accounts.

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

Tammy L. Queen
Director of Finance

Approved as to form and legality:

Joseph Guarino
Assistant City Attorney

LEGISLATIVE FACT SHEET		Legislation Number:	210773	
		Approval Deadline:		
LEGISLATION IN BRIEF:				
What is the reason for this legislation?	Fact Sheet Color Codes			
	User Entered Field			
	User Select From Menu			
	For OMB Use			
	Sponsor(s)			
	Programs, Departments, or Groups Affected			
	Sub-Program in Budget (page #)			
	Discussion (including relationship to other Council actions)	Applicants/ Proponents	City Department	
			Other	
		Staff Recommendation		
Board or Commission Recommendation				
Future Impacts				
Citywide Business Plan Goal	Cost of Legislation current Fiscal Year			
	Costs in Future Fiscal Years?			
Citywide Business Plan Objective	Annual Revenue Increase/Decrease			
	Applicable Dates:			
Citywide Business Plan Strategy	Prepared by:			
	Date Prepared:			
	Reviewed by:			
	Date Reviewed			
	Reference Numbers			

LEGISLATIVE FISCAL NOTE	LEGISLATION NUMBER:	210773
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LEGISLATION IN BRIEF:

Approving two grant awards with the Missouri Department of Health and Senior Services to provide funding for the City's Public Health Preparedness and Cities Readiness programs

What is the purpose of this legislation? OPERATIONAL GRANT

For Accepting financial contributions from Federal State and/or third parties to fund municipal programs. Programs supported by grants may require matching contributions from the City, or for the City to pay for program activities beyond the lifespan of the grant.

Does this grant require a match? NO Yes/No
See Section 01 for the City's Grant Match in the Current Fiscal year

Does this legislation estimate Grant Revenues? YES Yes/No
See Section 02 for the New Estimated Revenues by Year.

Does this legislation estimate Grant Appropriations? YES Yes/No
See Section 03 Below, Note all future Revenues in Section 04.

Does this grant create an ongoing expense for the city? YES Yes/No
See Section 04 for five years of ongoing operational Impacts.

Section 00: Notes:
This grants spans from July 1, 2021 to June, 30, 2022. Future revenue will be estimated in the appropriate fiscal year's budget.

If this grant is renewable, we do not assume that it will renew. If it is not, the city assumes the full cost in out years.

FINANCIAL IMPACT OF LEGISLATION

Section 01: If applicable, where are funds appropriated in the current budget?

FUND	DEPTID	ACCOUNT	PROJECT	FY 21-22 BUD	FY 22-23 EST
2480	505409	Various	G50245023	267,683.00	53,537.00
2480	505014	Various	G50501422	153,931.00	30,787.00

Section 02: If applicable, where will new revenues be estimated?

FUND	DEPTID	ACCOUNT	PROJECT	FY 21-22 BUD	FY 22-23 EST

Section 03: If applicable, where will appropriations be increased?

FUND	DEPTID	ACCOUNT	PROJECT	FY 21-22 BUD	FY 22-23 EST

NET IMPACT ON OPERATIONAL BUDGET

	-	-
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RESERVE STATUS:

SECTION 04: FIVE-YEAR FISCAL IMPACT (Direct and indirect)

FUND	FUND NAME	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	All Outyears
2480	Health Grants Fund/PHP	267,683	53,537					
2480	Health Grants Fund/CRI	153,931	30,787					
		-						
		-						
TOTAL REV		421,614	84,324	-	-	-	-	-

FUND	FUND NAME	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	All Outyears
2480	Health Grants Fund/PHP	267,683	53,537					
2480	Health Grants Fund/CRI	153,931	30,787					
TOTAL EXP		421,614	84,324	-	-	-	-	-

NET Per-YEAR IMPACT		-	-	-	-	-	-	-
NET IMPACT (SIX YEARS)		-						

REVIEWED BY Kimberlee Sawyer DATE 8/27/2021

Public Health Emergency Preparedness

Object Line	FY22	FY23	Total
A0110 Wages, Regular, Full	\$237,269.00	\$47,454.00	\$284,723.00
A Personal Services	\$237,269.00	\$47,454.00	\$284,723.00
B18560 Health Services	\$13,583.00	\$2,717.00	\$16,300.00
B Contractual Services	\$13,583.00	\$2,717.00	\$16,300.00
C21100 Office Supplies	\$16,831.00	\$3,366.00	\$20,197.00
C Commodities Services	\$16,831.00	\$3,366.00	\$20,197.00
TOTAL	\$267,683.00	\$53,537.00	\$321,220.00

Cities Readiness Initiative

Object Line	FY22	FY23	Total
A0110 Wages, Regular, Full	\$94,160.00	\$18,832.00	\$112,992.00
A Personal Services	\$94,160.00	\$18,832.00	\$112,992.00
B 18560 Contractual Services	\$36,188.00	\$7,238.00	\$43,426.00
B Contractual Services	\$36,188.00	\$7,238.00	\$43,426.00
C21100 Office Supplies	\$23,583.00	\$4,717.00	\$28,300.00
C Commodities Services	\$23,583.00	\$4,717.00	\$28,300.00
TOTAL	\$153,931.00	\$30,787.00	\$184,718.00

Public Health Emergency Preparedness Grant

Revenues

Account Number	Revenue Account Title	Current Budget Estimate	Revised Estimate	Dollar Change
22-2480-500001-475560-G50245023	Public Health Emergency Preparedness	\$ 267,683.00	\$ 267,683.00	\$ -

Appropriations

Account Number	Appropriation Account Title	Current	Revised Estimate	Dollar Change
22-2480-505409-A-G50245023	Public Health Emergency Preparedness	\$ 237,269.00	\$ 237,269.00	\$ -
22-2480-505409-B-G50245023	Public Health Emergency Preparedness	\$ 13,583.00	\$ 13,583.00	\$ -
22-2480-505409-C-G50245023	Public Health Emergency Preparedness	\$ 16,831.00	\$ 16,831.00	\$ -
		<u>\$ 267,683.00</u>	<u>\$ 267,683.00</u>	<u>\$ -</u>

Cities Readiness Initiative Grant

Revenues		Current Budget	Revised	Dollar
Account Number	Revenue Account Title	Estimate	Estimate	Change
22-2480-500001-477255-G50501422	Cities Readiness Initiative	\$ 153,931.00	\$ 153,931.00	\$ -

Appropriations		Current	Revised	Dollar
Account Number	Appropriation Account Title		Estimate	Change
22-2480-505014-A-G50501422	Cities Readiness Initiative	\$ 94,160.00	\$ 94,160.00	\$ -
22-2480-505014-B-G50501422	Cities Readiness Initiative	\$ 36,188.00	\$ 36,188.00	\$ -
22-2480-505014-C-G50501422	Cities Readiness Initiative	\$ 23,583.00	\$ 23,583.00	\$ -
		<u>\$ 153,931.00</u>	<u>\$ 153,931.00</u>	<u>\$ -</u>



Legislation Text

File #: 210822, Version: 1

ORDINANCE NO. 210822

Accepting and approving a two-year grant award agreement in the amount of \$99,000.00 with the Mid-America Regional Council to provide funding for violence prevention efforts among Kansas City youth; estimating and appropriating \$99,000.00 in the Health Grants Fund; and designating requisitioning authority.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That a grant award agreement between the City of Kansas City, Missouri, acting through its Director of Health, and the Mid-America Regional Council (MARC), whereby MARC will provide funding for violence prevention efforts among Kansas City youth for the period of July 27, 2021 through July 27, 2023, for a total amount not to exceed \$99,000.00, is hereby accepted and approved. A copy of the award agreement, in substantial form, is attached hereto and made a part hereof by reference.

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

22-2480-500001-480000-G50583622	Everytown/MARC Youth Outreach	\$99,000.00
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Section 3. That the sum of \$99,000.00 is hereby appropriated from the Unappropriated Fund Balance of the Health Grants Fund to the following accounts:

22-2480-505836-A-G50583622	Everytown/MARC Youth Outreach	\$99,000.00
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Section 4. That the Director of Health is hereby authorized to expend the sum of \$99,000.00 from funds appropriated to Account No. 22-2480-505836-G50583622 for the aforesaid agreement.

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

Tammy L. Queen

Director of Finance

Approved as to form and legality:

Joseph Guarino
Assistant City Attorney

LEGISLATIVE FISCAL NOTE

LEGISLATION
NUMBER:

210822

LEGISLATION IN BRIEF:

Everytown - MARC Youth Outreach. Aim4Peace has received a two year \$99,000 award from Mid-America Regional Council that came from Everytown to do violence prevention work with a youth focus.

What is the purpose of this legislation?

LEGISLATIVE

for the purpose of editing, repealing, or creating a provision in the city's code of ordinances; or for stating non-monetary support. This Fiscal note should be blank

Sections 01-04 should be blank. See section 00 for more information

Does this grant require a match?

NO

Yes/No

See Section 01 for the City's Grant Match in the Current Fiscal year

Does this legislation estimate Grant Revenues?

YES

Yes/No

See Section 02 for the New Estimated Revenues by Year.

Does this legislation estimate Grant Appropriations?

YES

Yes/No

See Section 03 Below, Note all future Revenues in Section 04.

Does this grant create an ongoing expense for the city?

NO

Yes/No

See Section 04 for five years of ongoing operational Impacts.

Section 00: Notes:

FINANCIAL IMPACT OF LEGISLATION

Section 01: If applicable, where are funds appropriated in the current budget?

FUND	DEPTID	ACCOUNT	PROJECT		FY 21-22 BUD	FY 22-23 EST

Section 02: If applicable, where will new revenues be estimated?

FUND	DEPTID	ACCOUNT	PROJECT		FY 21-22 BUD	FY 22-23 EST
2480	500001	480000	G50583622		99,000.00	

Section 03: If applicable, where will appropriations be increased?

FUND	DEPTID	ACCOUNT	PROJECT		FY 21-22 BUD	FY 22-23 EST
2480	505836	A	G50583622		99,000.00	

NET IMPACT ON OPERATIONAL BUDGET

RESERVE STATUS:

REVENUE SUPPORTED

SECTION 04: FIVE-YEAR FISCAL IMPACT (Direct and indirect)

FUND	FUND NAME	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	All Outyears
2480	Health Grants Fund	99,000						
		-						
		-						
TOTAL REV		99,000	-	-	-	-	-	-

FUND	FUND NAME	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	All Outyears
2480	Health Grants Fund	99,000						
TOTAL EXP		99,000	-	-	-	-	-	-

NET Per-YEAR IMPACT	-	-	-	-	-	-	-
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NET IMPACT (SIX YEARS)	-
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REVIEWED BY

Kimberlee Sawyer

DATE

9/9/2021

Public Health Emergency Preparedness Grant

Revenues

Account Number	Revenue Account Title	Current Budget Estimate	Revised Estimate	Dollar Change
22-2480-500001-480000-G50583622	Everytown/MARC Youth Outreach	\$ -	\$ 99,000.00	\$ 99,000.00

Appropriations

Account Number	Appropriation Account Title	Current	Revised Estimate	Dollar Change
22-2480-505836-A-G50583622	Everytown/MARC Youth Outreach	\$ -	\$ 99,000.00	\$ 99,000.00
		\$ -	\$ 99,000.00	\$ 99,000.00

Public Health Emergency Preparedness

Object Line	FY22	FY23	Total
A0110 Wages, Regular, Full	\$99,000.00	\$0.00	\$99,000.00
A Personal Services	\$99,000.00	\$0.00	\$99,000.00
TOTAL	\$99,000.00	\$0.00	\$99,000.00



Legislation Text

File #: 210828, Version: 1

ORDINANCE NO. 210828

Approving a development plan which also acts as a preliminary plat in District R-6 (Residential 6) on about 0.28 acres generally located on the west side of Mercier Street, in between W. 18th Street to the north and W. 20th Street to the south, to create five residential lots for single-family use with deviations from required lot and building standards. (CD-CPC-2021-00092 and CD-CPC-2021-00101)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan which also acts as a preliminary plat in District R-6 (Residential 6) on about 0.28 acres generally located on the west side of Mercier Street, in between W. 18th Street to the north and W. 20th Street to the south, and more specifically described as follows:

All of Lots 29-34, and the north 10 feet of Lot 35, Whipple's 2nd Addition, a subdivision of land in the City of Kansas City, Jackson County, Missouri.

is hereby approved, subject to the following conditions:

1. That deviations are hereby granted to the minimum lot area as follows:
 - a. For Lot 1-5 in the amount of 3,524.61 square feet from 6,000 square feet to 2,475.39 square feet.
2. That deviations are hereby granted to the minimum lot width as follows:
 - a. For Lot 1 in the amount of 15.34 feet from 50 feet to 34.66 feet.
 - b. For Lot 2 in the amount of 16.90 feet from 50 feet to 33.10 feet.
 - c. For Lot 3 in the amount of 18.15 feet from 50 feet to 31.85 feet.
 - d. For Lot 4 in the amount of 19.31 feet from 50 feet to 30.69 feet.
 - e. For Lot 5 in the amount of 20.36 feet from 50 feet to 29.64 feet.
3. Deviations to the minimum front yard setback as follows:
 - a. For Lot 1 in the amount of 7.85 feet from 17.85 feet to 10 feet.
 - b. For Lot 2 in the amount of 8.66 feet from 18.66 feet to 10 feet.

- c. For Lot 3 in the amount of 9.43 feet from 19.43 feet to 10 feet.
 - d. For Lot 4 in the amount of 10.16 feet from 20.16 feet to 10 feet.
 - e. For Lot 5 in the amount of 10.88 feet from 20.88 feet to 10 feet.
4. Deviations to the minimum rear yard setback as follows:
 - a. For Lot 1 in the amount of 2.85 feet from 17.85 feet to 15 feet.
 - b. For Lot 2 in the amount of 3.66 feet from 18.66 feet to 15 feet.
 - c. For Lot 3 in the amount of 4.43 feet from 19.43 feet to 15 feet.
 - d. For Lot 4 in the amount of 10.16 feet from 20.16 feet to 10 feet.
 - e. For Lot 5 in the amount of 5.88 feet from 20.88 feet to 15 feet.
5. Remove the site plan note regarding individual detention systems. A storm drainage study is required prior to permitting covering the entire development area. For sites in a Combined Sewer Overflow (CSO) area, there are requirements for detention that override the Section 5600 exceptions. Provide detention for the first 1.5” of rainfall, over the disturbed area, released over 40 to 72 hours. For the entire site, mitigate any increase in stormwater quantity (both peak discharge and runoff volume) for the 10-year & 100-year storms. All flow over the 1.5” will need to be released over land. The actual pipe connection to the City system will need to be a 4” or 6” pipe. Water quality BMPs are waived unless discharge is to a stream. If discharge is to a stream, Section 5600 requirements must be met in full.
6. Show layout of proposed stormwater management facilities on development plan and preliminary plat. City approved stormwater management facilities shall be recorded on the final plat.
7. 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.
8. The developer shall submit covenants, conditions and restrictions to the Land Development Division for approval by the Law Department for the maintenance of private open space and enter into a covenant agreement for the maintenance of any stormwater detention area tracts, prior to recording the plat.
9. 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

10. The west half of Mercier Street shall be improved to City standards as required by Chapter 88, to current standards, including curbs, gutters, sidewalks, streetlights, relocation of any utilities as may be necessary, adjustment of vertical grades for the road, and obtain required permit from the Land Development Division for said improvement prior to recording the plat or prior to issuance of a building permit, whichever occurs first.
11. The developer shall grant a BMP and/or surface drainage easement to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.
12. The developer shall submit plans for grading, siltation, and erosion control to the Land Development Division 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.
13. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the entire site to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system and manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted, and the developer shall secure permits to construct any improvements required by the Land Development Division prior to recording the plat.
14. The developer shall integrate into the existing streetlight system any relocated streetlights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.
15. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri.
16. 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.
17. The developer shall secure approval of a street tree planting plan from the City Forester and plant according to said plan prior to recording the final plat.
18. 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.
19. The project will meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
20. Fire hydrant distribution shall follow IFC-2018 Table C102.1.
21. The developer is 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 (2021) acquisition rate of (\$48,801.37) per acre. This requirement shall be satisfied prior to recording the final plat.

22. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks and Recreation Department's Forestry Division prior to beginning work in the public right-of-way
23. Prior to issuance of any building permits, developer shall provide documentation from a qualified professional (i.e., registered geologist or licensed professional engineer with expertise in geotechnical engineering) demonstrating the soils on the site and adjacent hillside are stable and will remain stable in post-development conditions and the property and proposed building(s) will be reasonably safe from potential slope failures.
24. The developer shall comply with Water Services Department requirements to connect to brick sewer for the lateral connections prior to pulling the lateral sewer connection permits.
25. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations.

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 hereinabove, all public notices and hearings required by the Zoning Ordinance have been given and had.

