414 E. 12th Street
Kansas City, MO 64106

Kansas City

Agenda

Neighborhood Planning and Development Committee

Chairperson Ryana Parks-Shaw

Vice Chair Eric Bunch

Councilmember Nathan Willett

Councilmember Melissa Patterson Hazley

Councilmember Andrea Bough

Tuesday, July 14, 2026	**1:30 PM**	**26th floor Council Chamber**

Meeting Link: https://us02web.zoom.us/j/84530222968

PUBLIC OBSERVANCE OF MEETINGS
Members of the City Council may attend this meeting via videoconference.

Any closed session may be held via teleconference.

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

Applicants and citizens wishing to participate have the option of attending each meeting or they may do so through the videoconference platform ZOOM, using this link: https://us02web.zoom.us/j/84530222968

Public Testimony is Limited to 2 Minutes

FIRST READINGS

Director of City Planning & Development

260626 Sponsor: Director of City Planning and Development Department

Approving an amendment to the Midtown/Plaza Area Plan on about 2.25 acres generally located south of E. 49th Street between Main Street and Walnut Street by changing the recommended land use from mixed-use neighborhood to mixed-use community for the 4901 Main Street Development. (CD-CPC-2026-00046) ***HELD UNTIL 7/28/2026***

Director of City Planning & Development

260627 Sponsor: Director of City Planning and Development Department

Rezoning an area of about 0.5 acres generally located at 9 E. 49th Street from District R-1.5 to District B4-5 and approving a development plan, also serving as a preliminary plat, on 2.25 acres generally located south of E. 49th Street between Main Street and Walnut Street to allow for an entertainment venue. (CD-CPC-2026-00044 & CD-CPC-2026-00045) ***HELD UNTIL 7/28/2026***

City Manager's Office

260628 Sponsor: Director of City Planning and Development Department

Authorizing the City Manager to negotiate agreements for the stabilization and redevelopment of the property located at 1815 Paseo, Kansas City, Missouri 64108.

Patterson Hazley

260632 Sponsor: Councilmember Melissa Patterson Hazley

Declaring a temporary moratorium on certain property transactions within the 18th and Vine District; and directing the City Manager to develop a comprehensive redevelopment and rezoning plan for the area. ***HELD UNTIL 7/21/2026***

Director of Housing and Community Development

260634 Sponsor: Mayor Quinton Lucas

Accepting recommendations of the Housing Trust Fund Board; reducing an existing appropriation by $16,470,876.00 and appropriating $16,470,876.00 from the previously appropriated fund balance in the Housing Trust Fund; authorizing the Manager of Procurement Services to execute various funding agreements in accordance with this Ordinance; and authorizing the Director of the Housing and Community Development Department to expend up to $16,470,876.00 from funds appropriated in the Housing Trust Fund.

HELD IN COMMITTEE

Lucas

260399 Sponsor: Mayor Quinton Lucas

Directing the City Manager to develop and publish a plain-language vacant property maintenance guide consolidating existing standards applicable to owners of vacant buildings and structures under Chapters 26, 48, and 56 of the Code of Ordinances, to make such guide publicly available and provide it to registrants under Article VI of Chapter 56, and to develop and implement a city-wide vacant property registration outreach campaign; and appropriating funds from the Development Services Fund to carry out these purposes. ***HELD UNTIL 7/21/2026***

Lucas

260400 Sponsor: Mayor Quinton Lucas

Amending Chapter 88 of the Code of Ordinances, the Zoning and Development Code, by repealing and replacing Section 88-585-02, to authorize administrative approval of certificates of appropriateness for orders to repair issued pursuant to Chapters 48 and 56 for historic structures.
HELD UNTIL 7/21/2026

Lucas

260401 Sponsor: Mayor Quinton Lucas

Amending Chapter 56, Code of Ordinances, by repealing Article VI, Registration of vacant properties and foreclosing properties, and enacting a new article of like number and subject matter, including a new Section 56-583, Semiannual fees for chronically vacant nuisance property, vacant commercial property, and vacant unimproved property, to expand vacant property registration to unimproved vacant land and vacant commercial property, add required disclosure of plans or intent for vacant property; establish procedures for investigating and identifying chronically vacant nuisance properties and assess a flat semiannual $200.00 fee for chronically vacant nuisance properties; escalating semiannual fees of $500.00 - $1,000.00 for vacant commercial properties, and escalating semiannual fees of $100.00 - $200.00 for vacant unimproved properties; establish financial hardship criteria and waiver procedures for owners unable to pay registration fees; and amending Chapter 2, Code of Ordinances, Section 2-1722, to update payment provisions for non-installment assessments and special tax bills. ***HELD UNTIL 7/21/2026***

Director of City Planning & Development

260563 Sponsor: Director of City Planning and Development Department

Rezoning an area of about 87 acres generally located at the southeast corner of North Staley Road and Northeast Shoal Creek Parkway from District R-80 to District R-6 and approving a development plan, also serving as a preliminary plat, to allow for the creation of 200 residential lots. (CD-CPC-2026-00037 & 38)

Director of City Planning & Development

260611 Sponsor: Director of City Planning and Development Department

Vacating an approximately 6,000-square-foot alley in Districts R-0.5/B1-1/M1-5 generally located 150 feet east of Lydia Avenue, between East 10th Street and East 11th Street and directing the City Clerk to record certain documents. (CD-ROW-2025-00023)

ADDITIONAL BUSINESS

1. LDD, permitting, and process updates.

2. Consideration of Semi-Annual Docket Items.

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

4. Those who wish to comment on proposed ordinances can email written testimony to public.testimony@kcmo.org. 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=3hOuBIg4fok
• Watch Channel 2 on your cable system. The channel is available through Time Warner Cable (channel 2 or 98.2), AT&T U-verse (channel 99 then select Kansas City) and Google Fiber on Channel 142.
• To watch archived meetings, visit the City Clerk's website and look in the Video on Demand section: http://kansascity.granicus.com/ViewPublisher.php?view_id=2

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

Adjournment

414 E. 12th Street
Kansas City, MO
64106

File #: 260626

RESOLUTION NO. 260626

Sponsor: Director of City Planning and Development Department

Approving an amendment to the Midtown/Plaza Area Plan on about 2.25 acres generally located south of E. 49th Street between Main Street and Walnut Street by changing the recommended land use from mixed-use neighborhood to mixed-use community for the 4901 Main Street Development. (CD-CPC-2026-00046) ***HELD UNTIL 7/28/2026***

WHEREAS, on January 7, 2016, the City Council by Resolution No. 150899 adopted the Midtown/Plaza Area Plan; and

WHEREAS, after further review it has been deemed appropriate to amend the Midtown/Plaza Area Plan as it affects the area of approximately 2.25 acres generally located south of E. 49th Street between Main Street and Walnut Street by changing the recommended land use from mixed use neighborhood to mixed use community; and

WHEREAS, the City Plan Commission considered this amendment to the Midtown/Plaza Area Plan on June 17, 2026; and

WHEREAS, after all interested persons were given an opportunity to present testimony, the City Plan Commission did, on June 17, 2026, recommend approval of the proposed amendment to the Midtown/Plaza Area Plan to the City Council; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section A. That the Midtown/Plaza Area Plan is hereby amended for the area described above by changing the recommended land use from mixed use neighborhood to mixed use community.

Section B. That the amendment to the Midtown/Plaza Area Plan is consistent and complies with the KC Spirit Playbook, adopted on April 20, 2023, by Resolution No. 230257, and is adopted as a supplement to the KC Spirit Playbook.

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

..end

City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260626
Submitted Department/Preparer: City Planning
Revised 01/30/25

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

Executive Summary

Approving an amendment to the Midtown/Plaza Area Plan on about 2.25 acres generally located south of E 49th Street between Main Street and Walnut Street by changing the recommended land use from Mixed Use Neighborhood to Mixed Use Community for the 4901 Main Stret Development. (CD-CPC-2026-00046)

Discussion

This resolution for an amendment to the Midtown/Plaza Area Plan is companion to a rezoning and development plan at the same location. The proposed amendment from Mixed Use Neighborhood to Mixed Use Community will better align with the rezoning request to B4-5, as well as the majority of the parcel, which is already zoned B4-5.

City Plan Commission voted to recommend approval of this area plan amendment.

Fiscal Impact

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

2. What is the funding source?
   Not applicable as this resolution is amending an area plan document.

3. How does the legislation affect the current fiscal year?
Not applicable as this resolution is amending an area plan document.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
   Not applicable as this resolution is amending an area plan document.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
   Not applicable as this resolution is amending an area plan document.

Office of Management and Budget Review
(OMB Staff will complete this section.)

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

Additional Discussion (if needed)
This Resolution has no fiscal impact.

Citywide Business Plan (CWBP) Impact

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

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

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

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

Prior Legislation

None

Service Level Impacts

None

Staff Recommendation

City Planning and Development

Select One: ☒ Sponsored
☐ Directive: Res/Ord # Click to enter Res/Ord. No.

Select One: ☒ Recommend
☐ Do Not Recommend
☐ Not Applicable

Staff and CPC recommend approval.

Other Impacts

1. What will be the potential health impacts to any affected groups?
   Not applicable as this resolution is amending an area plan document.

2. How have those groups been engaged and involved in the development of this ordinance?
   Area plan amendments don't require public engagement, but a public engagement meeting was held for the companion rezoning and development plan per 88-505-12.

3. How does this legislation contribute to a sustainable Kansas City?
   Not applicable as this resolution is amending an area plan document.

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

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

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and

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

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

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

   No(Press tab after selecting)

   Click or tap here to enter text.

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

414 E. 12th Street
Kansas City, MO
64106

File #: 260627

ORDINANCE NO. 260627

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 0.5 acres generally located at 9 E. 49th Street from District R-1.5 to District B4-5 and approving a development plan, also serving as a preliminary plat, on 2.25 acres generally located south of E. 49th Street between Main Street and Walnut Street to allow for an entertainment venue. (CD-CPC-2026-00044 & CD-CPC-2026-00045) ***HELD UNTIL 7/28/2026***

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-1551, rezoning an area of about 0.5 acres generally located at 9 E. 49th Street from District R-1.5 (Residential 1.5) to District B4-5 (Heavy Business/Commercial) and approving a development plan, also serving as a preliminary plat, on 2.25 acres generally located south of E. 49th Street between Main Street and Walnut Street to allow for and entertainment venue, said section to read as follows:

Section 88-20A-1551. That an area legally described as:

> Lots 13, 14 and the north 45 feet of the Lot 15, also the east 27.57 feet of Lots 1 and 2, and the north 45 feet of the east 27.57 feet of Lot 3, all in Block I, Bismark Place, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

is hereby rezoned from District R-1.5 (Residential 1.5) to District B4-5 (Heavy Business/Commercial), all as shown outlined on a map marked Section 88-20A-1551, 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 as:

> TRACT 1: Lots 1 and 2, except the east 27.57 feet of said lots and also excepting the north one foot of the east one foot of the west 108 feet of said Lot 1; Lot 3, except the east 27.57 feet of the north 45 feet of said Lot 3; all of Lots 4 and 5; Lot 6, except the south 5 feet of the west 108 feet of said Lot 6 and except the south 19 feet of the east 27.57 feet of said Lot 6, Block I, Bismark Place, a

subdivision of Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

TRACT 2: The north 14 feet of the south 19 feet of the east 27.57 feet of Lot 6; the south 5 feet of Lot 15; all of Lots 16, 17, 18, 19 and 20, and the north 17 feet of Lot 21, all in Block I, Bismark Place, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

TRACT 3: Lots 13, 14 and the north 45 feet of the Lot 15, also the east 27.57 feet of Lots 1 and 2, and the north 45 feet of the east 27.57 feet of Lot 3, all in Block I, Bismark Place, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

is hereby approved, subject to the following conditions:

1. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with Section 88-425-08 of the Zoning and Development Code.

2. 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.

3. All signage shall conform to Section 88-445 and shall require a sign permit prior to installation.

4. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to a certificate of occupancy.

5. Prior to issuance of the certificate of occupancy for each lot within the plat the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy.

6. The applicant shall consider activating the building during regular business hours with an additional commercial tenant.

7. The applicant shall work with staff to ensure adequate egress, primarily for areas with the highest amounts of pedestrian traffic and towards the streetcar, including but not limited to sidewalk improvements, prior to Council approval.

8. Prior to issuance of the certificate of occupancy, the applicant must consolidate the lots through a City approved process.

9. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)

10. 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)

11. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)

12. All Fire Department Connections (FDC) shall be threaded connections, Storz connections are not allowed in the City of Kansas City, Missouri. (IFC-2018 § 903.3.6; NFPA 13-2010 § 6.8.1)

13. Fire hydrant(s) shall be within 400 feet on a fire access road following an approved route established by the Authority Having Jurisdiction (AHJ) of any exterior portion of a building. The use of existing fire hydrant(s) may be used to satisfy this requirement otherwise a private fire hydrant(s) or hydrant system may be required. This distance may be increased to 600 feet for R-3 and U occupancy(s) or the building(s) is fully protected by an approved automatic fire sprinkler system(s). (IFC-2018: § 507.5.1)

14. The building's FDC shall be immediately recognizable from the street or nearest point of Fire Department access. (IFC-2018 § 912.2.1)

15. The Fire Department Connection (FDC) shall not be located that obstructs access/egress to the building when in use. (IFC-2018 § 912.2)

16. New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. (IFC 2018 510.1 and NFPA1221)

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

18. A Knox Box shall be provided near the main entrance to the building (IFC-2018 § 506.1). To ensure proper keying to Kansas City, Missouri; Knox Boxes may be ordered online at www.knoxbox.com or on an official order form obtained through this Office.

19. 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)

20. The developer shall provide fire lane signage on fire access drives.

21. Prior to a certificate of occupancy, the owner shall submit to the Public Works Department City Traffic Engineer the event management plan. The owner shall also submit for review to Public Works Permitting prior to each event the traffic control plans, any permit applications, and other event information needed for the given event.

22. The applicant shall work with the Public Works Department regarding cost sharing opportunities related to the Ward Parkway two-way conversion in the project area, prior to a building permit.