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 and legality:

Sarah Baxter
Assistant City Attorney

COMMUNITY PROJECT/REZONING

Ordinance Fact Sheet

Case No. CD-CPC-2021-00092, CD-CPC-2021-00101

Brief Title

A request to approve a preliminary plat and a development plan to create five (5) residential lots for single-family use with deviations from required lot and building standards in District R-6 (Residential 6) on about 0.28 acres, generally located on the west side of Mercier Street, in between W. 18th Street to the north and W. 20th Street to the south. (CD-CPC-2021-00092, CD-CPC-2021-00101)

Details

Location: generally located on the west side of Mercier Street, in between W. 18th Street to the north and W. 20th Street to the south.
Reason for Legislation: Development Plan and Preliminary Plat require City Council approval.
<p>The Commission voted “No Recommendation” with the following conditions:</p> <ol style="list-style-type: none"> 1. That deviations are hereby granted to the minimum lot area as follows: <ol style="list-style-type: none"> a. For Lot 1-5 in the amount of 3,524.61 square feet from 6,000 square feet to 2,475.39 square feet. 2. That deviations are hereby granted to the minimum lot width as follows: <ol style="list-style-type: none"> a. For Lot 1 in the amount of 15.34 feet from 50 feet to 34.66 feet. b. For Lot 1 in the amount of 16.90 feet from 50 feet to 33.10 feet. c. For Lot 1 in the amount of 18.15 feet from 50 feet to 31.85 feet. d. For Lot 1 in the amount of 19.31 feet from 50 feet to 30.69 feet. e. For Lot 1 in the amount of 20.36 feet from 50 feet to 29.64 feet. 3. Deviations to the minimum front yard setback as follows: <ol style="list-style-type: none"> a. For Lot 1 in the amount of 7.85 feet from 17.85 feet to 10 feet. b. For Lot 2 in the amount of 8.66 feet from 18.66 feet to 10 feet. c. For Lot 3 in the amount of 9.43 feet from 19.43 feet to 10 feet. d. For Lot 1 in the amount of 10.16 feet from 20.16 feet to 10 feet. e. For Lot 1 in the amount of 10.88 feet from 20.88 feet to 10 feet.

Positions/Recommendations

Sponsors	Jeffrey Williams, AICP, Director Department of City Planning & Development
Programs, Departments or Groups Affected	4 th District (Shields, Bunch)
Applicants / Proponents	<p>Applicant Steve Warger 6127 NW. Pine Ridge Circle, Parkville, MO 64152</p> <p>City Department City Planning & Development</p> <p>Other</p>
Opponents	<p>Groups or Individuals</p> <p>Basis of Opposition</p>
Staff Recommendation	<p><input checked="" type="checkbox"/> For</p> <p><input type="checkbox"/> Against</p> <p>Reason Against</p>
Board or Commission Recommendation	<p>City Plan Commission (4-2) 8-17-2021</p> <p>By No Recommendation: Allender, Beasley, Crowl, Sandowski</p> <p>Nay: Hill, Rojas</p> <p><input type="checkbox"/> For <input type="checkbox"/> Against <input checked="" type="checkbox"/> No Action Taken</p> <p><input type="checkbox"/> For, with revisions or conditions (see details column for conditions)</p>
Council Committee Actions	<p><input type="checkbox"/> Do Pass</p> <p><input type="checkbox"/> Do Pass (as amended)</p> <p><input type="checkbox"/> Committee Sub.</p> <p><input type="checkbox"/> Without Recommendation</p>

4. Deviations to the minimum rear yard setback as follows:
- a. For Lot 1 in the amount of 2.85 feet from 17.85 feet to 15 feet.
 - b. For Lot 2 in the amount of 3.66 feet from 18.66 feet to 15 feet.
 - c. For Lot 3 in the amount of 4.43 feet from 19.43 feet to 15 feet.
 - d. For Lot 1 in the amount of 10.16 feet from 20.16 feet to 10 feet.
 - e. For Lot 1 in the amount of 5.88 feet from 20.88 feet to 15 feet.

5. Remove the site plan note regarding individual detention systems. A Storm Drainage Study is required prior to permitting covering the entire development area. For sites in a Combined Sewer Overflow (CSO) Area, there are requirements for detention applies that overrides the Section 5600 exceptions. Provide detention for the first 1.5” of rainfall, over the disturbed area, released over 40 to 72 hours. For the entire site, mitigate any increase in stormwater quantity (both peak discharge and runoff volume) for the 10-year & 100-year storms. All flow over the 1.5” will need to be released overland. The actual pipe connection to the city system will need to be a 4” or 6” pipe. Water Quality BMPs are waived, unless discharge is to a stream. If discharge is to a stream, Section 5600 requirements must be met in full.

6. Show layout of proposed stormwater management facilities on development plan and preliminary plat. City approved stormwater management facilities shall be recorded on the final plat.

7. The developer must secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving

Hold

Do not pass

systems as required by the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first.

8. The developer must submit covenants, conditions and restrictions to the Land Development Division for review by the Law Department for approval for the maintenance of private open space and enter into a covenant agreement for the maintenance of any stormwater detention area tracts, prior to recording the plat.

9. The developer must 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

10. That the west half of Mercier Street shall be improved to City standards as required by Chapter 88, to current standards, including curbs and gutters, sidewalks, street lights, relocating any utilities as may be necessary and adjusting vertical grades for the road, etc., and obtaining required permit from Land Development Division for said improvement prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first.

11. The developer must grant a [BMP and/or Surface Drainage Easement] to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.

12. The owner/developer must submit plans for grading, siltation, and erosion control to Land Development Division 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.

13. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to the Land Development Division evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the entire site to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system. Manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted, and the developer shall secure permits to construct any improvements required by the Land Development Division prior to recording the plat.

14. The developer must integrate into the existing street light system any relocated existing street lights

within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.

15. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, as amended, commonly known as the Development Regulations.

16. 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 private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required.

17. The developer shall secure approval of a street tree planting plan from the City Forester and plant according to said plan prior to recording the final plat.

18. 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 Certificate of Occupancy.

19. The expectation is the project will meet the fire flow requirements as set

forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)

20. Fire hydrant distribution shall follow IFC-2018 Table C102.1

21. The developer is 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 (2021) acquisition rate of (\$48,801.37) per acre. This requirement shall be satisfied prior to recording the final plat.

22. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way

23. Prior to issuance of any building permits, developer shall provide documentation from a qualified professional (i.e., registered geologist or licensed professional engineer with expertise in geotechnical engineering) demonstrating the soils on the site and adjacent hillside are stable and will remain stable in post-development conditions and the property and proposed building(s) will be reasonably safe from potential slope failures.

24. The developer shall contact Karine Papikian @ 816-513-0300 to obtain detail to connect to brick sewer for the lateral connections prior to pulling the lateral sewer connection permits.

25. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations.

<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Service-Lines.pdf>
See Staff Report for more information.

Continued from Page 1

Policy or Program Change	<input type="checkbox"/> Yes <input type="checkbox"/> No
Operational Impact Assessment	

Finances

Cost & Revenue Projections – Including Indirect Costs	
Financial Impact	
Funding Source(s) and	

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Appropriation Account Codes	

Continued from Page 2

Fact Sheet Prepared By:	Date: 8/26/2021		
Xue Wood Staff Planner			
Reviewed By:	Date: 8/26/2021	Initial Application Filed:	6/21/2021
Joe Rexwinkle, AICP Division Manager Development Management		City Plan Commission:	8/17/2021
		Revised Plans Filed:	6/22/2021
Reference Numbers:			
Case No. CD-CPC-2021-00092, CD-CPC-2021-00101			



Legislation Text

File #: 210829, Version: 1

ORDINANCE NO. 210829

Rezoning an area of about 4.398 acres generally located at the northeast corner of State Line Road and Carondelet Road from Districts B2-2 and R-0.5 to District B2-4, and approving a development plan which also acts as a preliminary plat, to allow for redevelopment of the site for financial services and office uses. (CD-CPC-00096)

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-1298, rezoning an area of approximately 4.398 acres generally located at the northeast corner of State Line Road and Carondelet Road from Districts B2-2 (Neighborhood Business 2, Dash 2) and R-0.5 (Residential Dash 0.5) to District B2-4 (Neighborhood Business 2, Dash 4), said section to read as follows:

Section 88-20A-1298. That an area legally described as:

Lot Three (3), Carondelet Three, a subdivision in Kansas City, Jackson County, Missouri, except therefrom that part deeded to the City of Kansas City, a municipal corporation, described as follows: Beginning at the southwest corner of said Lot Three; thence North 0 degrees, 14 minutes 00 seconds West, along the west line of said Lot Three, a distance of 35.78 feet; thence South 58 degrees 08 minutes 01 seconds East, a distance of 67.34 feet, to a point on the south line of said Lot Three; thence South 89 degrees 46 minutes 00 seconds West, along the south line of said Lot Three, a distance of 57.05 feet to the point of beginning.

is hereby rezoned from Districts B2-2 (Neighborhood Business 2, Dash 2) and R-0.5 (Residential Dash 0.5) to District B2-4 (Neighborhood Business 2, Dash 4), all as shown outlined on a map marked Section 88-20A-1298, 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, to allow for redevelopment of the site for financial services and office uses, subject to the following conditions:

1. The developer shall provide acceptable easement and secure permits to relocate sanitary sewers out from under proposed buildings and structures while continuing to ensure individual service is provided to all proposed lots as required by the Land Development Division prior to recording the plat or issuance of a building permit, whichever occurs first.
2. 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.

3. 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.
4. 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.
5. 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.
6. 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) with the public improvement applications submitted for permitting.
7. The developer shall submit plans for grading, siltation, and erosion control to the Land Development Division 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.
8. The north half of Carondelet Drive shall be improved to City standards as required by Chapter 88, including curbs, gutters, sidewalks, streetlights, relocation of any utilities as may be necessary, adjustment of vertical grades for the road, and obtain a required permit from the Land Development Division for said improvement prior to recording the plat or prior to issuance of a building permit, whichever occurs first.
9. 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, 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.
10. The developer shall grant a BMP and/or surface drainage easement to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.
11. 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.
12. The developer shall design and construct all interior public streets to City standards, as required by Chapter 88.

13. 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.
14. 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, as required by the Land Development Division, prior to recording the plat.
15. 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.
16. The developer shall secure approval of a project plan for Phase II (an office building and a parking garage) from the City Plan Commission prior to a building permit.
17. The developer shall secure approval of a street tree planting plan from the City Forester and plant according to said plan prior to recording the final plat.
18. All proposed signage shall comply with Section 88-445 and is subject to permits.
19. 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.
20. Screening of all containers, dumpsters, mechanical equipment or utility equipment shall comply with 88-425-08.
21. The applicant shall continue to work with staff to make the following corrections prior to request for ordinance:
 - a. Add sidewalks and pedestrian crossing to the parking lot located on the east side of the private entry from Carondelet Drive of Phase II.
 - b. Add a 10 foot perimeter landscaping on the east side of Phase II parking lot in compliance with 88-425-05.
 - c. The UMB sign and its supporting structure located above the general roof lines shall be decreased. The proposed size shall not exceed 50 square feet and the highest point of the structure shall not exceed 30 feet above the average ground level.
22. The project will meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
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. Fire hydrant distribution shall follow IFC-2018 Table C102.1.

25. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks and Recreation Department's Forestry Division prior to beginning work in the public right-of-way
26. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations.
27. The developer shall have the existing water service lines killed at the public water main.
28. The Water Department must approve any changes of grade over the water main.

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 hereinabove, all public notices and hearings required by the Zoning and Development Code have been given and had.

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 and legality:

Sarah Baxter
Assistant City Attorney

COMMUNITY PROJECT/REZONING

Ordinance Number 210829

Ordinance Fact Sheet

Case No. CD-CPC-2021-00096

Rezoning

A request to approve a rezoning from B2-2 (Neighborhood Business 2 dash 2) / R-0.5 (Residential dash 0.5) to B2-4 (Neighborhood Business 2 dash 4) to allow redevelopment for financial services and office uses on about 4.398 acres generally located at the northeast corner of State Line Road and Carondelet Road. (CD-CPC-00096)

Details

Location: generally located at the northeast corner of State Line Road and Carondelet Road.

Reason for Legislation: Rezoning requires City Council approval

The Commission recommended that this application be approved without conditions.

See Staff Report for more information.

Positions/Recommendations

Sponsors	Jeffrey Williams, AICP, Director Department of City Planning & Development
Programs, Departments or Groups Affected	6 th District (Bough, McManus)
Applicants / Proponents	Applicant Judd Claussen Phelps Engineering 1270 N Winchester St Olathe, KS 66061 City Department City Planning & Development Other
Opponents	Groups or Individuals
	Basis of Opposition
Staff Recommendation	<input checked="" type="checkbox"/> For
	<input type="checkbox"/> Against Reason Against
Board or Commission Recommendation	City Plan Commission (7-0) 4-6-2021 By Baker, Hill, Beasley, Crowl, Enders, Rojas, Sadowski
	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No Action Taken <input type="checkbox"/> For, with revisions or conditions (see details column for conditions)
Council Committee Actions	<input type="checkbox"/> Do Pass
	<input type="checkbox"/> Do Pass (as amended)
	<input type="checkbox"/> Committee Sub.
	<input type="checkbox"/> Without Recommendation
	<input type="checkbox"/> Hold
	<input type="checkbox"/> Do not pass

Continued from Page 1

Policy or Program Change	<input type="checkbox"/> Yes <input type="checkbox"/> No
Operational Impact Assessment	

Finances

Cost & Revenue Projections – Including Indirect Costs	
Financial Impact	
Funding Source(s) and	

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Appropriation Account Codes	

Continued from Page 2

Fact Sheet Prepared By:	Date: 8/26/2021		
Xue Wood Planner			
Reviewed By:	Date: 8/26/2021	Initial Application Filed:	5/17/2021
Joe Rexwinkle, AICP Division Manager Development Management		City Plan Commission:	8/17/2021
		Revised Plans Filed:	7/29/2021
Reference Numbers:			
Case No. CD-CPC-2021-00096			



Legislation Text

File #: 210830, Version: 1

ORDINANCE NO. 210830

Approving a development plan which also acts as a preliminary plat in District R-6 (Residential 6) on about 0.23 acres generally located on the southwest corner of W. 18th Street and Jefferson Street to create two single family residential lots with deviations from required lot and building standards. (CD-CPC-2021-00099)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan which also acts as a preliminary plat in District R-6 (Residential 6) on about 0.23 acres generally located on the southwest corner of W. 18th Street and Jefferson Street, and more specifically described as follows:

The North 23 feet of Lot 14 and All of Lot 13, Block 5, Merriam Place, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

is hereby approved, subject to the following conditions:

1. That deviations are hereby granted to the minimum lot area as follows:
 - a. For Lot 1 in the amount of 503 square feet from 6,000 square feet to 5,497 square feet.
 - b. For Lot 2 in the amount of 1,924 square feet from 6,000 square feet to 4,076 square feet.
2. That deviations are hereby granted to the minimum lot width as follows:
 - a. For Lot 1 in the amount of 6.84 feet from 50 feet to 43.16 feet.
 - b. For Lot 2 in the amount of 18 feet from 50 feet to 32 feet.
3. That deviations are hereby granted to the minimum front yard setback for Lot 1 and 2 in the amount of 5 feet from 30 feet to 25 feet.
4. That deviations are hereby granted to the minimum rear yard setback for Lot 1 in the amount of 5 feet from 30 feet to 25 feet.
5. The developer shall submit a site plan showing the location of all of the proposed utilities, including stormwater, sanitary sewer, and water lines, as required by Section 88-810-1200 prior to recording of final plat.
6. The developer shall remove the site plan note regarding individual detention systems. A storm drainage study is required prior to permitting covering the entire development area. For sites in a

Combined Sewer Overflow (CSO) area, there are requirements for detention that override the Section 5600 exceptions. Provide detention for the first 1.5” of rainfall, over the disturbed area, released over 40 to 72 hours. For the entire site, mitigate any increase in stormwater quantity (both peak discharge and runoff volume) for the 10-year & 100-year storms. All flow over the 1.5” will need to be released overland. The actual pipe connection to the City system will need to be a 4” or 6” pipe. Water quality BMPs are waived unless discharge is to a stream. If discharge is to a stream, Section 5600 requirements must be met in full.

7. Submit proof of concept information for storm water management to be provided on a lot-by-lot basis, including engineering calculations and a site plan showing proposed location of storm water structures and connections to existing systems to ensure it meets all the City requirements. Proof of concept must be reviewed and approved by the City staff prior to approval of the development plan by the City Council.
8. The developer shall grant a BMP and/or surface drainage easement to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.
9. 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.
10. 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.
11. 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.
12. 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.
13. The developer shall pay impact fees as required by Chapter 39 of the City's Code of Ordinances, as required by the Land Development Division.
14. The developer shall integrate into the existing streetlight system any relocated streetlights within the street right-of-way impacted by the new drive or approach entrances as required by the Land

Development Division, and the relocated lights must comply with all adopted lighting standards.

15. The developer shall 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.
16. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the entire site to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system and manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted, and the developer shall secure permits to construct any improvements required by the Land Development Division prior to recording the plat.
17. The developer shall grant a City approved pedestrian right-of-way easement, for the portions of the public sidewalks approved to be outside of the street right-of-way, to the City as required by the Land Development Division, prior to recording the plat.
18. The developer shall secure approval of a street tree planting plan from the City Forester and plant according to said plan prior to recording the final plat.
19. 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.
20. The developer shall revise the site plan to remove the patio in encroachment of the street side yard on Lot 1 prior to certificate of occupancy.
21. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks and Recreation Department's Forestry Division prior to beginning work in the public right-of-way.
22. The developer is 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 (2021) acquisition rate of (\$48,801.37) per acre. This requirement shall be satisfied prior to recording the final plat.
23. The developer shall follow the Kansas City, Missouri rules and regulations for domestic water and fire service lines.

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 hereinabove, all public notices and hearings required by the Zoning Ordinance have been given and had.

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 and legality:

Sarah Baxter
Assistant City Attorney

COMMUNITY PROJECT/REZONING

Ordinance Fact Sheet

Case No. CD-CPC-2021-00099

Brief Title

A request to approve a development plan which also acts as a preliminary plat to create two (2) single family residential lots with deviations from required lot and building standards in District R-6 (Residential 6) on about 0.23 acres, generally located on the southwest corner of W. 18th Street and Jefferson Street. (CD-CPC-2021-00099)

Details

Location: Generally located on the southwest corner of W. 18th Street and Jefferson Street.

Reason for Legislation: Development Plan and Preliminary Plat require City Council approval.

The Commission made a yes vote with the following conditions:

1. That deviations are hereby granted to the minimum lot area as follows:
 - a. For Lot 1 in the amount of 503 square feet from 6,000 square feet to 5,497 square feet.
 - b. For Lot 2 in the amount of 1,924 square feet from 6,000 square feet to 4,076 square feet.