23. The applicant shall formulate event traffic management plans as described in the TIS. These management plans shall describe all efforts to be carried out by applicant prior to, during, and following an event to assure safety and efficiency of traffic and parking operations related to the event. This plan shall be submitted to the Public Works Department for review and approval. The applicant shall be responsible for assuring all measures in the event traffic management plans are carried out as a condition of approval.

24. 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.

25. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right-of-way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.

26. 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.

27. The developer shall pay the arterial street impact fees as required by Chapter 39 of the City's Code of Ordinances, as required by the Land Development Division.

28. 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.

29. The developer shall enter into a covenant agreement for the perpetual maintenance of all nonstandard construction items (brick pavers, landscaping etc.) located within the public right-of-way. The agreement shall be executed and recorded prior to the issuance of any certificate of occupancy.

30. The applicant shall obtain approval by the Transportation Development Committee (TDC) for the requested non-compliant driveway width(s) prior to City Council approval.

31. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.

32. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to issuance of a certificate of occupancy.

33. The developer shall submit water main extension plans prepared by a Missouri professional engineer through CompassKC for review, acceptance and contracts for a minimum of one additional public fire hydrant along 49th Street. The plans shall follow Kansas City Water rules and regulations for water main extensions and relocations. The plans shall be under contract (permit) prior to final plat recording or building permit issuance, whichever occurs first.

34. The developer shall secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Kansas City Water Services Department, prior to recording the plat or issuance of a building permit, whichever occurs first.

35. 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.

36. 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.

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

38. The developer shall submit plans for grading, siltation, and erosion control to the Kansas City Water Services Department for review and acceptance, provide a copy of the Storm Water Pollution Prevention (SWPP) plan submitted to the Missouri Department of Natural Resources (MDNR) and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.

39. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Kansas City Water Services Department prior to issuance of a building permit to connect the private system to the public sewer main and depending on adequacy of the receiving system, make other improvements as may be required.

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

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

..end

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

____

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

____
Sarah Baxter
Senior Associate City Attorney

City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260627
Submitted Department/Preparer: City Planning
Revised 01/30/25

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

Executive Summary

Rezoning an area of about 0.5 acres generally located at 9 E 49th Street from District R-1.5 to District B4-5 and approving a development plan, also serving as a preliminary plat, on 2.25 acres generally located south of E 49th Street between Main Street and Walnut Street to allow for an entertainment venue. (CD-CPc-2026-00044 & CD-CPC-2026-00045).

Discussion

The proposed plan shows an 80,000 square foot entertainment venue on the northern portion of the subject site. The main entrance will be located on the corner of 49th Street and Main Street with a box office window facing Main Street. Sidewalks are shown around the building with additional elements such as brick pavers and bollards within the pedestrian area along Main Street.

This property is located within the Urban Core area defined in the updated parking and loading ordinance and does not require on-site parking; however, there are 64 on-site parking spaces on the south side of the building and additional off-site, shared, parking in existing nearby parking garages along 49th Street and 50th Steet as identified in the plan set. Loading docks will be located at the northeast corner of the building off 49th Street and. There will be a drop-off location at the southwestern corner of the building off Main Street.

Landscaping will be provided in the parking lots, and around the perimeter of the building. Proposed landscape species include Sugar Maple, Honey Locust, Redbud, Juniper, Boxwood, Feather Reed Grass, and others.

Proposed building materials include varying types of metal panels, cast concrete, and glass curtain wall.

There was substantial public testimony submitted, both in support and opposition, attached to the staff report, as well as testimony provided at the public hearing. City Plan Commission voted to recommend approval of the rezoning and development plan.

Fiscal Impact

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

2. What is the funding source?
   Not applicable as this ordinance authorizes physical development.

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

Not applicable as this ordinance authorizes physical development.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
   Not applicable as this ordinance authorizes physical development.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
   Not applicable as this ordinance authorizes physical development.

Office of Management and Budget Review
(OMB Staff will complete this section.)

1. This legislation is supported by the general fund. ☐ Yes ☒ No

2. This fund has a structural imbalance. ☐ Yes ☒ No

3. Account string has been verified/confirmed. ☐ Yes ☒ No

Additional Discussion (if needed)
This ordinance has no fiscal impact.

Citywide Business Plan (CWBP) Impact

1. View the Adopted 2025-2029 Citywide Business Plan

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

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

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

Prior Legislation

None

Service Level Impacts

None

Staff Recommendation

City Planning and Development

Select One: ☒ Sponsored
☐ Directive: Res/Ord # Click to enter Res/Ord. No.

Select One: ☒ Recommend
☐ Do Not Recommend
☐ Not Applicable

Staff and CPC recommend approval with conditions as stated in the ordinance.

Other Impacts

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

2. How have those groups been engaged and involved in the development of this ordinance?
   Public engagement was completed per 88-505-12.

3. How does this legislation contribute to a sustainable Kansas City?
   This ordinance allows an entertainment venue, which is expected to enhance cultural experience of the area.

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

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

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

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

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

   No(Press tab after selecting)

   Click or tap here to enter text.

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

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Kansas City, MO
64106

File #: 260628

ORDINANCE NO. 260628

Sponsor: Director of City Planning and Development Department

Authorizing the City Manager to negotiate agreements for the stabilization and redevelopment of the property located at 1815 Paseo, Kansas City, Missouri 64108.

WHEREAS, the Holy Ghost New Testament Church at 1815 Paseo, Kansas City, Missouri (the "Church") is located within the 18th and Vine District carries a great deal of historic cultural significance; and

WHEREAS, in recent years, the Church has fallen into disrepair and needs substantial restoration work; and

WHEREAS, in order to preserve this historic and cultural asset and eliminate blighting influences on the surrounding area, the City acquired the Church from the Holy Ghost New Testament Church on February 9, 2026; and

WHEREAS, the City issued a Request for Proposals for roof stabilization and structure preservation for the redevelopment of the Church on June 12, 2026; and

WHEREAS, the City received one submission from Grayson and Vine Holdings, LLC; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the City Manager is authorized to negotiate agreements with Grayson and Vine Holdings, LLC, or an affiliated entity, for the stabilization and redevelopment of the Church, located at 1815 Paseo, Kansas City, Missouri 64108 and legally described as:

> Lots 68 and 69, Block 3, except the west 25 feet in the Paseo, H. W. Armfield's Addition, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

..end

Approved as to form:

____
Abigail Judah
Associate City Attorney

City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260628
Submitted Department/Preparer: City Manager's Office
Revised 01/30/25

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

Executive Summary

Authorizing the City Manager to negotiate agreements for the stabilization and redevelopment of the property located at 1815 Paseo, Kansas City, Missouri 64108.

Discussion

In order to preserve this historic and cultural asset and eliminate blighting influences on the surrounding area, the City acquired the Church from the Holy Ghost New Testament Church on February 9, 2026.

The City issued a Request for Proposals (RFP) for roof stabilization and structure preservation for the redevelopment of the Church on June 12, 2026.

The City received one submission from Grayson and Vine Holdings, LLC.

Fiscal Impact

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

2. What is the funding source?
   Ordinance No. 260343

27-3090-648043-B-64026003	1815 Paseo Stabilization	$517,846.00

3. How does the legislation affect the current fiscal year?
   $517,846.00 has been appropriated for this project.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
   Yes, additional expenses are anticipated.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
   The site is located within a historic district and will be repurposed for mixed uses.