2. That deviations are hereby granted to the minimum lot width as follows:
 - a. For Lot 1 in the amount of 6.84 feet from 50 feet to 43.16 feet.
 - b. For Lot 2 in the amount of 18 feet from 50 feet to 32 feet.

3. That deviations are hereby granted to the minimum front yard setback for Lot 1 and 2 in the amount of 5 feet from 30 feet to 25 feet.

4. That deviations are hereby granted to the minimum rear yard setback for Lot 1 in the amount of 5 feet from 30 feet to 25 feet.

5. Submit a site plan showing the location of all of the proposed utilities, including storm water, sanitary sewer, and water lines, as required by Section 88-810-1200 prior to recording of final plat.

6. Remove the site plan note regarding individual detention systems. A Storm Drainage Study is required prior to permitting covering the entire development area. For

Positions/Recommendations

Sponsors	Jeffrey Williams, AICP, Director Department of City Planning & Development
Programs, Departments or Groups Affected	4 th District (Shields, Bunch)
Applicants / Proponents	Applicant Steve Warger 6127 NW. Pine Ridge Circle, Parkville, MO 64152
	City Department City Planning & Development Other
Opponents	Groups or Individuals
	Basis of Opposition
Staff Recommendation	<input checked="" type="checkbox"/> For
	<input type="checkbox"/> Against
	Reason Against
Board or Commission Recommendation	City Plan Commission (7-0) 8-17-2021 By Aye: Allender, Crowl, Enders, Nay: Beasley, Hill, Rojas
	<input type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No Action Taken
	<input checked="" type="checkbox"/> For, with revisions or conditions (see details column for conditions)
Council Committee Actions	<input type="checkbox"/> Do Pass
	<input type="checkbox"/> Do Pass (as amended)
	<input type="checkbox"/> Committee Sub.
	<input type="checkbox"/> Without Recommendation
	<input type="checkbox"/> Hold
	<input type="checkbox"/> Do not pass

sites in a Combined Sewer Overflow (CSO) Area, there are requirements for detention applies that overrides the Section 5600 exceptions. Provide detention for the first 1.5” of rainfall, over the disturbed area, released over 40 to 72 hours. For the entire site, mitigate any increase in stormwater quantity (both peak discharge and runoff volume) for the 10-year & 100-year storms. All flow over the 1.5” will need to be released overland. The actual pipe connection to the city system will need to be a 4” or 6” pipe. Water Quality BMPs are waived, unless discharge is to a stream. If discharge is to a stream, Section 5600 requirements must be met in full.

7. Submit proof of concept information for storm water management to be provided on a lot-by-lot basis. Include engineering calculations and site plan showing proposed location of storm water structures and connections to existing systems to ensure it meets all the City requirements. Proof of concept must be reviewed and approved by the City staff prior to approval of the development plan by the City Council.

8. The developer must grant a BMP and/or Surface Drainage Easement to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.

9. The developer must 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.

10. 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 private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required.

11. 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 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, 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 occupancy permits.

12. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, as amended, commonly known as the Development Regulations.

13. The developer must pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.

14. The developer must integrate into the existing street light system any relocated existing street lights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.

15. The developer must 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.

16. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to the Land Development Division evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the entire site to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system. Manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted, and the developer shall secure permits to construct any improvements required by the Land Development Division prior to recording the plat.

17. The developer must grant a city approved pedestrian right-of-way easement, for the portions of the public sidewalks approved to be outside of the street right-of-way, to the City as required by the Land Development Division, prior to recording the plat.

18. The developer shall secure approval of a street tree planting plan from the City Forester and plant according to said plan prior to recording the final plat.

19. 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 Certificate of Occupancy.

20. The applicant shall revise the site plan/preliminary plat to show the exact amount of deviations requested for each lot prior to request for ordinance.

21. Revise the site plan to remove the patio in encroachment of the street side yard on Lot 1 prior to request for ordinance.

22. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way.

23. The developer is 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 (2021) acquisition rate of (\$48,801.37) per acre. This requirement shall be satisfied prior to recording the final plat.

24. Follow the KCMO Rules and Regulations for domestic water and fire service lines.

(<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Service-Lines.pdf>)

See Staff Report for more information.

Continued from Page 1

Policy or Program Change	<input type="checkbox"/> Yes <input type="checkbox"/> No
Operational Impact Assessment	

Finances

Cost & Revenue Projections – Including Indirect Costs	
Financial Impact	
Funding Source(s) and	

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Appropriation Account Codes	

Continued from Page 2

Fact Sheet Prepared By:	Date: 8/26/2021		
Xue Wood Staff Planner			
Reviewed By:	Date: 8/26/2021	Initial Application Filed:	7/5/2021
Joe Rexwinkle, AICP Division Manager Development Management		City Plan Commission:	8/17/2021
		Revised Plans Filed:	4/14/2021
Reference Numbers:			
Case No. CD-CPC-2021-00099			



Legislation Text

File #: 210831, Version: 1

ORDINANCE NO. 210831

Rezoning an area of about 1.5 acres generally located at 5200 Raytown Road from District R-7.5 to District B1-1 to allow for retail sales. (CD-CPC-2021-00093)

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-1926, rezoning an area of approximately 1.5 acres generally located at 5200 Raytown Road from District R-7.5 (Residential 7.5) to District B1-1 (Neighborhood Business 1, Dash 1), said section to read as follows:

Section 88-20A-1296. That an area legally described as:

Hawkins Resurvey, Lot 14, a subdivision in Jackson County, Missouri, according to the recorded plat thereof.

is hereby rezoned from District R-7.5 (Residential 7.5) to District B1-1 (Neighborhood Business 1, Dash 1), all as shown outlined on a map marked Section 88-20A-1296, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

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

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 and legality:

Sarah Baxter
Assistant City Attorney

COMMUNITY PROJECT/REZONING

Ordinance Fact Sheet

Case No. CD-CPC-2021-00093

Brief Title

A request to approve a rezoning from District R-7.5 (Residential 7.5) to District B1-1 (Neighborhood Business 1 dash 1) on about 1.5 acres located at 5200 Raytown Road, to allow for retail sales.

Ordinance Number

Details

Location: 5200 Raytown Road
Reason for Legislation: Rezoning require Council approval.

Positions/Recommendations

Sponsors	Jeffrey Williams, AICP, Director Department of City Planning & Development
Programs, Departments or Groups Affected	3rd District (Ellington, Robinson)
Applicants / Proponents	Applicant Robert Hawkins 5200 Raytown Rd Kansas City, MO 64133 City Department City Planning & Development Other
Opponents	Groups or Individuals Basis of Opposition
Staff Recommendation	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against
Board or Commission Recommendation	City Plan Commission (7-0) 08-17-2021 By Baker, Beasley, Crawl, Enders, Hill, Rojas, Sadowski <input checked="" type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No Action Taken <input type="checkbox"/> For, with revisions or conditions (see details column for conditions)
Council Committee Actions	<input type="checkbox"/> Do Pass <input type="checkbox"/> Do Pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass

PLAN REVIEW

The existing building on the property has been occupied by various retail sales businesses since around 1940, including a dairy store, convenience store, retail flowers, TV repair and a carry-out BBQ business, all under the CLNU classification. In June 2018, there was a fire in the building that, because of problems with the renovation contractor, caused the building to be vacant for almost 2 years. As a result, the property has lost its Certificate of Legal-Nonconformance and the applicant requests to rezone the property to B1-1 to allow for retail sales. The applicant has indicated that he has a prospective tenant that would like to operate a retail clothing business out of the existing building on the site.

REZONING ANALYSIS

In reviewing and making decisions on proposed zoning map amendments, the city planning and development director, city plan commission, and city council must consider at least the following factors:

88-515-08-A. Conformance with adopted plans and planning policies;

The proposed rezoning complies with the recommended land use map of the Blue Ridge Area Plan within the area on which the building is located.

88-515-08-B. Zoning and use of nearby property;

The majority of the adjacent and nearby properties are zoned low-density residential (R-7.5). The applicant currently owns additional property to the north and south of the subject site.

88-515-08-C. Physical character of the area in which the subject property is located;

The surrounding area generally slopes downward to this subject site. There are some existing trees that could potentially provide visual screening between the existing building

and the nearby homes.

88-515-08-D. Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;

The existing public facilities are adequate for the proposed request and the existing building.

88-515-08-E. Suitability of the subject property for the uses to which it has been restricted under the existing zoning regulations;

The current zoning allows for single-family residential uses and very limited commercial uses. The proposed zoning seems appropriate to allow for limited retail sales, while also maintaining the character of the area.

88-515-08-F. Length of time the subject property has remained vacant as zoned;

The property has been vacant for approximately 3 years.

88-515-08-G. The extent to which approving the rezoning will detrimentally affect nearby properties; and

The property has historically operated various commercial businesses on the site. The proposed zoning district of B1-1 seems appropriate for the site. In addition, several of the commercial uses of the B1 zoning would still require a special use permit, even if the rezoning is approved.

88-515-08-H. The gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

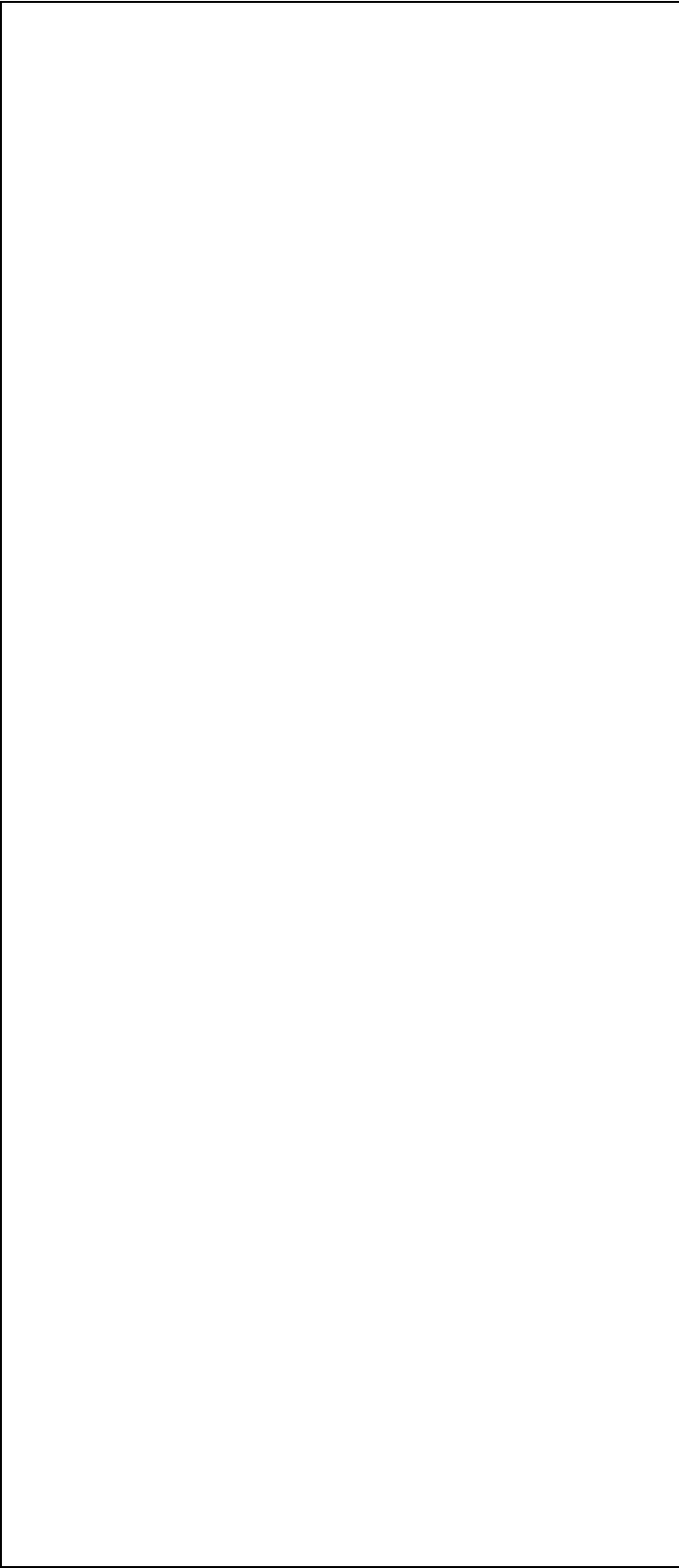
The hardship imposed upon the landowner has already prevented the applicant from using the property for commercial uses for approximately 3 years.

CPC RECOMMENDATION

On August 17, 2021 the CPC recommended approval of CD-CPC-2021-00093 without conditions.

Continued from Page 1

Policy or Program Change	<input type="checkbox"/> Yes <input type="checkbox"/> No
Operational Impact Assessment	



Finances

<p>Cost & Revenue Projections – Including Indirect Costs</p>	
<p>Financial Impact</p>	
<p>Funding Source(s) and Appropriation Account Codes</p>	

Continued from Page 2

Fact Sheet Prepared By: **Date:** 08-26-2021

Zach Nelson
Staff Planner

Reviewed By: **Date:** 08-26-2021

Jeff Williams
Director
City Planning &
Development Department

Initial Application Filed: 05-10-2021

City Plan Commission: 08-17-2021

Revised Plans Filed: N/A

Reference Numbers:

Case No. CD-CPC-2021-00093



Legislation Text

File #: 210837, Version: 1

ORDINANCE NO. 210837

Amending the Major Street Plan for the realignment of N.W. 128th Street and removal of a north-south road, running through a planned future development located at the northwest corner of I-435 and US-169 known as Zone 3 of Golden Plains Technology Park. (CD-CPC-2021-00106)

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. 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, and by Ordinance Nos. 051158, 051159, 051160 and 051161, all passed October 6, 2005; by Ordinance No. 060579, passed June 15, 2006; and 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 and by Ordinance 090187, passed April 9, 2009, by Ordinance No. 11 0249, passed October 23, 2011; and by Ordinance No. 160336, passed June 23, 2016; and

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

WHEREAS, the review and request by the City of Kansas City, includes recommendations for revisions to the Major Street Plan for the realignment of N.W. 128th Street and removal of a north-south road, running through the planned future development; and

WHEREAS, the City Plan Commission has reviewed the proposed amendments to the Major Street Plan and, pursuant to public notice and hearing, did on September 7, 2021, recommend certain revisions to the Major Street Plan and the City Council has considered said recommendation and hereby adopts certain revisions to the Major Street Plan, specifically for the realignment of N.W. 128th Street and removal of a north-south road, running through the planned future development; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Major Street Plan of Kansas City is hereby amended for the realignment of N.W. 128th Street and removal of a north-south road, running through a planned future development known as Zone 3 of Golden Plains Technology Park.

Section 2. That the City Clerk is hereby directed to file such documents in the office of the Recorder of

Deeds for Clay County, Missouri and Platte 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.

I hereby certify that as required by Chapter 89, Revised Statutes of Missouri, the foregoing Major Street Plan amendments were duly advertised and public hearings were held

Secretary, City Plan Commission

Approved as to form and legality:

Sarah Baxter
Assistant City Attorney

COMMUNITY PROJECT/REZONING

Ordinance Number 210837

Resolution Fact Sheet

Case No. CD-CPC-2021-00106

Title

A request to approve an amendment to the major street plan for the realignment of NW 128th Street and removal of a north-south road, running through the planned future development. (CD-CPC-2021-00106)

Details

Location: generally located at the northwest corner of I-435 and US-169.

Reason for Legislation: Major Street Plan Amendment requires City Council approval.

The Commission recommended that this application be approved without conditions.

See Staff Report for more information.

Positions/Recommendations

Sponsors	Jeffrey Williams, AICP, Director Department of City Planning & Development
Programs, Departments or Groups Affected	1 st and 2 nd Districts (O'Neill, Hill, Loar, Fowler)
Applicants / Proponents	Applicant Kellee Madinger, Chris Mattix Rouse Frets White Goss Gentile Rhodes, P.C. City Department City Planning & Development Other
Opponents	Groups or Individuals Basis of Opposition
Staff Recommendation	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against
Board or Commission Recommendation	City Plan Commission (5-0) 9-7-2021 By Enders, Hill, Rojas, Sadowski, Beasley <input checked="" type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No Action Taken <input type="checkbox"/> For, with revisions or conditions (see details column for conditions)
Council Committee Actions	<input type="checkbox"/> Do Pass <input type="checkbox"/> Do Pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass

Policy or Program Change	<input type="checkbox"/> Yes <input type="checkbox"/> No
Operational Impact Assessment	

Finances

Cost & Revenue Projections – Including Indirect Costs	
Financial Impact	
Funding Source(s) and Appropriation Account Codes	

Continued from Page 2

Fact Sheet Prepared By: **Date:** 9/9/2021
Xue Wood
Staff Planner

Reviewed By: **Date:** 9/9/2021
Joe Rexwinkle, AICP
Division Manager
Development Management

Initial Application Filed: 6/18/2021
City Plan Commission: 9/7/2021
Revised Plans Filed: 8/31/2021

Reference Numbers:
Case No. CD-CPC-2021-00104; CD-CPC-2021-00105; CD-CPC-2021-00106; CD-CPC-2021-00107; CD-CPC-2021-00108



Legislation Text

File #: 210839, Version: 1

RESOLUTION NO. 210839

RESOLUTION - Approving an amendment to the KCIA Area Plan for approximately 474 acres generally located at the northwest corner of I-435 and US-169 with a northern boundary of N.W. 128th Street, from residential low density, residential medium density, mixed use community, and mixed use neighborhood, to office use. (CD-CPC-2021-00104).