Office of Management and Budget Review
(OMB Staff will complete this section.)

1. This legislation is supported by the general fund. ☐ Yes ☒ No

2. This fund has a structural imbalance. ☒ Yes ☐ No

3. Account string has been verified/confirmed. ☒ Yes ☐ No

Additional Discussion (if needed)
Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

1. View the Adopted 2025-2029 Citywide Business Plan

2. Which CWBP goal is most impacted by this legislation?
   Housing and Healthy Communities (Press tab after selecting.)

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

   ☒ Utilize planning approaches in neighborhoods to reduce blight, ensure sustainable, affordable housing, and improve resident wellbeing and cultural diversity.
   ☐ Maintain and increase housing supply to meet the demands of a diverse population.
   ☒ Address the various needs of the City's most vulnerable population by working to reduce disparities.
   ☐ Promote healthy residents by ensuring basic sanitation and living needs are met.
   ☐ Ensure all residents have safe, accessible, quality housing by reducing barriers.

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

Prior Legislation

Ord. No. 260031- approved on January 8th, 2026 and sponsored by Councilwoman Melissa Patterson Hazley which authorized the City Manager to exercise the option to purchase and accept a special warranty deed from Holy Ghost New Testament Church for the property located at 1815 Paseo, Kansas City, Missouri; reducing appropriations in the amount of $340,000.00 from the Capital Improvements Fund; appropriating $340,000.00 from the Unappropriated Fund Balance of the Capital Improvements Fund for the purpose of acquiring Holy Ghost New Testament Church; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date.

Ord. No. 260343 – approved on April 16th, 2026 and sponsored by Councilwoman Melissa Patterson Hazley authorized the City Manager to reduce appropriations in the Capital Improvements Fund in the amount of $517,846.00; appropriating $517,846.00 from the Unappropriated Fund Balance of the Capital Improvements Fund; designating requisitioning authority; authorizing the City Manager to execute any necessary agreements to comply with the intent of this ordinance; and recognizing this ordinance as having an accelerated effective date.

Service Level Impacts

No service level impacts are anticipated with this ordinance.

Staff Recommendation

Click or tap here to enter department.

Select One: ☒ Sponsored
☐ Directive: Res/Ord # Click to enter Res/Ord. No.

Select One: ☒ Recommend
☐ Do Not Recommend
☐ Not Applicable

Click or tap here to provide reasoning.

Other Impacts

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

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

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

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

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

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

   Yes - I have submitted documents for CREO Review (Press tab after selecting)
   Please attach or copy and paste CREO's review.
   CUP has not been submitted. A CUP will be required prior to executed construction contract.

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

   No(Press tab after selecting)

   Click or tap here to enter text.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?
   Yes(Press tab after selecting)
   In an effort to prevent disclosure of confidential information, a separate communication will be provided to City Council members to reflect the top three proposers for the RFP/Q.

414 E. 12th Street
Kansas City, MO
64106

File #: 260632

ORDINANCE NO. 260632

Sponsor: Councilmember Melissa Patterson Hazley

Declaring a temporary moratorium on certain property transactions within the 18th and Vine District; and directing the City Manager to develop a comprehensive redevelopment and rezoning plan for the area. ***HELD UNTIL 7/21/2026***

WHEREAS, the 18th and Vine District is experiencing significant momentum driven by public and private investment and redevelopment activity; and

WHEREAS, the 18th and Vine community and the City of Kansas City, as a major investor in the district, have a shared interest in preserving and strengthening the area's culture, history, relevance, and long-term economic success; and

WHEREAS, the City supports the creation of an 18th and Vine Community Improvement District to facilitate collaboration among property owners, businesses, developers, tenants, event organizers, residents, and other stakeholders regarding the future of the district; and

WHEREAS, the City Council finds that a coordinated redevelopment strategy is necessary to ensure long-term success and community benefit; NOW, THEREFORE

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Mayor and Council hereby declare a moratorium, not to exceed thirty-six (36) months, on the sale or transfer of City-owned properties within the 18th and Vine District that are eligible for disposition.

Section 2. That the Mayor and Council hereby declare a moratorium, not to exceed thirty-six (36) months, on the approval of new incentives for City-owned properties or properties financially secured by the City that are eligible for disposition within the district.

Section 3. That the City Manager is encouraged to work with City-affiliated agencies and entities with property ownership or financial interests within the district to adopt similar temporary moratoria.

Section 4. That properties subject to existing redevelopment agreements shall be exempt from the moratoria established herein, and nothing in this Ordinance shall prohibit short-term lease agreements.

Section 5. That the City Manager is directed to engage the 18th and Vine Community Improvement District and community stakeholders to develop a comprehensive redevelopment and rezoning plan for the area generally bounded by Troost Avenue, Prospect Avenue, Truman Road, and 25th Street, with authority to expand such boundaries as necessary.

Section 6. That the City Manager shall provide an initial draft of such plan within six (6) months, a second draft within twelve (12) months, and a final plan within thirty-six (36) months of the adoption of this Resolution.

..end

Approved as to form:

Sarah Baxter
Senior Associate City Attorney

No Docket Memo Provided for Ordinance No. 260632

File #: 260634

ORDINANCE NO. 260634

Sponsor: Mayor Quinton Lucas

Accepting recommendations of the Housing Trust Fund Board; reducing an existing appropriation by $16,470,876.00 and appropriating $16,470,876.00 from the previously appropriated fund balance in the Housing Trust Fund; authorizing the Manager of Procurement Services to execute various funding agreements in accordance with this Ordinance; and authorizing the Director of the Housing and Community Development Department to expend up to $16,470,876.00 from funds appropriated in the Housing Trust Fund.

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

WHEREAS, on November 4, 2021, by Committee Substitute for Ordinance No. 210873, As Amended, the City Council established the Housing Trust Fund Board to review Housing Trust Fund applications, with reporting requirements, funding allocation direction and prioritization of fund use; and

WHEREAS, Section 2-1693 (C)(3) sets forth following funding minimum allocations in determining awards to applicants:

a) A minimum of 20% of awards shall be made for Affordable Rental Preservation, at or below 30% AMFI;
b) A minimum of 20% of awards shall be made for Affordable Rental Creation, at or below AMFI;
c) A minimum of 10% of awards shall be made to create/support Dedicated Transitional Housing and Permanent Supportive Housing for the Homeless; and
d) A minimum of 10% of awards shall be made for Homeownership support programs and/or retention programs for residents at income levels below 60% AMFI. Programs that provide a path for resident tenants to transition to ownership shall be eligible; and

WHEREAS, Section 2-1693 (C) (4) sets forth the following maximum awards to each project based on percent of total development costs:

a) The maximum award given to for-profit developers is 20% of the development costs (loan) or 10% for a grant.
b) The maximum award given to non-profit developers is 30% of the development cost (loan) or 15% for a grant; and

WHEREAS, the Housing Trust Fund Advisory Board was to prioritize projects that maximize:

a) Total number of months of affordability, with longer periods of guaranteed affordability given higher priority;
b) Affordability threshold, with higher priority for projects that serve very low income 50% of Area Median Family Income (AMFI) and extremely low income (30% of Area Median Family Income) households;
c) Number of affordable units created per HTF dollar invested;
d) Projects which include a higher percentage of units suitable for families (2 or more bedrooms); and
e) Social housing opportunities such as cooperatives, community land trusts, and other options that allow for long-term community affordability; and