WHEREAS, on June 18, 2009, the City Council by Resolution No. 090395 adopted the KCIA Area Plan as a guide for the future development and public investments for that area generally bounded by the city limits of Kansas City, Missouri on the north, city limits to Amity and then along Highway 152 on the south, Platte/Clay County boundary on the east, and city limits of Kansas City, Missouri on the west; and

WHEREAS, said KCI Area Plan was previously amended by the City Council through adoption of Resolution No. 120267 on April 19, 2012; by Resolution No. 120393 on May 24, 2012; by Resolution No. 170544 on August 3, 2017; and by Resolution No. 180588 on August 30, 2018 and by Resolution No. 200590 on August 6, 2020; and

WHEREAS, an application was filed to amend the KCI Area Plan and Map for an area of approximately 474 acres from residential low density, residential medium density, mixed use community, and mixed use neighborhood, to office use for an area generally located at the northwest corner of I-435 and US-169 with a northern boundary of N.W. 128th Street; and

WHEREAS, the City Plan Commission considered such amendment to the Proposed Land Use Plan and Map on September 7, 2021; and

WHEREAS, after all interested persons were given an opportunity to present testimony, the City Plan Commission did on September 7, 2021, recommend approval of the proposed amendment to the KCI Area Plan; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section A. That the KCI Area Plan is hereby amended by changing the recommended land uses and map from residential low density, residential medium density, mixed use community, and mixed use neighborhood, to office use for an area of approximately 474 acres generally located at the northwest corner of I-435 and US-169 with a northern boundary of N.W. 128th Street..

Section B. That the amendment to the KCI Area Plan is consistent and complies with the FOCUS Kansas City Plan adopted on October 30, 1997, by Committee Substitute for Resolution No. 971268, and is adopted as a supplement to the FOCUS Kansas City Plan.

Section C. That the Council finds and declares that before taking any action on the proposed area plan

amendment hereinabove, all public notices have been given and hearings have been held as required by law.

COMMUNITY PROJECT/REZONING

Resolution Fact Sheet

Case No. CD-CPC-2021-00104

Title

A request to approve an amendment to the KCIA Area Plan for approximately 474 acres generally located at the northwest corner of I-435 and US-169 with a northern boundary of NW 128th Street, from Residential Low Density, Residential Medium Density and Mixed Use Community, Mixed Use Neighborhood to Office use. (CD-CPC-2021-00104)

Details

Location: generally located at the northwest corner of I-435 and US-169 with a northern boundary of NW 128th Street.

Reason for Legislation: Area Plan Amendment requires City Council approval.

The Commission recommended that this application be approved without conditions.

See Staff Report for more information.

Positions/Recommendations

Sponsors	Jeffrey Williams, AICP, Director Department of City Planning & Development
Programs, Departments or Groups Affected	2 nd District (Loar, Fowler)
Applicants / Proponents	Applicant Kellee Madinger, Chris Mattix Rouse Frets White Goss Gentile Rhodes, P.C.
	City Department City Planning & Development Other
Opponents	Groups or Individuals
	Basis of Opposition
Staff Recommendation	<input checked="" type="checkbox"/> For
	<input type="checkbox"/> Against
	Reason Against
Board or Commission Recommendation	City Plan Commission (5-0) 9-7-2021 By Enders, Hill, Rojas, Sadowski, Beasley
	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No Action Taken
	<input type="checkbox"/> For, with revisions or conditions (see details column for conditions)
Council Committee Actions	<input type="checkbox"/> Do Pass
	<input type="checkbox"/> Do Pass (as amended)
	<input type="checkbox"/> Committee Sub.
	<input type="checkbox"/> Without Recommendation
	<input type="checkbox"/> Hold
	<input type="checkbox"/> Do not pass

Continued from Page 1

Policy or Program Change	<input type="checkbox"/> Yes <input type="checkbox"/> No
Operational Impact Assessment	

Finances

Cost & Revenue Projections – Including Indirect Costs	
Financial Impact	
Funding Source(s) and	

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Appropriation Account Codes	

Continued from Page 2

Fact Sheet Prepared By:	Date: 9/9/2021		
Xue Wood Staff Planner			
Reviewed By:	Date: 9/9/2021	Initial Application Filed:	6/18/2021
Joe Rexwinkle, AICP Division Manager Development Management		City Plan Commission:	9/7/2021
		Revised Plans Filed:	8/31/2021
Reference Numbers:			
Case No. CD-CPC-2021-00104; CD-CPC-2021-00105; CD-CPC-2021-00106; CD-CPC-2021-00107; CD-CPC-2021-00108			



Legislation Text

File #: 210840, Version: 1

RESOLUTION NO. 210840

RESOLUTION - Approving an amendment to the Gashland-Nashua Area Plan for approximately 474 acres generally located at the northwest corner of I-435 and US-169 with a northern boundary of N.W. 128th Street, from residential low density, residential medium density, mixed use community, and mixed use neighborhood, to office use. (CD-CPC-2021-00105)

WHEREAS, on January 5, 2012, the City Council by Resolution No. 110952 adopted the Gashland-Nashua Area Plan as a guide for the future development and public investments for that area generally bounded by the city limits of Smithville and portions of the unincorporated areas of Clay County, Missouri on the north, the city limits of Gladstone, Missouri on the south, Woodland Avenue/Maplewoods Parkway and Indiana Avenue on the east and the Clay-Platte County boundary on the west; and

WHEREAS, the City Plan Commission considered such amendment to the Proposed Land Use Plan and Map on September 7, 2021; and

WHEREAS, after all interested persons were given an opportunity to present testimony, the City Plan Commission did on September 7, 2021, recommend approval of the proposed amendment of the Gashland-Nashua Area Plan; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section A. That the Gashland-Nashua Area Plan is hereby amended by changing the recommended land uses and map from residential low density, residential medium density, mixed use community, and mixed use neighborhood, to office use for an area of approximately 474 acres generally located at the northwest corner of I-435 and US-169 with a northern boundary of N.W. 128th Street.

Section B. That the Gashland-Nashua Area Plan is consistent and complies with the FOCUS Kansas City Plan, adopted on October 30, 1997, by Committee Substitute for Resolution No. 971268, and is adopted as a supplement to the FOCUS Kansas City Plan.

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

COMMUNITY PROJECT/REZONING

Resolution Fact Sheet

Case No. CD-CPC-2021-00105

Title

A request to approve an amendment to the Gashland Nashua Area Plan for approximately 474 acres generally located at the northwest corner of I-435 and US-169 with a northern boundary of NW 128th Street, from Residential Low Density, Residential Medium Density and Mixed Use Community Mixed Use Neighborhood to Office Use. (CD-CPC-2021-00105)

Details

Location: generally located at the northwest corner of I-435 and US-169 with a northern boundary of NW 128th Street.

Reason for Legislation: Area Plan Amendment requires City Council approval.

The Commission recommended that this application be approved without conditions.

See Staff Report for more information.

Positions/Recommendations

Sponsors	Jeffrey Williams, AICP, Director Department of City Planning & Development
Programs, Departments or Groups Affected	1 st District (O'Neill, Hill)
Applicants / Proponents	Applicant Kellee Madinger, Chris Mattix Rouse Frets White Goss Gentile Rhodes, P.C.
	City Department City Planning & Development Other
Opponents	Groups or Individuals
	Basis of Opposition
Staff Recommendation	<input checked="" type="checkbox"/> For
	<input type="checkbox"/> Against
	Reason Against
Board or Commission Recommendation	City Plan Commission (5-0) 9-7-2021 By Enders, Hill, Rojas, Sadowski, Beasley
	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No Action Taken
	<input type="checkbox"/> For, with revisions or conditions (see details column for conditions)
Council Committee Actions	<input type="checkbox"/> Do Pass
	<input type="checkbox"/> Do Pass (as amended)
	<input type="checkbox"/> Committee Sub.
	<input type="checkbox"/> Without Recommendation
	<input type="checkbox"/> Hold
	<input type="checkbox"/> Do not pass

Continued from Page 1

Policy or Program Change	<input type="checkbox"/> Yes <input type="checkbox"/> No
Operational Impact Assessment	

Finances

Cost & Revenue Projections – Including Indirect Costs	
Financial Impact	
Funding Source(s) and	

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Appropriation Account Codes	

Continued from Page 2

Fact Sheet Prepared By:	Date: 9/9/2021		
Xue Wood Staff Planner			
Reviewed By:	Date: 9/9/2021	Initial Application Filed:	6/18/2021
Joe Rexwinkle, AICP Division Manager Development Management		City Plan Commission:	9/7/2021
		Revised Plans Filed:	8/31/2021
Reference Numbers:			
Case No. CD-CPC-2021-00104; CD-CPC-2021-00105; CD-CPC-2021-00106; CD-CPC-2021-00107; CD-CPC-2021-00108			



Legislation Text

File #: 210842, Version: 1

RESOLUTION NO. 210842

RESOLUTION - Approving an amendment to the Riverfront Industrial Area Plan by changing the recommended land use from residential low density to commercial on about 1 acre generally located at the northwest corner of Winner Road and Wallace Avenue. (CD-CPC-2020-00107)

WHEREAS, on March 1, 2018, the City Council by adoption of Resolution No. 180105 adopted the Riverfront Industrial Area Plan as a guide for the future development and redevelopment of the area generally bounded by the city limits on the north, Coal Mine Road on the south, I-435 south of the Missouri River and the city limits north of the Missouri River on the east, and I-35/I-29 and generally following the railroad tracks south of the Missouri River, I-435 & the City of North Kansas City north of the Missouri river to the west; and

WHEREAS, after all interested persons were given the opportunity to present testimony, the City Plan Commission did on October 20, 2020, recommend approval of the proposed amendment to the Riverfront Industrial Area Plan; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section A. That the Riverfront Industrial Area Plan is hereby amended on about 1 acre generally located at the northwest corner of Winner Road and Wallace Avenue changing the recommended land use from residential low density to commercial.

Section B. That the Riverfront Industrial Area Plan is consistent and complies with the FOCUS Kansas City Plan, adopted on October 30, 1997, by Committee Substitute for Resolution No. 971268, and is adopted as a supplement to the FOCUS Kansas City Plan.

Section C. That the Council finds and declares that before taking any action on the proposed Riverfront Industrial Area Plan hereinabove, all public notices have been given and hearings have been had as required by law.

COMMUNITY PROJECT/REZONING

Ordinance Fact Sheet

Case No. CD-CPC-2020-00107

Brief Title

A resolution to amend the Riverfront Industrial Area Plan by changing the recommended land use from "Residential Low Density" to "Commercial" on about 1 acre generally located at the northwest corner of Winner Road and Wallace Avenue. (CD-CPC-2020-00107)

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Ordinance Number

Details

Location: Generally located at the northwest corner of Winner Road and Wallace Avenue

Reason for Legislation: Area plan amendments require Council approval.

PLAN REVIEW

The applicant is proposing to construct a convenience store with fuel sales and a drive-thru. The site has a split zoning of B3-2 on the southern lots adjacent to Winner Road, which is the majority of the site and R-2.5 which is the northern lots of the site. Due to the R-2.5 zoning, these uses are not currently permitted on the northern lots. The intent is to expand the site to allow for sufficient space for vehicles to maneuver. The Riverfront Industrial Area Plan recommends "Low Density Residential" land uses on the northern two lots and the applicant is requesting an area plan amendment in order to change the recommend land use to "Commercial". In addition, the applicant is requesting to change the zoning from District R-2.5 to District B3-2 on the two north lots. The final request is for approval of a development plan which will serve as a special use permit to allow for the proposed fuel sales.

Site Layout

In terms of site layout, the site plan shows a one-story 5,000 SF convenience store facing south towards Winner Road. Fuel pumps are shown to the south of the convenience store with an underground fuel tank shown to the east of the building. Vehicular access to the site is provided from Winner Road, Donnelly Avenue, and Wallace Avenue. A drive-through is also shown along the north side of the building and will allow for stacking of at least 8 vehicles. There is an auto dealership to the east and west and another convenience store with fuel sales that is kitty-corner across Winner Road to the southeast. A total of 21 parking spaces are proposed, including 2 accessible spaces. In terms of signage, a monument sign is proposed at the southwest corner of the site which will be visible from Winner Road and Donnelly Avenue. The applicant has provided a landscape plan that shows thorough landscaping throughout the site including street trees and shrubs. Staff would like to see the Juniper shrubs along the north property line be replaced with a taller shrub or tree such as an American Pillar Arborvitae or Italian Cypress species to provide more visual screening for the residences to the north.

Parking and Loading Standards (88-420)

A total of 24 vehicle spaces are required and a total of 29 vehicle spaces are provided. In terms of bicycle parking, a total of 3 bicycle spaces are required and provided. The applicant's request conforms to the applicable requirements of this section.

Landscape and Screening Standards (88-425)

Overall, the landscaping that is shown complies with the landscape and screening standards. Street trees and additional landscaping are provided and the trash enclosure is adequately screened. Staff recommends that the landscaping along the north property line be replaced with a taller shrub or tree such as an American Pillar Arborvitae or Italian Cypress species to provide more visual screening for the residences to the north.

Positions/Recommendations

Sponsors	Jeffrey Williams, AICP, Director Department of City Planning & Development
Programs, Departments or Groups Affected	4 th District (Shields, Bunch)
Applicants / Proponents	Applicant Khalid Banday Kam Design Group, LLC 9000 E. Bannister Road Kansas City, MO 64134
	City Department City Planning & Development Other
Opponents	Groups or Individuals
	Basis of Opposition
Staff Recommendation	<input checked="" type="checkbox"/> For
	<input type="checkbox"/> Against
	Reason Against
Board or Commission Recommendation	City Plan Commission (6-1) 10-20-2020 By Aye: Allender, Baker, Beasley, Enders, Hill, Rojas; Nay: Sadowski
	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No Action Taken
	<input type="checkbox"/> For, with revisions or conditions (see details column for conditions)
	<input type="checkbox"/> Do Pass
Council Committee Actions	<input type="checkbox"/> Do Pass (as amended)
	<input type="checkbox"/> Committee Sub.
	<input type="checkbox"/> Without Recommendation
	<input type="checkbox"/> Hold
	<input type="checkbox"/> Do not pass
	<input type="checkbox"/>

Outdoor Lighting Standards (88-430)

A photometric plan was submitted. The site will be well lit with coverage throughout the site and will be in compliance with the lighting standards of the zoning code.

Sign Standards (88-445)

A signage plan was not submitted. However, a monument sign is proposed in the southwest corner of the site. It is anticipated that there will also be wall signs on the building as well. All of the proposed signage (both monument and wall signage) must comply with the signage section of the zoning and development code.

Pedestrian Standards (88-450)

There are existing sidewalks along the south, east, and west sides of the site. The applicant's request conforms to the applicable requirements of this section. ADA ramps are also shown along the sidewalks and in front of the convenience store.

REZONING ANALYSIS

In reviewing and making decisions on proposed zoning map amendments, the city planning and development director, city plan commission, and city council must consider at least the following factors:

88-515-08-A. Conformance with adopted plans and planning policies;

The proposed uses do not comply with the Riverfront Industrial Area Plan on the north two lots of the site. The convenience store and fuel sales are in compliance with the area plan.

88-515-08-B. Zoning and use of nearby property;

The majority of the uses along Winner Road are commercial. There is an existing auto dealership to the immediate east and a convenience store with fuel sales to the immediate southeast. There are some single-family homes directly to the north and west, one of which is currently zoned B3-2. Staff believes that the proposed fuel sales and drive-thru are appropriate uses for this location.

88-515-08-C. Physical character of the area in which the subject property is located;

The physical character of the area is a mixture of commercial and residential uses. The site is generally flat and the grade slopes gradually upward to the north.

88-515-08-D. Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;

The existing public infrastructure and services provided to the site are adequate to serve the proposed restaurant use. The site is served by water, sewer, and electric.

88-515-08-E. Suitability of the subject property for the uses to which it has been restricted under the existing zoning regulations;

The southern lots adjacent to Winner Road are zoned B3-2 and allow for the convenience store and drive-thru outright. They require a special use permit for fuel sales. The lots to the north are zoned R-2.5 and do not permit any of the uses proposed without an area plan amendment and rezoning. The parcels that are directly adjacent to Winner Road are somewhat restrictive due to their size.

88-515-08-F. Length of time the subject property has remained vacant as zoned;

The site is currently being used as an auto dealership.

88-515-08-G. The extent to which approving the rezoning will detrimentally affect nearby properties; and

The proposed uses could potentially increase vehicular traffic and increase noise to nearby residences. Staff has recommendations for additional screening to minimize this issue. Overall, staff believes that the proposed layout and uses

will ultimately be a benefit to the nearby properties.

88-515-08-H. The gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

The site will become more active and will provide many new street trees and additional landscaping.

CITY PLAN COMMISSION STAFF RECOMMENDATION

This was heard by the City Plan Commission on October 20, 2020 and at that meeting, the commission voted to recommend approval without conditions.

Continued from Page 1

<p>Policy or Program Change</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>Operational Impact Assessment</p>	

Finances

<p>Cost & Revenue Projections – Including Indirect Costs</p>	
<p>Financial Impact</p>	
<p>Funding Source(s) and</p>	

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Appropriation Account Codes	

Continued from Page 2

Fact Sheet Prepared By:	Zach Nelson Staff Planner	Date: 09-10-2021	
Reviewed By:	Joe Rexwinkle Staff Planner Development Management	Date: 09-13-2021	Initial Application Filed: 08-13-2020 City Plan Commission: 10-20-2020 Revised Plans Filed: NA
Reference Numbers:	Case No. CD-CPC-2020-00107		



Legislation Text

File #: 210843, Version: 1

ORDINANCE NO. 210843

Rezoning an area on about 1 acre generally located at the northwest corner of Winner Road and Wallace Avenue from District R-2.5 to District B3-2, and approving a development plan which also serves as a special use permit to allow for a convenience store with fuel sales. (CD-CPC-2020-00108 and CD-CPC-2020-00133)

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-1299, rezoning an area of approximately 1 acre generally located at the northwest corner of Winner Road and Wallace Avenue from District R-2.5 (Residential 2.5) to District B3-2 (Community Business dash 2), and approving a development plan which also serves as a special use permit, said section to read as follows:

Section 88-20A-1299. That an area legally described as:

460 Wallace / Lot 18 Blk 26 Washington

463 Donnelly Ave / Lots 19 & 20 & s 16.66 ft of Lot 21 Blk 26 Washington

456 Wallace / Lot 17 Blk 26 Washington

455 Donnelly / n 33 1-3 ft Lot 21 Blk 26 Washington

is hereby rezoned from District R-2.5 (Residential 2.5) to District B3-2 (Community Business dash 2), all as shown outlined on a map marked Section 88-20A-1299, 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 which also serves as a special use permit to allow for a convenience store with fuel sales for the area legally described above is hereby approved, subject to the following conditions:

1. The developer shall obtain a variance to allow for the proposed monument sign along Winner Road to comply with the maximum height requirement of 6 feet.
2. The stormwater management facilities, including but not limited to detention basins and BMPs, shall be privately maintained and covered by maintenance covenant(s) or easement(s) that include provisions for private maintenance.
3. The developer shall submit a complete design package for review and approval by the Fire

Department and the City Planning and Development Department prior to installation of an automatic fire sprinkler system.

4. The dining room shall have required number of exits per Chapter 10 of International building code.
5. The developer shall provide a lot combination.
6. The developer shall submit water main extension drawings prepared by a registered professional engineer in Missouri to the main extension desk for review, acceptance and contracts per the Kansas City water rules and regulations for water main extensions and relocations. Water main extension is required between Donnelly Avenue and Wallace Avenue.
7. 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.
8. 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.
9. 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.
10. The developer shall submit plans for grading, siltation, and erosion control to the Land Development Division 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.
11. 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.
12. The developer shall submit plans to Land Development Division and obtain permits to construct sidewalks along the platted frontage and construct associated ADA ramps at the proposed entrance drives as necessary for the type of drive approach.
13. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division evaluating proposed improvements and impact to drainage

conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the entire site to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system and manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted, and the developer shall secure permits to construct any improvements required by the Land Development Division prior to recording the plat.

14. 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.
15. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, by making application under said code for a minor subdivision and submitting and recording a lot consolidation plat or replatting the property in accordance therewith.
16. 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.
17. No access will be permitted off of U.S. 24 Highway at this location. All access will need to come off Donnelly Avenue and Wallace Avenue.
18. The access on Donnelly Avenue and Wallace Avenue shall be moved as far north as possible. Corner clearance should be 220 feet from the nearest through lane of U.S. 24 Highway.
19. The curb line along U.S. 24 Highway between Wallace Avenue and Donnelly Avenue shall be replaced with a minimum 6 inch barrier curb to prevent parallel parking along U.S. 24 Highway.
20. The developer shall submit a traffic study.

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 hereinabove, all public notices and hearings required by the Zoning and Development Code have been given and had.

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 and legality:

Sarah Baxter
Assistant City Attorney

COMMUNITY PROJECT/REZONING

Ordinance Fact Sheet

Case No. CD-CPC-2020-00108

Brief Title

An ordinance to approve a rezoning from District R-2.5 (Residential 2.5) to District B3-2 (Community Business dash 2) on about 1 acre generally located at the northwest corner of Winner Road and Wallace Avenue, to allow for fuel sales. (CD-CPC-2020-00108)

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Ordinance Number

Details

Location: Generally located at the northwest corner of Winner Road and Wallace Avenue

Reason for Legislation: Rezoning require Council approval.

PLAN REVIEW

The applicant is proposing to construct a convenience store with fuel sales and a drive-thru. The site has a split zoning of B3-2 on the southern lots adjacent to Winner Road, which is the majority of the site and R-2.5 which is the northern lots of the site. Due to the R-2.5 zoning, these uses are not currently permitted on the northern lots. The intent is to expand the site to allow for sufficient space for vehicles to maneuver. The Riverfront Industrial Area Plan recommends "Low Density Residential" land uses on the northern two lots and the applicant is requesting an area plan amendment in order to change the recommend land use to "Commercial". In addition, the applicant is requesting to change the zoning from District R-2.5 to District B3-2 on the two north lots. The final request is for approval of a development plan which will serve as a special use permit to allow for the proposed fuel sales.

Site Layout

In terms of site layout, the site plan shows a one-story 5,000 SF convenience store facing south towards Winner Road. Fuel pumps are shown to the south of the convenience store with an underground fuel tank shown to the east of the building. Vehicular access to the site is provided from Winner Road, Donnelly Avenue, and Wallace Avenue. A drive-through is also shown along the north side of the building and will allow for stacking of at least 8 vehicles. There is an auto dealership to the east and west and another convenience store with fuel sales that is kitty-corner across Winner Road to the southeast. A total of 21 parking spaces are proposed, including 2 accessible spaces. In terms of signage, a monument sign is proposed at the southwest corner of the site which will be visible from Winner Road and Donnelly Avenue. The applicant has provided a landscape plan that shows thorough landscaping throughout the site including street trees and shrubs. Staff would like to see the Juniper shrubs along the north property line be replaced with a taller shrub or tree such as an American Pillar Arborvitae or Italian Cypress species to provide more visual screening for the residences to the north.

Parking and Loading Standards (88-420)

A total of 24 vehicle spaces are required and a total of 29 vehicle spaces are provided. In terms of bicycle parking, a total of 3 bicycle spaces are required and provided. The applicant's request conforms to the applicable requirements of this section.

Landscape and Screening Standards (88-425)

Overall, the landscaping that is shown complies with the landscape and screening standards. Street trees and additional landscaping are provided and the trash enclosure is adequately screened. Staff recommends that the landscaping along the north property line be replaced with a taller shrub or tree such as an American Pillar Arborvitae or Italian Cypress species to provide more visual screening for the residences to the north.

Positions/Recommendations

Sponsors	Jeffrey Williams, AICP, Director Department of City Planning & Development
Programs, Departments or Groups Affected	4 th District (Shields, Bunch)
Applicants / Proponents	Applicant Khalid Bandy Kam Design Group, LLC 9000 E. Bannister Road Kansas City, MO 64134
	City Department City Planning & Development Other
Opponents	Groups or Individuals
	Basis of Opposition
Staff Recommendation	<input checked="" type="checkbox"/> For
	<input type="checkbox"/> Against
	Reason Against
Board or Commission Recommendation	City Plan Commission (6-1) 10-20-2020 By Aye: Allender, Baker, Beasley, Enders, Hill, Rojas; Nay: Sadowski
	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No Action Taken
	<input type="checkbox"/> For, with revisions or conditions (see details column for conditions)
	<input type="checkbox"/> Do Pass
Council Committee Actions	<input type="checkbox"/> Do Pass (as amended)
	<input type="checkbox"/> Committee Sub.
	<input type="checkbox"/> Without Recommendation
	<input type="checkbox"/> Hold
	<input type="checkbox"/> Do not pass
	<input type="checkbox"/>

Outdoor Lighting Standards (88-430)

A photometric plan was submitted. The site will be well lit with coverage throughout the site and will be in compliance with the lighting standards of the zoning code.

Sign Standards (88-445)

A signage plan was not submitted. However, a monument sign is proposed in the southwest corner of the site. It is anticipated that there will also be wall signs on the building as well. All of the proposed signage (both monument and wall signage) must comply with the signage section of the zoning and development code.

Pedestrian Standards (88-450)

There are existing sidewalks along the south, east, and west sides of the site. The applicant's request conforms to the applicable requirements of this section. ADA ramps are also shown along the sidewalks and in front of the convenience store.

REZONING ANALYSIS

In reviewing and making decisions on proposed zoning map amendments, the city planning and development director, city plan commission, and city council must consider at least the following factors:

88-515-08-A. Conformance with adopted plans and planning policies;

The proposed uses do not comply with the Riverfront Industrial Area Plan on the north two lots of the site. The convenience store and fuel sales are in compliance with the area plan.

88-515-08-B. Zoning and use of nearby property;

The majority of the uses along Winner Road are commercial. There is an existing auto dealership to the immediate east and a convenience store with fuel sales to the immediate southeast. There are some single-family homes directly to the north and west, one of which is currently zoned B3-2. Staff believes that the proposed fuel sales and drive-thru are appropriate uses for this location.

88-515-08-C. Physical character of the area in which the subject property is located;

The physical character of the area is a mixture of commercial and residential uses. The site is generally flat and the grade slopes gradually upward to the north.

88-515-08-D. Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;

The existing public infrastructure and services provided to the site are adequate to serve the proposed restaurant use. The site is served by water, sewer, and electric.

88-515-08-E. Suitability of the subject property for the uses to which it has been restricted under the existing zoning regulations;

The southern lots adjacent to Winner Road are zoned B3-2 and allow for the convenience store and drive-thru outright. They require a special use permit for fuel sales. The lots to the north are zoned R-2.5 and do not permit any of the uses proposed without an area plan amendment and rezoning. The parcels that are directly adjacent to Winner Road are somewhat restrictive due to their size.

88-515-08-F. Length of time the subject property has remained vacant as zoned;

The site is currently being used as an auto dealership.

88-515-08-G. The extent to which approving the rezoning will detrimentally affect nearby properties; and

The proposed uses could potentially increase vehicular traffic and increase noise to nearby residences. Staff has recommendations for additional screening to minimize this issue. Overall, staff believes that the proposed layout and uses

will ultimately be a benefit to the nearby properties.

88-515-08-H. The gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

The site will become more active and will provide many new street trees and additional landscaping.

CITY PLAN COMMISSION STAFF RECOMMENDATION

This was heard by the City Plan Commission on October 20, 2020 and at that meeting, the commission voted to recommend approval without conditions.

Continued from Page 1

<p>Policy or Program Change</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>Operational Impact Assessment</p>	

Finances

<p>Cost & Revenue Projections – Including Indirect Costs</p>	
<p>Financial Impact</p>	
<p>Funding Source(s) and</p>	

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Appropriation Account Codes	

Continued from Page 2

Fact Sheet Prepared By: Zach Nelson Staff Planner	Date: 09-10-2021	
Reviewed By: Joe Rexwinkle Division Manager Development Management	Date: 09-13-2021	Initial Application Filed: 08-13-2020 City Plan Commission: 10-20-2020 Revised Plans Filed: NA
Reference Numbers: Case No. CD-CPC-2020-00108		

COMMUNITY PROJECT/REZONING

Ordinance Fact Sheet

Case No. CD-CPC-2020-00133

Brief Title

An ordinance to approve a development plan which also serves as a special use permit on about 1 acre in District B3-2 and District R-2.5 generally located at 8400 Winner Road, to allow for a convenience store with fuel sales and a drive-through. (CD-CPC-2020-00133)

Ordinance Number

Details

Location: Generally located at the northwest corner of Winner Road and Wallace Avenue

Reason for Legislation: Development plans require Council approval.

PLAN REVIEW

The applicant is proposing to construct a convenience store with fuel sales and a drive-thru. The site has a split zoning of B3-2 on the southern lots adjacent to Winner Road, which is the majority of the site and R-2.5 which is the northern lots of the site. Due to the R-2.5 zoning, these uses are not currently permitted on the northern lots. The intent is to expand the site to allow for sufficient space for vehicles to maneuver. The Riverfront Industrial Area Plan recommends "Low Density Residential" land uses on the northern two lots and the applicant is requesting an area plan amendment in order to change the recommend land use to "Commercial". In addition, the applicant is requesting to change the zoning from District R-2.5 to District B3-2 on the two north lots. The final request is for approval of a development plan which will serve as a special use permit to allow for the proposed fuel sales.

Site Layout

In terms of site layout, the site plan shows a one-story 5,000 SF convenience store facing south towards Winner Road. Fuel pumps are shown to the south of the convenience store with an underground fuel tank shown to the east of the building. Vehicular access to the site is provided from Winner Road, Donnelly Avenue, and Wallace Avenue. A drive-through is also shown along the north side of the building and will allow for stacking of at least 8 vehicles. There is an auto dealership to the east and west and another convenience store with fuel sales that is kitty-corner across Winner Road to the southeast. A total of 21 parking spaces are proposed, including 2 accessible spaces. In terms of signage, a monument sign is proposed at the southwest corner of the site which will be visible from Winner Road and Donnelly Avenue. The applicant has provided a landscape plan that shows thorough landscaping throughout the site including street trees and shrubs. Staff would like to see the Juniper shrubs along the north property line be replaced with a taller shrub or tree such as an American Pillar Arborvitae or Italian Cypress species to provide more visual screening for the residences to the north.

Parking and Loading Standards (88-420)

A total of 24 vehicle spaces are required and a total of 29 vehicle spaces are provided. In terms of bicycle parking, a total of 3 bicycle spaces are required and provided. The applicant's request conforms to the applicable requirements of this section.

Landscape and Screening Standards (88-425)

Overall, the landscaping that is shown complies with the landscape and screening standards. Street trees and additional landscaping are provided and the trash enclosure is adequately screened. Staff recommends that the landscaping along the north property line be replaced with a taller shrub or tree such as an American Pillar Arborvitae or Italian Cypress species to provide more visual screening for the residences to the north.

Positions/Recommendations

Sponsors	Jeffrey Williams, AICP, Director Department of City Planning & Development
Programs, Departments or Groups Affected	4 th District (Shields, Bunch)
Applicants / Proponents	Applicant Khalid Banday Kam Design Group, LLC 9000 E. Bannister Road Kansas City, MO 64134
	City Department City Planning & Development Other
Opponents	Groups or Individuals
	Basis of Opposition
Staff Recommendation	<input checked="" type="checkbox"/> For
	<input type="checkbox"/> Against
	Reason Against
Board or Commission Recommendation	City Plan Commission (6-1) 10-20-2020 By For: Allender, Baker, Beasley, Enders, Hill, Rojas; Against: Sadowski
	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No Action Taken
	<input type="checkbox"/> For, with revisions or conditions (see details column for conditions)
	<input type="checkbox"/> Do Pass
Council Committee Actions	<input type="checkbox"/> Do Pass (as amended)
	<input type="checkbox"/> Committee Sub.
	<input type="checkbox"/> Without Recommendation
	<input type="checkbox"/> Hold
	<input type="checkbox"/> Do not pass
	<input type="checkbox"/>

Outdoor Lighting Standards (88-430)

A photometric plan was submitted. The site will be well lit with coverage throughout the site and will be in compliance with the lighting standards of the zoning code.

Sign Standards (88-445)

A signage plan was not submitted. However, a monument sign is proposed in the southwest corner of the site. It is anticipated that there will also be wall signs on the building as well. All of the proposed signage (both monument and wall signage) must comply with the signage section of the zoning and development code.

Pedestrian Standards (88-450)

There are existing sidewalks along the south, east, and west sides of the site. The applicant's request conforms to the applicable requirements of this section. ADA ramps are also shown along the sidewalks and in front of the convenience store.

REZONING ANALYSIS

In reviewing and making decisions on proposed zoning map amendments, the city planning and development director, city plan commission, and city council must consider at least the following factors:

88-515-08-A. Conformance with adopted plans and planning policies;

The proposed uses do not comply with the Riverfront Industrial Area Plan on the north two lots of the site. The convenience store and fuel sales are in compliance with the area plan.

88-515-08-B. Zoning and use of nearby property;

The majority of the uses along Winner Road are commercial. There is an existing auto dealership to the immediate east and a convenience store with fuel sales to the immediate southeast. There are some single-family homes directly to the north and west, one of which is currently zoned B3-2. Staff believes that the proposed fuel sales and drive-thru are appropriate uses for this location.

88-515-08-C. Physical character of the area in which the subject property is located;

The physical character of the area is a mixture of commercial and residential uses. The site is generally flat and the grade slopes gradually upward to the north.

88-515-08-D. Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;

The existing public infrastructure and services provided to the site are adequate to serve the proposed restaurant use. The site is served by water, sewer, and electric.

88-515-08-E. Suitability of the subject property for the uses to which it has been restricted under the existing zoning regulations;

The southern lots adjacent to Winner Road are zoned B3-2 and allow for the convenience store and drive-thru outright. They require a special use permit for fuel sales. The lots to the north are zoned R-2.5 and do not permit any of the uses proposed without an area plan amendment and rezoning. The parcels that are directly adjacent to Winner Road are somewhat restrictive due to their size.

88-515-08-F. Length of time the subject property has remained vacant as zoned;

The site is currently being used as an auto dealership.

88-515-08-G. The extent to which approving the rezoning will detrimentally affect nearby properties; and

The proposed uses could potentially increase vehicular traffic and increase noise to nearby residences. Staff has recommendations for additional screening to minimize this issue. Overall, staff believes that the proposed layout and uses

will ultimately be a benefit to the nearby properties.

88-515-08-H. The gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

The site will become more active and will provide many new street trees and additional landscaping.

CITY PLAN COMMISSION RECOMMENDATION

This was heard by the City Plan Commission on October 20, 2020 and at that meeting, the commission voted to recommend approval subject to the following conditions:

The following conditions are recommended by the Development Management Division of the City Planning and Development Department. For questions, contact Zach Nelson at zachary.nelson@kcmo.org.

- 1. Obtain a variance to allow for the proposed monument sign along Winner Road to comply with the maximum height requirement of 6 feet.

The following conditions are recommended by the Stormwater Management Division of the Water Services Department. For questions, contact Robert Davis at robert.davis@kcmo.org.

- 2. Stormwater management facilities, including but not limited to detention basins and BMPs, shall be privately maintained and covered by maintenance covenant(s) or easement(s) that include provisions for private maintenance.

The following conditions are recommended by the Plans Review Division of the City Planning and Development Department. For questions, contact Michael Schroeder at michael.schroeder@kcmo.org.

- 3. Submit complete design package for review and approval by Fire Department and City Planning and Development approval- prior to installation of Automatic Fire Sprinkler System.