WHEREAS, Ordinance No. 240413, passed April 25, 2024, amended Section 2-1693 of like title to provide the Housing Trust Fund Board more flexibility in scheduling proposal rounds and allocating funds by certain categories, allowing the Board to deviate from the funding minimum allocations; and

WHEREAS, in addition to the priorities named in the ordinance, the Housing Trust Fund Advisory Board considered project readiness, creativity, capacity of applicant, financial feasibility, household income requirements, affordability, and the overall impact on the housing stock in their review of applications; and

WHEREAS, the Low-Income Housing Tax Credit (LIHTC) is administered by the Missouri Housing Development Commission, which issues tax credits to enable developers to secure financing for the acquisition, rehabilitation, or new construction of affordable rental housing; and

WHEREAS, the Housing Trust Fund Board has recommended conditional funding awards for certain projects contingent upon the receipt of additional financing, including Low-Income Housing Tax Credits (LIHTC) by a specific time; and

WHEREAS, the Historic Preservation Tax Credit (HTC) program is administered by the Missouri Department of Economic Development, which issues tax credits to enable developers to preserve structures on the historic registry; and

WHEREAS, the Housing Trust Fund Board has recommended conditional funding awards for certain projects upon the receipt of additional financing, including HTC by a specific time; and

WHEREAS, conditioning a Housing Trust Fund award on the receipt of tax credits by a specific time provides the developer sufficient time to secure their credits while ensuring the City maintains prudent oversight of public funds; and

WHEREAS, the Housing and Community Development Department has recaptured funds previously awarded, and the City has an interest in redeploying those funds to projects in accordance with Housing Trust Fund's policies and procedures; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the recommendations of the Housing Trust Fund Board that was issued on June 29, 2026, are hereby accepted.

Section 2. That the sum of $16,470,876.00 is hereby reduced in the following account of the Housing Trust Fund:

27-2490-552045-B	Housing Trust Fund-Bonds	$13,727,357.00
27-2490-555996-B-55BUDGET	Budget Integration Account	$2,743,519.00
		$16,470,876.00

Section 3. That the Director of the Housing and Community Development Department is hereby authorized to expend up to $16,470,876.00 from funds previously appropriated to Account No. 27-2490-552045-B and 27-2490-555996-B-55BUDGET in the Housing Trust Fund and to negotiate and execute funding agreements with the following contractors or an affiliated entity.

Developer	**Project Name**	**Award Amount**	**Budget Account**
Oakland Group	Hampton Cove Senior Living	$1,100,000.00	2490-555996-B-55HAMPTONHTF
Hope Care Center, Inc.	Hope Care Center	$1,800,000.00	2490-555996-B-55HOPECTRHTF
Vine Parking, LLC	One Nine Vine Phase II	$2,000,000.00	2490-555996-B-5519VINEHTF
DW Development Group	909 Wyandotte	$2,000,000.00	2490-555996-B-55909WYDHTF
Just Action Development Co.	Indian Mound Affordable Duplex Infill	$587,801.00	2490-555996-B-55INDMDHTF
Riverstone Platform Partners	Linwood Senior Commons	$900,000.00	2490-555996-B-55LINWOODHTF

Linwood Equity Investment LLC	The Belmont	$1,600,000.00	2490-555996-B-55BELMONTHTF
Curry Development Group LLC	South Kansas City Workforce and Transitional Housing Development	$240,000.00	2490-555996-B-55SKCWORKHTF
Community Builders of Kansas City	Urban 38	$800,000.00	2490-555996-B-55URBAN38HTF
Grand Paseo, LP	The Grand on Beacon Hill	$1,000,000.00	2490-555996-B-55GRANDHTF
ReStart, Inc.	Family Lodge Expansion Project	$837,750.00	2490-555996-B-55RESTARTHTF
Synergy Services	Youth Haven	$1,985,917.00	2490-555996-B-55SYNERGYHTF
Footprints, Inc.	Heroes Home Gate Supportive Stacked Duplex	$457,408.00	2490-555996-B-55HEROESHTF
Amethyst Place	Preventing Displacement Through Ownership	$300,000.00	2490-555996-B-55AMETHTF
Operation Breakthrough	Operation Breakthrough – Harrison Project	$700,000.00	2490-555996-B-55OPBRKHTF
Bridging the Gap	Place Based Housing Preservation	$162,000.00	2490-555996-B-55BRIDGINGHTF

Section 4. That the awards for Hampton Cove Senior Living, Hope Care Center, One Nine Vine Phase II, 909 Wyandotte, Linwood Senior Commons, are conditioned upon the project's receipt of a LIHTC award before December 31, 2026.

Section 5. That if the projects mentioned in Section 4 are not awarded LIHTC before December 31, 2026, the funds appropriated in Section 3 to these projects shall be appropriated back to the Kansas City Housing Trust Fund Balance.

Section 6. That the award to the Belmont project is conditioned upon the project's execution of a written agreement for the value of a HTC award before December 31, 2027.

Section 7. That if the Belmont project does not secure the value of a HTC award before December 31, 2027, the funds appropriated in Section 3 to these projects shall be appropriated back to the Kansas City Housing Trust Fund Balance.

Section 8. That all Housing Trust Fund contracts are to include a requirement that projects must start within 12 months of contract execution, or else the funds must be returned to the City to be used in future Housing Trust Fund allocations.

Section 9. That the Manager of Procurement Services is authorized to execute Funding Agreements for Projects set forth in Section 3 as negotiated by the Director of the Housing and Community Development Department that complies, when applicable, with the Missouri Prevailing Wage Law and any applicable provisions of the City's Contracting Program Requirements set out in Article IV, Chapter 3, Code of Ordinances, including, but not limited to, the provisions concerning affirmative action, Minority and Women's Business Enterprises and the Small Local Business Enterprises program. Further, the Funding Agreement shall prohibit the use of any HTF funding for the repayment of any preexisting debt or repayment for services or work performed prior to the execution of the funding agreement and must require the disclosure of total funding sources and projected costs and periodic reporting of project progresses.

The City has no financial obligation under both this Ordinance and Contract until the Manager of Procurement Services issues a purchase order which shall be signed by the City's Director of Finance certifying there is a balance, otherwise unencumbered, to the credit of the appropriation to which the expenditure is to be charged, and a cash balance, otherwise unencumbered, in the treasury, to the credit of the fund from which payment will be made, each sufficient to meet the obligated hereby incurred.

..end

I hereby certify that there us 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.

____
Brenton Siverly
Director of Finance

Approved as to form:

____
Joseph A. Guarino
Senior Associate City Attorney

City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260634
Submitted Department/Preparer: Housing
Revised 01/30/25

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

Executive Summary

Accepting recommendations of the Housing Trust Fund Board; reducing an existing appropriation by $16,470,876.00 and appropriating $16,470,876.00 from the previously appropriated fund balance in the Housing Trust Fund; authorizing the Manager of Procurement Services to execute various funding agreements in accordance with this Ordinance; and authorizing the Director of the Housing and Community Development Department to expend up to $16,470,876.00 from funds appropriated in the Housing Trust Fund.