The following conditions are recommended by the Plans Review Division of the City Planning and Development Department. For questions, contact Kambiz Zoraghchi at kambiz.zoraghchi@kcmo.org.

- 4. Dining room shall have required number of exits per Chapter 10 of International building code.
- 5. Provide lot combination.

The following conditions are recommended by the Water Services Department. For questions, contact Jerald Windsor at jerald.windsor@kcmo.org.

- 6. The developer must submit water main extension drawings prepared by a registered professional Engineer in Missouri to the main extension desk for review, acceptance and contracts per the KC Water Rules and Regulations for Water main extensions and Relocations. (<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Main-Extensions.pdf>)

[Water main is extension is required between Donnelly Ave & Wallace Ave, with FH located at or near Donnelly Ave]

Follow the KCMO Rules and Regulations for domestic water and fire service lines. (<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Service-Lines.pdf>)

The following conditions are recommended by the Land Development Division of the City Planning and Development Department. For questions, contact Stacey Lowe at stacey.lowe@kcmo.org.

7. The developer must pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.
8. The developer must integrate into the existing street light system any relocated existing street lights 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.
9. 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.
10. The owner/developer must submit plans for grading, siltation, and erosion control to Land Development Division 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.
11. 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 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, 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 occupancy permits.
12. The developer shall submit plans to Land Development Division and obtain permits to construct sidewalks along the platted frontage and construct associated ADA ramps at the proposed entrance drives as necessary for the type of drive approach.
13. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to the Land Development Division evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the entire site to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system. Manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted, and the developer shall secure permits to construct any improvements required by the Land Development Division prior to recording the plat.
14. The developer must 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.

15. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, as amended, commonly known as the Development Regulations, by making application under said code for a Minor Subdivision and submitting and recording a Lot Consolidation Plat or replatting the property in accordance therewith.

16. 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.

The following conditions are recommended by the Missouri Department of Transportation. For questions, contact Vernon Koch at vernon.koch@modot.mo.gov.

17. No access will be permitted off of US24 Highway in this location. All access will need to come off Donnelly Ave. and Wallace Ave.

18. The access on Donnelly Ave. and Wallace Ave. shall be moved as far north as possible. Corner clearance should be 220 feet from the nearest trough lane of US 24 Highway.

19. The curb line along US 24 Highway between Wallace Ave. and Donnelly Avenue is replaced with a minimum 6 inch barrier curb to prevent parallel parking along US 24 Highway, which currently happens.

20. Submit a traffic study.

Continued from Page 1

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Policy or Program Change	<input type="checkbox"/> Yes <input type="checkbox"/> No
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Operational Impact Assessment	
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Finances

Cost & Revenue Projections – Including Indirect Costs	
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Financial Impact	
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Funding Source(s) and Appropriation Account Codes	

Continued from Page 2

Fact Sheet Prepared By: Zach Nelson
Staff Planner
Date: 09-10-2021

Initial Application Filed: 08-13-2020
City Plan Commission: 10-20-2020

Reviewed By: **Date:** 09-13-2021

Joe Rexwinkle
Division Manager
Development Management

Revised Plans Filed: 07-27-21

Reference Numbers:

Case No. CD-CPC-2020-00133



Legislation Text

File #: 210847, Version: 1

ORDINANCE NO. 210847

Vacating a portion of E. 52nd Street between Brighton Avenue to the west and Denver Avenue to the east in District M3-5, to allow for increased security of the property; and directing the City Clerk to record certain documents. (CD-ROW-2020-00025)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Council of Kansas City does hereby find and declare that on the 13th day of October, 2020, a petition was filed with the City Clerk of Kansas City by Kevin Norhues, Vance Brothers, Inc., for the vacation of a parcel of land in the subdivision of South Bluebanks, a subdivision of record in the City of Kansas City, Jackson County, Missouri, described as follows; Beginning at the Northwest corner of Lot 15 of South Bluebanks, said point being on the south right-of-way of 52nd Street and on the east right-of-way of Brighton Avenue; thence East along the south line of 52nd Street right-of-way a distance of 710 feet to the northeast corner of Lot 14 of South Bluebanks, said point being on the west right-of-way of Denver Avenue; thence North, a distance of 50 feet to the southeast corner of Lot 11 of South Bluebanks, said point being on the north right-of-way of 52nd Street; thence West along the north right-of-way of 52nd Street, a distance of 710 feet to the southwest corner of Lot 10 of South Bluebanks; thence South 50 feet to the point of beginning, containing 35,500 square feet, giving the distinct description of the subdivision to be vacated, and also the names of the persons and corporations owning or claiming to own the property fronting thereon, and that the consent of the persons and corporations owning or claiming to own three-fourths of the front feet of the property immediately adjoining said subdivision has been obtained in writing, that said consent has been acknowledged as deeds are acknowledged, and was duly filed with the petition for such vacation in the City Clerk's Office.

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

Ordinance hereon.

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

Section 4. That a parcel of land in the subdivision of South Bluebanks, a subdivision of record in the City of Kansas City, Jackson County, Missouri, described as follows; Beginning at the Northwest corner of Lot 15 of South Bluebanks, said point being on the south right-of-way of 52nd Street and on the east right-of-way of Brighton Avenue; thence East along the south line of 52nd Street right-of-way a distance of 710 feet to the northeast corner of Lot 14 of South Bluebanks, said point being on the west right-of-way of Denver Avenue; thence North, a distance of 50 feet to the southeast corner of Lot 11 of South Bluebanks, said point being on the north right-of-way of 52nd Street; thence West along the north right-of-way of 52nd Street, a distance of 710 feet to the southwest corner of Lot 10 of South Bluebanks; thence South 50 feet to the point of beginning, containing 35,500 square feet, be and the same is hereby vacated. However, the City of Kansas City reserves an easement and the right to locate, construct and maintain (or to authorize any franchised utility to locate, construct and maintain) conduits, water, gas and sewer pipes, poles and wire, or any of them over, under, along and across the above-described property. The City of Kansas City shall have at all times the right to go upon the above-described property to construct, maintain and repair the same; and nothing in this vacation action shall be construed so as to grant any right to use the above-described property in any manner as would interfere with the construction or reconstruction and proper, safe and continuous maintenance of the aforesaid uses, and specifically, there shall not be built thereon or thereover any structure (except driveways, paved areas, grass, shrubs and fences) without first securing the written approval of the Director of Public Works. The vacation is further subject to the following conditions:

- A. AT&T has a buried 50 pair copper cable that runs along 52nd Street, with several access points. A relocation option will be done at applicant's expense.
- B. The applicant shall retain all utility easements and protect facilities required by the Kansas City, Missouri Water Services Department.
- C. The applicant shall retain all utility easements and protect facilities required by AT&T.
- D. The applicant shall retain all utility easements and protect facilities and provide interlock Evergy company lock on gate as required by Evergy.
- E. The applicant shall retain all utility easements and protect facilities required by Spire.
- F. The vacation shall not affect the City's street lighting facilities.

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

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

Recorder

By _____
Deputy

COMMUNITY PROJECT/REZONING

Ordinance Number 210847

Ordinance Fact Sheet

Case No. CD-ROW-2020-00025

A request to vacate a portion of E. 52nd Street between Brighton Avenue to the west and Denver Avenue to the east in District M3-5, to allow for increased security of the property. (Case No. CD-ROW-2020-00025)

Details

Location: A portion of E. 52nd Street between Brighton Avenue to the west and Denver Avenue to the east.
Reason for Legislation: A request to approve a vacation a portion of E. 52nd Street between Brighton Avenue to the west and Denver Avenue to the east requires approval from city council.
The Commission recommended that this application be approved with conditions: See Staff Report for more information.

Positions/Recommendations

Sponsors	Jeffrey Williams, AICP, Director Department of City Planning & Development
Programs, Departments or Groups Affected	A portion of E. 52nd Street between Brighton Avenue to the west and Denver Avenue to the east.
Applicants / Proponents	Applicant Department of City Planning and Development City Department City Planning & Development Other
Opponents	Groups or Individuals Basis of Opposition
Staff Recommendation	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against: spot zoning; not in compliance with the area plan recommendation, etc.
Board or Commission Recommendation	City Plan Commission (8-0) 4-20-2021 By Allender, Baker, Beasley, Crowl, Enders, Hill, Rojas, Sadowski <input type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No Action Taken <input checked="" type="checkbox"/> For, with revisions or conditions (see details column for conditions)
Council Committee Actions	<input type="checkbox"/> Do Pass <input type="checkbox"/> Do Pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass

Continued from Page 1

Policy or Program Change	<input type="checkbox"/> Yes <input type="checkbox"/> No
Operational Impact Assessment	

Finances

Cost & Revenue Projections – Including Indirect Costs	
Financial Impact	
Funding Source(s) and	

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Appropriation Account Codes	

Continued from Page 2

Fact Sheet Prepared By: Xue Wood Planner	Date: 4/30/2021	Initial Application Filed: 10/13/2020	City Plan Commission: 4/20/2021
Reviewed By: Joe Rexwinkle, AICP Division Manager Development Management	Date: 4/30/2021	Revised Plans Filed: N/A	
Reference Numbers: Case No. CD-ROW-2020-00025			



Legislation Text

File #: 210848, Version: 1

ORDINANCE NO. 210848

Vacating a condominium plat generally located at 1612 Jefferson Street and directing the City Clerk to record certain documents. (CD-ROW-2020-00005).

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Council of Kansas City does hereby find and declare that on the 20th day of April, 2020, a petition was filed with the City Clerk of Kansas City by Michael Dube, deVries & Associates, P.C., for the vacation of 1612 Jefferson Condominium, a condominium subdivision in Kansas City, Jackson County, Missouri, giving the distinct description of the subdivision to be vacated, and also the names of the persons and corporations owning or claiming to own the property fronting thereon, and that the consent of the persons and corporations owning or claiming to own three-fourths of the front feet of the property immediately adjoining said subdivision has been obtained in writing, that said consent has been acknowledged as deeds are acknowledged, and was duly filed with the petition for such vacation in the City Clerk's Office.

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

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

Section 4. That 1612 Jefferson Condominium, a condominium subdivision in Kansas City, Jackson County, Missouri, be and the same is hereby vacated.

Section 5. That the City Clerk of Kansas City, Missouri, be and she is hereby authorized and directed to

acknowledge this ordinance as deeds are acknowledged, and to cause this ordinance and the consent of property owners hereinbefore referred to, to be filed for record in the Recorder's Office in Jackson County, Missouri.

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

Approved as to form and legality:

Sarah Baxter
Assistant City Attorney

Approved by the City Plan Commission

Secretary

STATE OF MISSOURI)
) ss.
COUNTY OF _____)

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

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

My term expires _____, 20____.

Notary Public within and for
County, Missouri

IN RECORDER'S OFFICE

STATE OF MISSOURI)
) ss.
COUNTY OF _____)

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

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

Recorder

By _____
Deputy

COMMUNITY PROJECT/REZONING

Ordinance Fact Sheet

Case No. CD-ROW-2020-00005

Brief Title

A request to vacate a condominium plat known as "1612 Jefferson Condominium" located at 1612 Jefferson Street, to remove any restrictions or requirements associated with the condominium plat.

Ordinance Number

Details

Location:
1612 Jefferson Street

Reason for Legislation:
To allow for the applicant to remove any restrictions or requirements associated with the condominium plat.

PLAN REVIEW

The applicant has stated that there is no current or future intent to use the property as a condominium complex or condominium units which requires approval of the above-referenced request. The existing plat for the condominium building on the site was originally recorded in 2011. The building will remain, only the plat itself will be vacated.

STREET, ALLEY OR PLAT VACATIONS

In order to determine that no private rights will be unreasonably injured or endangered by the vacation and the public will suffer no unreasonable loss or inconvenience, the city planning and development director, city plan commission, and city council must consider at least the following factors:

88-560-10-A. All property owners adjacent to the right-of-way shall have legal access to another public right-of-way. Such access shall be physically feasible and shall not result in an unreasonable burden or unsafe conditions on the alternate right-of-way.

This plat vacation will not vacate any right-of-way and will only vacated the 1612 Jefferson Plat itself. All adjacent property owners will retain legal access to public right-of-way.

88-560-10-B. The retention of the public right-of-way or subdivision serves no current purposes and no future useful public purpose is anticipated.

No public right-of-way will be affected by this vacation.

88-560-10-C. The vacation will not result in a violation of 88-405.

The vacation will not be in violation of 88-405.

88-560-10-D. The vacation shall not disrupt the

Positions/Recommendations

Sponsors	Jeffrey Williams, AICP, Director Department of City Planning & Development
Programs, Departments or Groups Affected	4th District (Shields, Bunch)
Applicants / Proponents	Applicant Michael Dube deVries & Associates, P.C. 8930 Oak Street Kansas City, MO 64114 City Department City Planning & Development
Opponents	Groups or Individuals Basis of Opposition
Staff Recommendation	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against
Board or Commission Recommendation	City Plan Commission (7-0) 08-17-21 By Baker, Beasley, Crowl, Enders, Hill, Rojas, Sadowski <input type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No Action Taken <input checked="" type="checkbox"/> For, with revisions or conditions (see details column for conditions)
Council Committee Actions	<input type="checkbox"/> Do Pass <input type="checkbox"/> Do Pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass

constructed street network or reduce existing physical connectivity.

The vacation will not disrupt any street network or physical connectivity in any way.

88-560-10-E. The vacation shall not result in a dead-end street or alley.

The proposed vacation will not result in a dead-end street or alley.

88-560-10-F. The vacation shall not result in street traffic being routed through an alley.

No traffic will be routed through an alley as a result of this vacation.

88-560-10-G. The vacation shall not vacate half the width of a street or alley.

This vacation will not vacate any street or alley.

88-560-10-H. The right-of-way to be vacated is not on the Major Street Plan.

The area being vacated is not on the Major Street Plan.

CITY PLAN COMMISSION STAFF RECOMMENDATION

The City Plan Commission heard this case on August 17, 2021 and recommended approval subject to the following conditions:

1. Retain a utility easement and maintain all AT&T facilities.
2. Retain a utility easement and maintain all Evergy facilities.
3. That streetlight facilities are not affected.

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Policy or Program Change

Yes

No

Operational Impact Assessment

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Finances

Cost & Revenue Projections –

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Including Indirect Costs	
Financial Impact	
Funding Source(s) and Appropriation Account Codes	

Continued from Page 2

Fact Sheet Prepared By: Zach Nelson
Staff Planner

Date: 08-23-21

Reviewed By: Zach Nelson
Planner
Development Management

Date: 08-23-21

Initial Application Filed:

04-06-20

Reference Numbers:
Case No. CD-ROW-2020-00005



Legislation Text

File #: 210850, Version: 1

RESOLUTION NO. 210850

RESOLUTION - Establishing a policy regarding the financial return analyses for the development project contemplated by UA KC Southpointe, LLC at 63rd and Prospect.

WHEREAS, in Ordinance No. 210566, the City Council authorized a development agreement with the Tax Increment Financing Commission of Kansas City and UA KC Southpointe, LLC for the phased sale of property at 63rd and Prospect (the "Property") for construction of high quality retail and residential uses (the "Project"); and

WHEREAS, the development agreement contemplates that the Property will be developed in separate phases; and

WHEREAS, the City Council recognizes that the City as a whole will not fully realize its economic potential until all areas of the City are able to realize the benefits that economic development brings; and; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section 1. That any incentive application for the Project applied for through the Economic Development Corporation of Kansas City (EDC) shall not be subjected to a financial return analysis pursuant to Section 2, Paragraph B, of Second Committee Substitute for Ordinance No. 160383, As Amended, nor shall the EDC require such an analysis as a condition of any AdvanceKC related process or procedure, and that the City Council desires any economic development agency created by the City to require only the minimum financial analysis or impact statement required by law .

Section 2. That upon application through the EDC for incentives, the first phase of development of the Project shall be eligible for up to 25 years of tax abatement without financial analysis, subject to any limitations of state law. Any such abatement shall be limited to up to ten years at up to 100% abatement and up to an additional 15 years at up to 50% abatement, and any incentive requests over the stated maximum terms or amounts shall be subject to the Advance KC process for consideration. Additional phases of the Project after the first phase shall be subject to the Advance KC process.

GENERAL

Ordinance Fact Sheet

Brief Title

Establishing a policy regarding the financial return analyses for the development project contemplated by UA KC Southpointe, LLC at 63rd and Prospect.

Approval Deadline

Details

<p>Reason for Legislation</p> <p>To facilitate development of high-quality retail and residential uses in a continuously distressed census tract.</p>
<p>Discussion (Including relationship to other Council actions)</p> <p>Pursuant to Substitute for Ordinance 160383:</p> <ul style="list-style-type: none"> the EDC is required to prepare or cause to be prepared “a financial return analysis for the purpose of comparing the leveraged and unleveraged internal rate of return to determine whether and to what extent the project warrants public assistance consistent with incentivizing the project to an appropriate market benchmark. That analysis shall specifically include a review of the project’s economic viability were the real property tax incentives limited to that which is provided herein” Council also stated its intention to give particular consideration for incentives to projects that meet certain “Extraordinary Qualifications” including projects that are located in continuously distressed census tracts. <p>Pursuant to Second Committee Substitute for Ordinance No. 170962 as Further Amended, the City Council stated</p> <p>“that the City as a whole will not fully realize its economic potential until all areas of the City begin to realize the benefits that economic development brings, particularly to communities most directly impacted”, and directed that any proposed project located within the boundaries of the East Side Investment Zone and receiving a total job-based score categorized as Standard Impact or High Impact under the Job</p>

210850

Ordinance Number

Reason

To facilitate development of high-quality retail and residential uses in a continuously distressed census tract.

Positions / Responsibilities

Sponsor	Parks-Shaw Barnes
Programs, Departments, or Groups Affected	City Planning City Manager’s Office 5 th Council District
Applicants / Proponents	<i>Applicant</i> <i>City Department</i> <i>Other</i>
Opponents	<i>Groups or Individuals</i> <i>Basis of opposition</i>
Staff Recommendation	<input checked="" type="checkbox"/> <i>For</i> <input type="checkbox"/> <i>Against</i> <i>Reason Against</i>
	<i>By</i> <input checked="" type="checkbox"/> <i>For</i> <input type="checkbox"/> <i>Against</i> <input type="checkbox"/> <i>No action taken</i> <input type="checkbox"/> <i>For, with revisions or conditions</i> <i>(see details column for conditions)</i>
Council Committee Actions	<input type="checkbox"/> <i>Do Pass</i> <input type="checkbox"/> <i>Do Pass (as amended)</i> <input type="checkbox"/> <i>Committee Sub.</i> <input type="checkbox"/> <i>Without Recommendation</i> <input type="checkbox"/> <i>Hold</i> <input type="checkbox"/> <i>Do Not Pass</i>

Based Project Evaluation shall not be subjected to a financial return analysis.

The proposed Urban America multiphase redevelopment is located in both a continuously distressed census tract and the East Side Investment Zone but is not a Jobs-Based project, and as such is still subject to the requirement for a financial analysis as part of the AdvanceKC process.

Staff is recommending a waiver of the Council’s requirement of a financial returns analysis for the initial phase of the project.

Is it good for the children? Yes.

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Policy / Program Impact

Details

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Policy or Program Change	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
	Waiver of Council Policy for the Initial Phase of the Project
Operational Impact Assessment	

Finances

Cost & Revenue	
	<i>Increase/Decrease in Revenue Expected Annually</i>
Fund Sources	

(Use this space for further discussion, if necessary)

Applicable Dates:
Fact Sheet Prepared by:
 Kerrie Tyndall, Assistant City Manager
Reviewed by:



Legislation Text

File #: 210851, Version: 1

ORDINANCE NO. 210851

Authorizing the City Manager to execute a development agreement with Vine Street Collaborative LLC for property located generally at 1701 East 18th Street (the “Boone Theater Property”).

WHEREAS, the City issued a Request for Proposals on June 30, 2020 soliciting proposals for the development of the Boone Theater at 1701 East 18th Street in Kansas City to rehabilitate the structure to reinforce redevelopment of the 18th and Vine Historic District; and

WHEREAS, on September 15, 2020, the 18th & Vine Development Policy Committee (“Committee”) voted to recommend the project proposed by Vine Street Collaborative LLC (“Project”); and

WHEREAS, the City Council adopted Resolution No. 200839 on October 1, 2020, accepting the recommendation of the Committee and authorizing the City Manager to negotiate a development agreement and real estate sales or lease contract for the Project; and

WHEREAS, the City, and Vine Street Collaborative LLC have now negotiated a development agreement for the sale of the Property to Vine Street Collaborative LLC and development of the Property; and

WHEREAS, the City Council desires to lower the barriers of entry and increase accessibility to public incentives for certain catalytic projects located in historically disinvested areas of the City such as 18th and Vine; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY

Section 1. That the City Manager or designee is hereby authorized to execute a development agreement with the Vine Street Collaborative LLC for sale and development of the Property and to execute such amendments from time to time as he may deem advisable and are consistent with the objectives of this ordinance. A copy of the agreement in substantial form is attached hereto.

Section 2. That any incentive application for the Project applied for through the Economic Development Corporation of Kansas City (EDC) shall not be subjected to a financial return analysis pursuant to Section 2, Paragraph B, of Second Committee Substitute for Ordinance No. 160383, As Amended, nor shall the EDC require such an analysis as a condition of any AdvanceKC related process or procedure, and that the City Council desires any economic development agency created by the City to require only the minimum financial analysis or impact statement required by law .

Section 3. That upon application through the EDC for incentives, the Project shall be eligible for up to 25 years of tax abatement without financial analysis, subject to any limitations of state law. Any such abatement shall be limited to up to ten years at up to 100% abatement and up to an additional 15 years at up to 50% abatement, and any incentive requests over the stated maximum terms or amounts shall be subject to the

AdvanceKC process for consideration. Should Vine Street Collaborative LLC decide to develop additional projects or phases of the Project at the same site, the additional projects or phases shall be subject to the AdvanceKC process.

Approved as to form and legality:

Katherine Chandler
Assistant City Attorney

**No Fact Sheet
Provided for
Ordinance No.**

210851



Legislation Text

File #: 210695, Version: 1

ORDINANCE NO. 210695

Appropriating funds to the Kansas City Housing trust Fund and the Taxable Special Obligation Series 2022A Bond Fund; estimating revenue; and declaring requisitioning authority for a project in the Ivanhoe Neighborhood that will provide over 100 affordable housing units.

WHEREAS, the central city that comprises most of the City’s historically economically disadvantaged neighborhoods has seen a disproportionate share of population loss; and

WHEREAS, the availability of housing stock is a driving factor in maintaining residential stability; and;

WHEREAS, this ordinance provides for affordable housing and fulfills the goals of the City’s adopted Housing plan; and

WHEREAS, affordable housing often requires up-front City investment; and

WHEREAS, the City created the Housing Trust Fund with the purpose of accelerating attainable housing growth; and

WHEREAS, the City Council would like to reverse some of the economic disparities in the City by having a special obligation investment in the City’s East Side;

WHEREAS, this project at 4423 Olive in the Ivanhoe Neighborhood consisting of 2.6 acres is planned as a \$22 million project that will provide over 100 affordable units; and

WHEREAS, the developer is bringing \$14 million of private capital to the table and is asking the City to help fill an \$8 million gap; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY THAT:

Section 1. That the sum of \$2,666,337.00 is hereby appropriated from the Unappropriated Fund Balance of Fund No. 2490, the Kansas City Housing Trust Fund, to the following accounts:

22-2490-129998-903444	Transfer to Fund 3444	\$2,666,667.00
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Section 2. That the revenues in the following account of Fund No. 3444, the Taxable Special Obligation Series 2022A Bond Fund, is hereby estimated in the following amounts:

AL-3444-120000-590000	Bond Proceeds	\$ 5,333,333.00
AL-3444-120000-502490	Transfer from Fund 2490	<u>2,666,667.00</u>

TOTAL	\$8,000,000.00
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Section 3. That the sum of \$8,000,000.00 is hereby appropriated from the Unappropriated Fund Balance of Fund No. 3444, the Taxable Special Obligation Series 2022A Bond Fund, to the following account:

AL-3444-552046-B Olive	Street Housing	\$8,000,000.00
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Section 4. That the Director of Housing is designated as requisitioning authority for Account No. AL-3444-552046-B and the Director of Finance is designated as requisitioning authority for Account No. 22-2490-129998-X.

Section 5. That the Director of Finance is hereby authorized to close project accounts, encumbrances and retainage related to the accounts in Section 3, and return the unspent portion to the fund balance from which it came upon the earliest of: (i) Project's completion; (ii) final maturity of financing, or (iii) five years after issuance.

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

Tammy L. Queen
Director of Finance

Approved as to form and legality:

Joseph Guarino
Assistant City Attorney

**No Fact Sheet
Provided for
Ordinance No.**

210695

LEGISLATIVE FISCAL NOTE	LEGISLATION NUMBER:	210695
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LEGISLATION IN BRIEF:

Appropriating funds to the Kansas City Housing Trust Fund and the Taxable Special Obligation Series 2022A Bond Fund; estimating revenue; and declaring requisitioning authority for a project in the Ivanhoe Neighborhood that will provide over 100 affordable housing units.

What is the purpose of this legislation? OPERATIONAL

For the purpose of authorizing expenditures new or planned to conduct municipal services

Does this legislation spend money? YES Yes/No
See Section 00: " Notes" Below

Does this legislation estimate new Revenues? YES Yes/No
See Section 02 for new revenue estimates

Does this Legislation Increase Appropriations? YES Yes/No
See Section 03 for increases in appropriations

Are costs associated with this legislation ongoing (Yes)? Or one-time (No) YES Yes/No
See Section 04 for five years of ongoing costs (Operational and Maintenance)

Section 00: Notes:

Expenses for Sec. 04 (Five-Year Fiscal Impact) based on tax-emempt level debt service (2.93%) over a 20-year pay off term for FY23 - FY27 and all outyears. Possible funding sources for outyear costs include Community Development Block Grant (2600), Capital Improvements (3090) and General (1000) funds.

Five years of operational costs for ongoing programs should be included in Section 04 below.

FINANCIAL IMPACT OF LEGISLATION

Section 01: If applicable, where are funds appropriated in the current budget?

FUND	DEPTID	ACCOUNT	PROJECT	FY 21-22 BUD	FY 22-23 EST

Section 02: If applicable, where will new revenues be estimated?

FUND	DEPTID	ACCOUNT	PROJECT	FY 21-22 BUD	FY 22-23 EST
3444	120000	590000		\$5,333,333	

Section 03: If applicable, where will appropriations be increased?

FUND	DEPTID	ACCOUNT	PROJECT	FY 21-22 BUD	FY 22-23 EST
3444	552046	B		\$8,000,000	

NET IMPACT ON OPERATIONAL BUDGET				(2,666,667)	-
				DRAW ON RESERVES	

RESERVE STATUS:

SECTION 04: FIVE-YEAR FISCAL IMPACT (Direct and indirect)

FUND	FUND NAME	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	All Outyears
3444	Taxable FY '22 Bond Fund	5,333,333						
TOTAL REV		5,333,333	-	-	-	-	-	-

FUND	FUND NAME	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	All Outyears
2490	Housing Trust	2,666,667						
3444	Taxable FY '22 Bond Fund	5,333,333						
TBD			360,000	360,000	360,000	360,000	360,000	5,433,573
TOTAL EXP		8,000,000	360,000	360,000	360,000	360,000	360,000	5,433,573

NET Per-YEAR IMPACT 2,666,667 (360,000) (360,000) (360,000) (360,000) (360,000) (5,433,573)

NET IMPACT (SIX YEARS) **(9,900,240.00)**



Legislation Text

File #: 210696, Version: 1

ORDINANCE NO. 210696

Appropriating funds to the Housing Trust Fund and the Taxable Special Obligation Series 2022A Bond Fund; estimating revenues; and declaring requisitioning authority for a project at 2732 Forest in Beacon Hill that will provide 52 affordable housing units.

WHEREAS, the central city that comprises most of the City’s historically economically disadvantaged neighborhoods has seen a disproportionate share of population loss; and

WHEREAS, the availability of housing stock is a driving factor in maintaining residential stability; and;

WHEREAS, this ordinance provides for affordable housing and fulfills the goals of the City’s adopted Housing plan; and

WHEREAS, affordable housing often requires up-front City investment; and

WHEREAS, the City created the Housing Trust Fund with the purpose of accelerating attainable housing growth; and

WHEREAS, the City Council would like to reverse some of the economic disparities in the City by having a special obligation investment in the City’s East Side;

WHEREAS, this \$14 million project at 2732 Forest in Beacon Hill will provide 52 affordable housing units; and

WHEREAS, the developers will bring \$9.5 million of private capital to the table and is seeking City assistance to fill in a \$4.5 million gap; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY THAT:

Section 1. That the sum of \$1,500,000.00 is hereby appropriated from the Unappropriated Fund Balance of Fund No. 2490, the Kansas City Housing Trust Fund, to the following accounts:

22-2490-129998-903444	Transfer to Fund 3444	\$1,500,000.00
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Section 2. That the revenues in the following account of Fund No. 3444, the Taxable Special Obligation Series 2022A Bond Fund, is hereby estimated in the following amounts:

AL-3444-120000-590000	Bond Proceeds	\$3,000,000.00
AL-3444-120000-502490	Transfer from Fund 2490	<u>1,500,000.00</u>
	TOTAL	\$4,500,000.00

Section 3. That the sum of \$4,500,000.00 is hereby appropriated from the Unappropriated Fund Balance of Fund No. 3444, Taxable Special Obligation Series 2022A Bond Fund, to the following account:

AL-3444-552046-B	Forest Street Housing	\$4,500,000.00
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Section 4. That the Director of Housing is designated as requisitioning authority for Account No. AL-3444-552046-B and the Director of Finance is designated as requisitioning authority for Account No. 22-2490-129998-X.

Section 5. That the Director of Finance is hereby authorized to close project accounts, encumbrances and retainage related to the accounts in Section 3, and return the unspent portion to the fund balance from which it came upon the earliest of: (i) Project's completion; (ii) final maturity of financing, or (iii) five years after issuance.

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

Tammy L. Queen
Director of Finance

Approved as to form and legality:

Joseph Guarino
Assistant City Attorney

**No Fact Sheet
Provided for
Ordinance No.**

210696

LEGISLATIVE FISCAL NOTE

LEGISLATION
NUMBER:

210696

LEGISLATION IN BRIEF:

Appropriating funds to the Housing Trust Fund and the Taxable Special Obligation Series 2022A Bond Fund; estimating revenues; and declaring requisitioning authority for a project at 2732 Forest in Beacon Hill that will provide 52 affordable housing units.

What is the purpose of this legislation?

OPERATIONAL

For the purpose of authorizing expenditures new or planned to conduct municipal services

Does this legislation spend money?

YES

Yes/No

See Section 00: "Notes" Below

Does this legislation estimate new Revenues?

YES

Yes/No

See Section 02 for new revenue estimates

Does this Legislation Increase Appropriations?

YES

Yes/No

See Section 03 for increases in appropriations

Are costs associated with this legislation ongoing (Yes)? Or one-time (No)

YES

Yes/No

See Section 04 for five years of ongoing costs (Operational and Maintenance)

Section 00: Notes:

Expenses for Sec. 04 (Five-Year Fiscal Impact) based on tax-exempt level debt service (2.93%) over a 20-year pay off term for FY23 - FY27 and all outyears. Possible funding sources for outyear costs include Community Development Block Grant (2600), Capital Improvements (3090) and General (1000) funds.

Five years of operational costs for ongoing programs should be included in Section 04 below.

FINANCIAL IMPACT OF LEGISLATION

Section 01: If applicable, where are funds appropriated in the current budget?

FUND	DEPTID	ACCOUNT	PROJECT	FY 21-22 BUD	FY 22-23 EST

Section 02: If applicable, where will new revenues be estimated?

FUND	DEPTID	ACCOUNT	PROJECT	FY 21-22 BUD	FY 22-23 EST
3444	120000	590000		\$3,000,000	

Section 03: If applicable, where will appropriations be increased?

FUND	DEPTID	ACCOUNT	PROJECT	FY 21-22 BUD	FY 22-23 EST
3444	552046	B		\$4,500,000	

NET IMPACT ON OPERATIONAL BUDGET

(1,500,000) -

RESERVE STATUS:

DRAW ON RESERVES

SECTION 04: FIVE-YEAR FISCAL IMPACT (Direct and indirect)

FUND	FUND NAME	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	All Outyears
3444	Taxable FY '22 Bond Fund	3,000,000						
TOTAL REV		3,000,000	-	-	-	-	-	-

FUND	FUND NAME	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	All Outyears
2490	Housing Trust	1,500,000						
3444	Taxable FY '22 Bond Fund	3,000,000						
TBD			202,668	202,668	202,668	202,668	202,668	3,050,880
TOTAL EXP		4,500,000	202,668	202,668	202,668	202,668	202,668	3,050,880

NET Per-YEAR IMPACT 1,500,000 (202,668) (202,668) (202,668) (202,668) (202,668) (3,050,880)

NET IMPACT (SIX YEARS) (5,564,220.00)

REVIEWED BY

Aaron Dispenza

DATE

9/21/2021



Legislation Text

File #: 210757, Version: 1

ORDINANCE NO. 210757

Accepting and approving a grant award agreement in the amount of \$720,826.00 with the Missouri Department of Health and Human Services to provide funding for COVID-19 response; estimating and appropriating \$720,826.00 in the Health Grants Fund; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY

Section 1. That a grant award agreement between the City of Kansas City, Missouri, acting through its Director of Health, and the Missouri Department of Health and Human Services, whereby the Missouri Department of Health and Human Services will provide funding, for the period beginning March 16, 2020 to March 15, 2022, to assure adequate local public health response to the COVID-19 pandemic, for a total amount not to exceed \$720,826.00, is hereby accepted and approved. A copy of the award agreement, in substantial form, is attached hereto and made a part hereof by reference.

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

22-2480-500001-480015-G50544022	Crisis Cooperative Agreement	\$720,826.00
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Section 3. That the sum of \$720,826.00 is hereby appropriated from the Unappropriated Fund Balance of the Health Grants Fund to the following accounts:

22-2480-505440-A-G50544022	Crisis Cooperative Agreement	\$499,231.00
22-2480-505440-B-G50544022	Crisis Cooperative Agreement	<u>221,595.00</u>
	TOTAL	\$720,826.00

Section 4. That the Director of Health is hereby authorized to expend the sum of \$720,826.00 from funds appropriated to Account No. 22-2480-505440-G50544022 for the aforesaid agreement.

Section 5. That this ordinance is recognized as an ordinance with an accelerated effective date as provided by Section 503(a)(3)(B) of the City Charter and shall take effect in accordance with Section 503 of the City Charter.

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

incurred.

Tammy L. Queen
Director of Finance

Approved as to form and legality:

Joseph Guarino
Assistant City Attorney

LEGISLATIVE FACT SHEET		Legislation Number:	
		Approval Deadline:	
LEGISLATION IN BRIEF:			
What is the reason for this legislation?	Fact Sheet Color Codes User Entered Field User Select From Menu For OMB Use		
	Sponsor(s) Programs, Departments, or Groups Affected Sub-Program in Budget (page #)		
Discussion (including relationship to other Council actions)	Applicants/ Proponents	City Department	Other
	Staff Recommendation		
Citywide Business Plan Goal	Board or Commission Recommendation		
	Future Impacts Cost of Legislation current Fiscal Year		
Citywide Business Plan Objective	Costs in Future Fiscal Years?		
	Annual Revenue Increase/Decrease		
Citywide Business Plan Strategy	Applicable Dates:		
	Prepared by:		
	Date Prepared:		
	Reviewed by:		
	Date Reviewed		
	Reference Numbers		

LEGISLATIVE FISCAL NOTE

LEGISLATION
NUMBER:

LEGISLATION IN BRIEF:

Crisis Cooperative Agreement

What is the purpose of this legislation?