Discussion

Pursuant to Section 2-1693(c)(1), the Housing and Community Development Department shall administer a competitive RFP process for Housing Trust Fund Awards on an annual basis. The Housing Trust Fund Advisory Board makes funding recommendations after reviewing the qualified HTF applications, which require Council approval. This Ordinance represents the Advisory Board's funding recommendations.

Fiscal Impact

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

2. What is the funding source?
   2490-552045-B and 2490-555996-B-55BUDGET

3. How does the legislation affect the current fiscal year?
   This legislation allocates funding that was appropriated in the FY2027 budget; it has no other impact on the current fiscal year.

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

This legislation does not have an impact on future fiscal years.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
   This legislation will deliver 608 units of affordable housing across the City of Kansas City.

Office of Management and Budget Review
(OMB Staff will complete this section.)

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

Additional Discussion (if needed)
Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

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

   ☒ Utilize planning approaches in neighborhoods to reduce blight, ensure sustainable, affordable housing, and improve resident wellbeing and cultural diversity.
   ☒ Maintain and increase housing supply to meet the demands of a diverse population.
   ☒ Address the various needs of the City's most vulnerable population by working to reduce disparities.
   ☒ Promote healthy residents by ensuring basic sanitation and living needs are met.
   ☒ Ensure all residents have safe, accessible, quality housing by reducing barriers.
   ☐ Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

Prior Legislation

Ordinance 180719; 210873; 240413;

Service Level Impacts

N/A

Staff Recommendation

Housing and Community Development

Select One: ☒ Sponsored
☐ Directive: Res/Ord # Click to enter Res/Ord. No.

Select One: ☒ Recommend
☐ Do Not Recommend
☐ Not Applicable

The Housing and Community Devleopment Department administered a seven month RFP process to solicit applications for this round of the Housing Trust Fund. After a review and thorough analysis of each qualified HTF applicant, the HTF Board voted unanimously to award $16,470,876.00 to sixteen projects located across the City.

Other Impacts

1. What will be the potential health impacts to any affected groups?
   No.

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

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

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

Total Number of Units 697
Number of Affordable Units 608

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

   No - CREO's review is not applicable (Press tab after selecting)
   Please provide reasoning why not:
   CREO documents will be provided on a project by project basis while written agreements are being executed.

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

   No(Press tab after selecting)

   Click or tap here to enter text.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?
   Yes(Press tab after selecting)
   In an effort to prevent disclosure of confidential information, a separate communication will be provided to City Council members to reflect the top three proposers for the RFP/Q.

414 E. 12th Street
Kansas City, MO
64106

File #: 260399

[COMITTEE SUBSTITUTE FOR] ORDINANCE NO. 260399

Sponsor: Mayor Quinton Lucas

Directing the City Manager to develop and publish a plain-language vacant property maintenance guide consolidating existing standards applicable to owners of vacant buildings and structures under Chapters 26, 48, and 56 of the Code of Ordinances, to make such guide publicly available and provide it to registrants under Article VI of Chapter 56, and to develop and implement a city-wide vacant property registration outreach campaign; and appropriating funds from the Development Services Fund to carry out these purposes. ***HELD UNTIL 7/21/2026***

WHEREAS, vacant and unsecured buildings pose significant risks to public safety, invite unauthorized entry, and contribute to the deterioration of surrounding neighborhoods; and

WHEREAS, early intervention through proper mothballing and securing of vacant structures can prevent minor deterioration from escalating into dangerous-building conditions requiring costly remediation or demolition; and

WHEREAS, mothballing measures should function as temporary stabilization tools, not as substitutes for maintenance, rehabilitation, or good-faith sale, with clear standards to protect the structural integrity and character-defining features of affected buildings; and

WHEREAS, standardizing communications about the board-up process, including adherence to National Fire Protection Association (NFPA) standards for marking vacant structures, enhances the safety of emergency responders; and

WHEREAS, the Code of Ordinances already establishes comprehensive standards governing the maintenance, securing, and upkeep of vacant buildings and structures, including requirements found in Chapters 26, 48, and 56 of this code; and

WHEREAS, public engagement surrounding recent vacant property legislation has revealed that many property owners are unaware of their existing obligations under the code, not because those obligations are absent, but because they are dispersed across multiple chapters and not easily accessible to a general audience; and

WHEREAS, the most effective near-term intervention is not the creation of new code requirements, but rather clear and accessible communication of existing ones; and

WHEREAS, the City's expanded vacant property registration requirements enacted pursuant to Ordinance No. 260401 provide a natural point of contact at which property owners can be informed of their maintenance obligations; and

WHEREAS, a plain-language guide consolidating these existing standards, made available online and provided directly to registrants, will improve voluntary compliance, reduce the incidence of neglected vacant properties, and support the goals of the City's broader vacant property strategy; and

WHEREAS, a robust and coordinated outreach campaign is necessary to inform property owners city-wide of their registration obligations under the expanded requirements enacted by Ordinance No. 260401, ensure that those requirements are understood and followed, and reduce the number of unregistered vacant properties; and

WHEREAS, Missouri law provides neighborhood associations and residents with independent legal tools to address vacant and blighted properties, including the nuisance action remedy under RSMo § 82.1025 and the Missouri Abandoned Housing Act, RSMo §§ 447.620 to 447.640; and

WHEREAS, awareness of these remedies among Kansas City residents and neighborhood associations is limited, and including plain-language information about these tools in the vacant property maintenance guide developed pursuant to this ordinance will empower neighborhoods to take an active role in addressing vacant and blighted properties alongside the City's own enforcement efforts; and

WHEREAS, combining the education guide and the registration outreach campaign into a single coordinated effort will maximize the reach and effectiveness of both, reduce administrative duplication, and ensure that property owners receive consistent and comprehensive information about both their maintenance obligations and their registration requirements; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF KANSAS CITY:

Section 1. Section 1. The City Manager is hereby directed to develop a plain-language vacant property maintenance guide within 120 days of the effective date of this ordinance. Such guide shall:

(a) Consolidate, in accessible and non-technical language, the existing obligations of owners of vacant buildings and structures under Chapters 26, 48, and 56 of the Code of Ordinances, including but not limited to requirements relating to:

i. Securing All Openings. All windows, doors, and other openings shall be secured to prevent unauthorized entry. Securing shall include all openings; partial securing is prohibited. Materials shall be properly fitted, maintained, and installed in a professional manner.

ii. Building Envelope Protection. The building shall be maintained in a weather-tight condition, including:

i. A sound roof that is free of leaks or structural failure;

ii. Intact exterior walls and foundation without significant cracks, breaches, or deterioration; and

iii. Prompt repair or sealing of any openings or breaches that develop after the initial mothballing.

iii. Water and Utility Management. All water lines shall be drained or otherwise secured to prevent leakage, pipe failure, or freezing. All utilities shall be properly disconnected or maintained in a safe condition.

iv. National Fire Protection Association (NFPA) Marking for Emergency Responders**.** Vacant structures shall comply with the provisions of the adopted International Fire Code, Chapter 26 Code of Ordinances, regarding Hazard Identification Signs in conformance with NFPA 704 and applicable NFPA standards and regarding placards marking vacant buildings to protect the safety of emergency responders.

v. Fencing and Site Security. Where necessary to protect public safety or prevent repeated unauthorized access, the director or the director's authorized representative may require installation of fencing or other appropriate barriers.

vi. Exterior Maintenance. The building and surrounding property shall be maintained free of:

i. Accumulated debris or trash

ii. Excessive vegetation or overgrowth

iii. Graffiti or visible blighting conditions

vii. Enhanced Measures for Problematic Buildings. The Director may require enhanced securing measures, including but not limited to reinforced boarding, additional barriers, or increased inspection frequency, for any property with a documented history of unauthorized entry, repeated code violations, or significant risk of harm to the public.