OPERATIONAL GRANT

For Accepting financial contributions from Federal State and/or third parties to fund municipal programs. Programs supported by grants may require matching contributions from the City, or for the City to pay for program activities beyond the lifespan of the grant.

Does this grant require a match?

NO

Yes/No

See Section 01 for the City's Grant Match in the Current Fiscal year

Does this legislation estimate Grant Revenues?

YES

Yes/No

See Section 02 for the New Estimated Revenues by Year.

Does this legislation estimate Grant Appropriations?

YES

Yes/No

See Section 03 Below, Note all future Revenues in Section 04.

Does this grant create an ongoing expense for the city?

NO

Yes/No

See Section 04 for five years of ongoing operational Impacts.

Section 00: Notes:

If this grant is renewable, we do not assume that it will renew. If it is not, the city assumes the full cost in out years.

FINANCIAL IMPACT OF LEGISLATION

Section 01: If applicable, where are funds appropriated in the current budget?

FUND	DEPTID	ACCOUNT	PROJECT	FY 21-22 BUD	FY 22-23 EST

Section 02: If applicable, where will new revenues be estimated?

FUND	DEPTID	ACCOUNT	PROJECT	FY 21-22 BUD	FY 22-23 EST
2480	500001	480015	G50544022	720,826.00	

Section 03: If applicable, where will appropriations be increased?

FUND	DEPTID	ACCOUNT	PROJECT	FY 21-22 BUD	FY 22-23 EST
2480	505440	Various	G50544022	720,826.00	

NET IMPACT ON OPERATIONAL BUDGET

RESERVE STATUS:

REVENUE SUPPORTED

SECTION 04: FIVE-YEAR FISCAL IMPACT (Direct and indirect)

FUND	FUND NAME	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	All Outyears
2480	Health Grants	720,826						
1000		-						
1000		-						
1000		-						
TOTAL REV		720,826	-	-	-	-	-	-

FUND	FUND NAME	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	All Outyears
2480	Health Grants	720,826						
1000								
1000								
1000								
TOTAL EXP		720,826	-	-	-	-	-	-

NET Per-YEAR IMPACT	-	-	-	-	-	-	-	-
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NET IMPACT (SIX YEARS)	-
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REVIEWED BY

Kimberlee Sawyer

DATE

8/19/2021

Crisis Cooperative Agreement

Object Line	FY22	Total
A01100 Wages, Regular, Full	\$499,231.00	\$499,231.00
A Personal Services	\$499,231.00	\$499,231.00
B18560 Health Services	\$221,595.00	\$221,595.00
B Contractual Services	\$221,595.00	\$221,595.00
TOTAL	\$720,826.00	\$720,826.00

Crisis Cooperative Agreement

Revenues		Current Budget	Revised	Dollar
<u>Account Number</u>	<u>Revenue Account Title</u>	<u>Estimate</u>	<u>Estimate</u>	<u>Change</u>
22-2480-500001-480015-G50544022	Crisis Cooperative Agreement	\$ -	\$ 720,826.00	\$ 720,826.00

Appropriations		Current	Revised	Dollar
<u>Account Number</u>	<u>Appropriation Account Title</u>		<u>Estimate</u>	<u>Change</u>
22-2480-505440-A-G50544022	Crisis Cooperative Agreement	\$ -	\$ 499,231.00	\$ 499,231.00
22-2480-505440-B-G50544022	Crisis Cooperative Agreement	\$ -	\$ 221,595.00	\$ 221,595.00
		\$ -	\$ 720,826.00	\$ 720,826.00



Legislation Text

File #: 210766, Version: 1

ORDINANCE NO 210766

Appropriating \$300,000.00 in the Central City Economic Development Fund; supporting the Vineyard Neighborhood Association’s housing rehabilitation program to support eligible rehabilitation expenses for low to moderate income homeowners in the Vineyard Neighborhood; and authorizing the Director of Housing and Community Development Department to enter into a contract with the Vineyard Neighborhood Association.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the sum of \$300,000.00 is appropriated from the Unappropriated Fund Balance of the Central City Economic Development Fund to the following account:

22-2200-55xxxx-B	Vineyard Neighborhood Association	\$300,000.00
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Section 2. That the Director of Housing and Community Development Department is designated as requisitioning authority for 22-2200-55xxxx-B.

Section 3. That the Director of Housing and Community Development Department is authorized to enter into a contract with the Vineyard Neighborhood Association for \$300,000.00.

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

Tammy L. Queen
Director of Finance

Approved as to form:

Joseph Guarino
Assistant City Attorney

**No Fact Sheet
Provided for
Ordinance No.**

210766



Legislation Text

File #: 190954, Version: 1

ORDINANCE NO. 190954

Accepting the recommendations of the Tax Increment Financing Commission as to the Performing Arts Campus Tax Increment Financing Plan and denying the Performing Arts Campus Tax Increment Financing Plan.

WHEREAS, pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended, the City Council of Kansas City, Missouri by Ordinance No. 54556 passed on November 24, 1982, and thereafter amended in certain respects by Committee Substitute for Ordinance No. 911076, As Amended, passed on August 29, 1991, Ordinance No. 100089, As Amended, passed on January 28, 2010, Ordinance No. 130986, passed on December 19, 2013, and Committee Substitute for Ordinance No. 140823, passed on June 18, 2015, created the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission"); and

WHEREAS, the Performing Arts Campus Tax Increment Financing Plan (the "Redevelopment Plan") was proposed to the Commission; and
WHEREAS, after all proper notice was given, the Commission met in public hearing regarding the Redevelopment Plan on October 24, 2019, at which time, after receiving the comments of all interested persons and taxing districts, the Commission approved Resolution No. 10-20-19 ("Resolution") recommending to the City Council the denial of the Redevelopment Plan; and

WHEREAS, the Redevelopment Plan provides for the (i) construction of an approximately 123,600 square-foot, 13 story hotel that shall contain approximately 145 guest rooms, 9,500 square feet of restaurant space, a fitness center and a rooftop bar and (ii) renovation of a 35,238 square-foot space to be used as a performing arts rehearsal hall (collectively, the "Project Improvements"). The Plan further provides for the construction or reconstruction of such other public infrastructure improvements, which may consist of streetscape, signage, signaling, sidewalks and curbs and such other related public infrastructure improvements that support and enhance the Project Improvements (collectively, the "Public Improvements"); and

WHEREAS, the proposed redevelopment area described by the Plan is a non-contiguous area that is generally bounded by: (i) W. 16th Street on the north, Baltimore Avenue on the east, W. 17th Street on the south and an alley between Wyandotte Street and Baltimore Avenue on the west, and (ii) the I-35 ramp on the north, Broadway Boulevard on the east, W. 16th Street on the south and Washington Street on the west in Kansas City, Jackson County, Missouri (the "Redevelopment Area"); NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the recommendations of the Commission concerning the Redevelopment Plan as set forth in the Resolution are hereby accepted and the Redevelopment Plan, a copy of which is attached hereto, is hereby denied and the Redevelopment Projects contained therein are hereby rejected.

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

Approved as to form and legality:

Katherine Chandler
Assistant City Attorney

GENERAL

Ordinance Fact Sheet

190954

Ordinance Number

Brief Title	Approval Deadline	Reason
Performing Arts Campus TIF Plan		

<p>Specific Address</p> <p>The proposed redevelopment area described by the Plan is a non-contiguous area that is generally bound by: (i) W. 16th Street on the north, Baltimore Avenue on the east, W. 17th Street on the south and an alley between Wyandotte Street and Baltimore Avenue on the west, and (ii) the I-35 ramp on the north, Broadway Boulevard on the east, W. 16th Street on the south and Washington Street on the west in Kansas City, Jackson County, Missouri.</p> <p>Reason For Legislation</p> <p>The Tax Increment Financing Commission recommends that the City Council of Kansas City, reject the Performing Arts Campus TIF Plan.</p> <p>Discussion</p> <p>The Redevelopment Plan contemplates (i) the construction of an approximately 123,600 square-foot, 13 story hotel that shall contain approximately 145 guest rooms, 9,500 square feet of restaurant space, a fitness center and a rooftop bar and (ii) the renovation of a 35,238 square-foot space to be used as a performing arts rehearsal hall.</p> <p>The Plan further provides for the construction or reconstruction of such other public infrastructure improvements within the Redevelopment Area, which may consist of streetscape, signage, signaling, sidewalks and curbs and such other related public infrastructure improvements that support and enhance the Project Improvements.</p>
<p>Details</p>

Positions/Recommendations	
Sponsor	Tax Increment Financing Commission
Programs, Departments, or Groups Affected	
Applicants / Proponents	<p>Applicant Tax Increment Financing Commission</p> <p>City Department</p> <p>Other</p> <p>Basis of opposition</p>
Staff (TIF Staff) Recommendation	<p><input checked="" type="checkbox"/> For</p> <p><input type="checkbox"/> Against</p> <p>Reason Against</p>
Board or Commission Recommendation	<p>By Tax Increment Financing Commission</p> <p><input checked="" type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No action taken</p> <p><input type="checkbox"/> For, with revisions or conditions (see details column for conditions)</p> <p><input type="checkbox"/> Not Applicable</p>
Council Committee Actions	<p><input checked="" type="checkbox"/> Do pass</p> <p><input type="checkbox"/> Do pass (as amended)</p> <p><input type="checkbox"/> Committee Sub.</p> <p><input type="checkbox"/> Without Recommendation</p> <p><input type="checkbox"/> Hold</p> <p><input type="checkbox"/> Do not pass</p>

(Continued on reverse side)

<p>Estimated Redevelopment Project Costs: The total cost to implement the Project Improvements and Public Improvements is estimated to</p>

Policy/Program Impact	
Policy or Program Change	<p><input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p>

be \$132,193,556. The Redeveloper and third parties will finance \$81,250,500 through a combination of equity and conventional debt. Tax Increment Financing will be utilized to reimburse up to \$20,377,855 of the Redevelopment Project Costs, Super TIF Revenue will be utilized to reimburse up to \$28,745,061 of the Redevelopment Project Costs and CID Sales Tax Revenue will be utilized to reimburse the remaining \$1,820,140 of Redevelopment Costs.

Projections and Application of Payments in Lieu of Taxes and Economic Activity Taxes. See attachment.

Operational Impact Assessment	Not Applicable

Finances

Cost & Revenue Projections -- Including Indirect Costs	
Financial Impact	
Fund Source (s) and Appropriation Account Codes	
Is this Ordinance or Resolution Good for the Children?	Yes.

Applicable Dates:

TIF Commission recommended denial of the Performing Arts Campus TIF Plan on 10.24.19.

Fact Sheet Prepared by:

Heather A. Brown, Executive Director, Tax Increment Financing Commission

Reviewed by:

Reference Numbers



Legislation Text

File #: 190955, Version: 1

ORDINANCE NO. 190955

Approving and designating Project 1 of the Performing Arts Campus Tax Increment Financing Plan as a Redevelopment Project; and adopting tax increment financing therefor.

WHEREAS, pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the "Act"), the City Council of Kansas City, Missouri created the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission"); and

WHEREAS, the City Council accepted the recommendations of the Commission, and rejected the Performing Arts Campus Tax Increment Financing Plan (the "Redevelopment Plan") and did not designate the Redevelopment Area as a conservation area; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That all terms used in this ordinance shall be construed as defined in Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended.

Section 2. That the area selected for Project 1 legally described as follows:

The South 267 feet of Lot 1, Performing Arts District, a subdivision in Kansas City, Jackson County, Missouri.

is approved and designated by the Performing Arts Campus Tax Increment Financing Plan as the Performing Arts Project 1.

Section 3. That tax increment allocation financing is hereby adopted for taxable real property in the above described area selected for the Performing Arts Campus Project 1. After the total equalized assessed valuation of the taxable real property in the Performing Arts Campus Project 1 exceeds the certified total initial equalized assessed valuation of the taxable real property in the Performing Arts Campus Project 1, the ad valorem taxes, and payment in lieu of taxes, if any, arising from the levies upon the taxable real property in such project by taxing districts and tax rates determined in the manner provided in subsection 2 of Section 99.855 each year after the effective date of the ordinance until redevelopment project costs have been paid shall be divided as follows:

1. That portion of taxes levied upon each taxable lot, block, tract, or parcel of real property which is attributable to the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the area selected for the Performing Arts Campus Project 1 shall be allocated to and, when collected, shall be paid by the Jackson County Collector and the City Treasurer to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation

financing

2. Payments in lieu of taxes attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract, or parcel of real property in the area selected for the Performing Arts Campus Project 1 over and above the initial equalized assessed value of each such unit of property in the area selected for the Performing Arts Campus Project 1 shall be allocated to and, when collected, shall be paid to the City Treasurer who shall deposit such payments in lieu of taxes, which are necessary to the payment of the Performing Arts Campus Project 1 Costs identified by the Redevelopment Plan, into a special fund called the "Special Allocation Fund" of the City for the purpose of paying Redevelopment Project Costs and obligations incurred in the payment thereof. Any payments in lieu of taxes which are not paid within sixty (60) days of the due date shall be deemed delinquent and shall be assessed a penalty of one percent (1%) per month.

Section 4. That in addition to the payments in lieu of taxes described in subsection 2 of Section 3 above, fifty percent (50%) of the total additional revenue from taxes which are imposed by the City or taxing districts, and which are generated by economic activities within the area selected for the Performing Arts Campus Project 1 over the amount of such taxes generated by economic activities within such area in the calendar year prior to the passage of this ordinance, while tax increment financing remains in effect, but excluding certain taxes, fees and special assessments specifically identified by the Act, other than payments in lieu of taxes, shall be allocated to, and paid by the collecting officer to the City Treasurer or other designated financial officer of the City, who shall deposit such funds, which are necessary to the payment of Redevelopment Project Costs identified by the Redevelopment Plan, in a separate segregated account within the Special Allocation Fund for the purpose of paying Redevelopment Project Costs.

Approved as to form and legality:

Katherine Chandler
Assistant City Attorney



Legislation Text

File #: 190956, Version: 1

ORDINANCE NO. 190956

Approving and designating Project 2 of the Performing Arts Campus Tax Increment Financing Plan as a Redevelopment Project; and adopting tax increment financing therefor.

WHEREAS, pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the "Act"), the City Council of Kansas City, Missouri created the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission"); and

WHEREAS, the City Council accepted the recommendations of the Commission, and rejected the Performing Arts Campus Tax Increment Financing Plan (the "Redevelopment Plan") and did not designate the Redevelopment Area as a conservation area; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That all terms used in this ordinance shall be construed as defined in Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended.

Section 2. That the area selected for Project 2 legally described as follows:

All of Lots 8 and 9, Balis Addition, a subdivision in Kansas City, Jackson County, Missouri.

All of Lots 1, 2, 3, 4, 10 and all of Lot 11, Balis Addition, a subdivision in Kansas City, Jackson County, Missouri, and all of Lots 4, 5, and 6, Ford and Whitworth's Addition, a subdivision in Kansas City, Jackson County, Missouri.

is approved and designated by the Performing Arts Campus Tax Increment Financing Plan as the Performing Arts Campus Project 2.

Section 3. That tax increment allocation financing is hereby adopted for taxable real property in the above described area selected for the Performing Arts Campus Project 2. After the total equalized assessed valuation of the taxable real property in the Performing Arts Campus Project 2 exceeds the certified total initial equalized assessed valuation of the taxable real property in the Performing Arts Campus Project 2, the ad valorem taxes, and payment in lieu of taxes, if any, arising from the levies upon the taxable real property in such project by taxing districts and tax rates determined in the manner provided in subsection 2 of Section 99.855 each year after the effective date of the ordinance until redevelopment project costs have been paid shall be divided as follows:

1. That portion of taxes levied upon each taxable lot, block, tract, or parcel of real property which is attributable to the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the area selected for the Performing Arts Campus Project 2 shall be allocated to and, when

collected, shall be paid by the Jackson County Collector and the City Treasurer to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing

2. Payments in lieu of taxes attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract, or parcel of real property in the area selected for the Performing Arts Campus Project 2 over and above the initial equalized assessed value of each such unit of property in the area selected for the Performing Arts Campus Project 1 shall be allocated to and, when collected, shall be paid to the City Treasurer who shall deposit such payments in lieu of taxes, which are necessary to the payment of the Performing Arts Campus Project 2 Costs identified by the Redevelopment Plan, into a special fund called the "Special Allocation Fund" of the City for the purpose of paying Redevelopment Project Costs and obligations incurred in the payment thereof. Any payments in lieu of taxes which are not paid within sixty (60) days of the due date shall be deemed delinquent and shall be assessed a penalty of one percent (1%) per month.

Section 4. That in addition to the payments in lieu of taxes described in subsection 2 of Section 3 above, fifty percent (50%) of the total additional revenue from taxes which are imposed by the City or taxing districts, and which are generated by economic activities within the area selected for the Performing Arts Campus Project 2 over the amount of such taxes generated by economic activities within such area in the calendar year prior to the passage of this ordinance, while tax increment financing remains in effect, but excluding certain taxes, fees and special assessments specifically identified by the Act, other than payments in lieu of taxes, shall be allocated to, and paid by the collecting officer to the City Treasurer or other designated financial officer of the City, who shall deposit such funds, which are necessary to the payment of Redevelopment Project Costs identified by the Redevelopment Plan, in a separate segregated account within the Special Allocation Fund for the purpose of paying Redevelopment Project Costs.

Approved as to form and legality:

Katherine Chandler

Assistant City Attorney