(b) Clearly describe the consequences of non-compliance, including:

(1) The fine structure applicable to violations of Chapter 56, Article VI, including court penalties and administrative citation fines as provided in Sections 56-580

and 56-581 of this code, and the escalating nature of fines for repeat or continuing violations;

(2) The semiannual fee structure applicable to chronically vacant nuisance properties, vacant commercial properties, and vacant unimproved properties as provided in Section 56-583 of this code, including the escalating fee schedule for properties that remain vacant across multiple semiannual periods;

(3) The City's authority under Chapters 48 and 56 to abate nuisance conditions and perform necessary securing or maintenance work on non-compliant vacant properties, and to recover the costs of such abatement as a lien against the property; and

(4) The availability of appeals, waivers, and financial hardship relief as provided under Article VI of Chapter 56, including the role of the Property Maintenance Appeals Board;

(c) Describe the tools available to neighborhood associations and residents to pursue independent action with respect to vacant and blighted properties, including:

(1) The nuisance action remedy available under RSMo § 82.1025, which authorizes property owners within 1,200 feet of a nuisance property, and neighborhood organizations acting on their behalf, to bring a civil action in circuit court seeking injunctive relief against the property owner, provided that written notice of intent to file has been mailed to the property owner and the city at least 60 days prior to filing; and

(2) The Missouri Abandoned Housing Act, RSMo §§ 447.620 to 447.640, which authorizes qualifying nonprofit organizations to petition the circuit court for temporary possession and, upon completion of rehabilitation, title to a vacant property that constitutes a nuisance or blight, where the property owner has failed or refused to repair the property; and

(3) Local organizations and legal resources available to assist neighborhood associations in pursuing either remedy, including Legal Aid of Western Missouri and Neighborhood Legal Support of Kansas City.

(d) Be published on a publicly accessible page of the City's website; and

(e) Be provided to all owners registering or renewing registration of vacant property pursuant to Article VI of Chapter 56 of the Code of Ordinances.

Section 2. The City Manager is hereby further directed to develop and implement a city-wide vacant property registration outreach campaign, to be known as the Registration Sprint, within 120 days of the effective date of this ordinance. The Registration Sprint shall:

(a) Notify all known and suspected vacant property owners city-wide of their registration obligations under Article VI of Chapter 56 of the Code of Ordinances, with particular emphasis on the expanded requirements enacted by Ordinance No. 260401;

(b) Incorporate and distribute the plain-language vacant property maintenance guide developed pursuant to Section 1 of this ordinance as a core component of outreach materials;

(c) Utilize multiple outreach channels to maximize reach, which may include direct mail, digital communications, community meetings, and coordination with neighborhood organizations, community development corporations, and other stakeholders; and

(d) Include outreach materials available in multiple languages consistent with the City's language access obligations.

Section 3. That the City Manager is hereby directed to allocate funding for the Vacant Property Education Campaign in the amount of $50,000 as part of the first quarter FY2026-27 budget analysis, subject to availability of funds in the Development Services Fund.

..end

Approved as to form:

Bret Kassen
Associate City Attorney

City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260399
Submitted Department/Preparer: Neighborhoods
Revised 01/30/25

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

Executive Summary

Amending Chapter 56 of the Code of Ordinances by enacting a new Section 56-548 to create minimum standards for the securing and mothballing of vacant buildings to prevent deterioration, protect public safety, and reduce negative neighborhood impacts.

Discussion

Click or tap here to provide detailed information, analysis, and any applicable CREO goals on this topic.

Fiscal Impact

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

2. What is the funding source?
   General Fund from NSD Preservation or Dangerous Buildings budgets.

3. How does the legislation affect the current fiscal year?
   Instances where City is authorized to abate would require expenditure from funds appropriated to either NSD Preservation or Dangerous Buildings for similar work, already performed under Chapter 48 and 56.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
   Yes, this would be a recurring impact to the budget for NSD.

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

No, costs expended would require a lien to be placed on the property for some future reimbursement.

Office of Management and Budget Review
(OMB Staff will complete this section.)

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

Additional Discussion (if needed)
Confirmed NSD Preservation and Dangerous Buildings are funded from the General Fund. Unknown cost at this time.

Citywide Business Plan (CWBP) Impact

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

   ☒ Utilize planning approaches in neighborhoods to reduce blight, ensure sustainable, affordable housing, and improve resident wellbeing and cultural diversity.
   ☒ Maintain and increase housing supply to meet the demands of a diverse population.
   ☐ Address the various needs of the City's most vulnerable population by working to reduce disparities.
   ☐ Promote healthy residents by ensuring basic sanitation and living needs are met.
   ☒ Ensure all residents have safe, accessible, quality housing by reducing barriers.
   ☐ Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

Prior Legislation

N/A

Service Level Impacts

There should not be an impact to services levels, as this work is currently enforced through Chapter 48 and 56.

Staff Recommendation

Click or tap here to enter department.

Select One: ☒ Sponsored
☐ Directive: Res/Ord # Click to enter Res/Ord. No.

Select One: ☒ Recommend
☐ Do Not Recommend
☐ Not Applicable

Supports continued implementation of Chapter 48 and 56 in regard to vacant structures in addition to the intention of Resolution No. 250912.

Other Impacts

1. What will be the potential health impacts to any affected groups?
   Prevents access to vacant structures and potential safety issues. No health impact to owners of mothballed structures.

2. How have those groups been engaged and involved in the development of this ordinance?
   No

3. How does this legislation contribute to a sustainable Kansas City?
   Preventing the deterioration of vacant buildings keep the structure available for future use. Demolition of dangerous or deteriorated building creates waste and reduces housing stock.

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

   Total Number of Units Potentially preserved for new housing units.
   Number of Affordable Units unknown

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

   Please Select (Press tab after selecting)

   Click or tap here to enter text.

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

   No(Press tab after selecting)

   Click or tap here to enter text.

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

414 E. 12th Street
Kansas City, MO
64106

File #: 260400

[COMMITTEE SUBSTITUTE FOR] ORDINANCE NO. 260400

Sponsor: Mayor Quinton Lucas

Amending Chapter 88 of the Code of Ordinances, the Zoning and Development Code, by repealing and replacing Section 88-585-02, to authorize administrative approval of certificates of appropriateness for orders to repair issued pursuant to Chapters 48 and 56 for historic structures. ***HELD UNTIL 7/21/2026***

WHEREAS, vacant and deteriorating buildings pose significant risks to public safety, neighborhood stability, and the long-term vitality of Kansas City communities; and

WHEREAS, the City of Kansas City has a compelling interest in preserving its historic structures, which represent irreplaceable cultural, architectural, and economic assets for the city and its residents; and

WHEREAS, property owners who are willing to stabilize and repair historic structures subject to orders to repair issued pursuant to Chapters 48 or 56 may be impeded by the time required to obtain Historic Preservation Commission review prior to commencing such repairs; and

WHEREAS, authorizing the city planning and development director or their designee to issue administrative certificates of appropriateness for repairs ordered pursuant to Chapters 48 or 56, subject to compliance with the U.S. Secretary of the Interior's Standards for Rehabilitation and reporting to the Historic Preservation Commission, will expedite the stabilization of historic structures while maintaining appropriate preservation standards; and

WHEREAS, this administrative approval pathway applies solely to orders to repair and does not extend to orders to demolish; and

WHEREAS, the Kansas City Historic Preservation Commission and Resolution No. 250912 support upstream interventions to prevent historic structures from deteriorating to the point of dangerous-building designation, including mandatory minimum maintenance standards and mothballing requirements; and

WHEREAS, this amendment is consistent with the KC Spirit Playbook Historic Preservation Community Supported Action to strengthen and streamline the historic preservation ordinance, and with Action #9 to ensure the compatibility of new development and discourage the destruction of sound, older buildings in neighborhoods with a cohesive character; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF KANSAS CITY:

Section 1. That Chapter 88, the Zoning and Development Code, is hereby amended by repealing Section 88-585-02, Emergency Repairs, and enacting in lieu thereof a new section of like number and subject matter, to read as follows:

88-585-02 EMERGENCY REPAIRS AND VIOLATIONS OF CHAPTER 48 OR 56

88-585-02-A. If any emergency situation exists, temporary repairs required to prevent imminent damage to a structure may be authorized by the city planning and development director, subject to review by the historic preservation commission.

88-585-02-B. Within 48 hours after the repairs are made, the person making such authorized temporary repairs must notify the city planning and development director. If any work intended to be permanent was performed or is to be performed, a certificate of appropriateness must be obtained in accordance with the procedures of this article.

88-585-02-C. If a structure has been determined to be a dangerous building in an order to repair issued pursuant to chapters 48 or 56 of the Code of Ordinances, including but not limited to an order determining such structure is a dangerous building pursuant to section 56-535 of the code, the city planning and development director or their designee may issue a certificate of appropriateness to correct the violations of Chapters 48 or 56 in a manner that is in accordance with the U.S. Secretary of the Interior's Standards for Rehabilitation without prior review and approval of the historic preservation commission. Such approvals will be reported to the historic preservation commission at their next regularly scheduled meeting. This subsection 88-585-02-C shall not apply to orders to demolish and shall not be construed as authorizing the demolition of a structure without prior review by the historic preservation commission.

..end

Approved as to form:

Julian Langenkamp
Associate City Attorney

No Docket Memo Provided for Ordinance No. 260400

414 E. 12th Street
Kansas City, MO
64106

File #: 260401

[COMMITTEE SUBSTITUTE FOR] ORDINANCE NO. 260401

Sponsor: Mayor Quinton Lucas

Amending Chapter 56, Code of Ordinances, by repealing Article VI, Registration of vacant properties and foreclosing properties, and enacting a new article of like number and subject matter, including a new Section 56-583, Semiannual fees for chronically vacant nuisance property, vacant commercial property, and vacant unimproved property, to expand vacant property registration to unimproved vacant land and vacant commercial property, add required disclosure of plans or intent for vacant property; establish procedures for investigating and identifying chronically vacant nuisance properties and assess a flat semiannual $200.00 fee for chronically vacant nuisance properties; escalating semiannual fees of $500.00 - $1,000.00 for vacant commercial properties, and escalating semiannual fees of $100.00 - $200.00 for vacant unimproved properties; establish financial hardship criteria and waiver procedures for owners unable to pay registration fees; and amending Chapter 2, Code of Ordinances, Section 2-1722, to update payment provisions for non-installment assessments and special tax bills. ***HELD UNTIL 7/21/2026***

WHEREAS, vacant and foreclosing properties often create health and safety hazards, attract vandalism and other criminal activity, lower property values, and impose extra costs on local governments for additional police, fire and other resources; and

WHEREAS, unimproved vacant land can pose many of the same risks as vacant improved properties, including attraction of illegal dumping, criminal activity, and blighting conditions that reduce property values and degrade the quality of life in surrounding neighborhoods; and

WHEREAS, the City has required owners of vacant or foreclosing properties to register those properties with the City pursuant to Chapter 56, Code of Ordinances, Article VI, but the existing registration framework applies only to improved residential properties with structures, leaving unimproved vacant properties outside its scope; and

WHEREAS, the City Council finds that expanding registration requirements to include unimproved vacant land and vacant commercial property is consistent with the purpose of Article VI and will improve the City's ability to identify, monitor, and engage with owners of all vacant properties; and

WHEREAS, RSMo. § 67.399 authorizes municipalities to establish a process by which an owner of property with a residential structure, or commercial property with multiple dwelling units, that is vacant for at least six months and characterized by housing code violations may be required to pay a registration fee upon a municipality's investigation and determination that such property meets these criteria; and

WHEREAS, the City desires to maintain its registration requirement for vacant properties, while enacting a new section, 56-586, Semiannual fee for chronically vacant nuisance property, vacant commercial property, and vacant unimproved property, assessing escalating fees against the owner of any property that is, in any semiannual period, investigated and found to have met the criteria set forth in RSMo. § 67.399; and

WHEREAS, City's new proposed section, 56-586, authorizes City inspection and identification of any properties known or believed to meet the criteria set forth in RSMo. § 67.399, and the assessment of a fee for any such properties investigated and found to have met such criteria within a semiannual period, while requiring both notice to owners of this determination and affording them the opportunity to appeal this determination or avoid the fee by curing the conditions supporting this determination; and

WHEREAS, City's new proposed section, 56-586, requires that a list of such properties meeting the criteria set forth in RSMo. § 67.399 be made available to the City's Fire Department and the Kansas City Police Department, and that the City additionally attempt to determine whether any such property is open to entry or being occupied by trespassers and, if so, that the owner be notified of this determination; and

WHEREAS, the City intends for its new proposed section, 56-586, to assist owners of any such properties in mitigating the conditions that often lead to health and safety hazards, vandalism and other criminal activity, and lower property values, both on their own properties and surrounding neighborhoods;

WHEREAS, modern property intelligence software, such as platforms that integrate parcel data, code violation histories, ownership records, and market information, can substantially improve the City's capacity to identify unregistered vacant properties, prioritize enforcement, and track compliance across a large and diverse property inventory; and

WHEREAS, the City recognizes that some owners of vacant properties face financial hardship that limits their ability to pay registration fees or bring properties into compliance, and that assessing escalating fees against such owners is counterproductive to the goals of this article; and

WHEREAS, the City recognizes that certain categories of vacant property warrant exemption from or relief under the requirements of this article, including public property and property used primarily for agricultural, environmentally beneficial, or public purposes, which are excluded from the definition of vacant property; property that is the subject of probate proceedings or title litigation; property that has been recently occupied by a person entitled to possession who intends to return; and property whose owner demonstrates financial hardship, for whom the City shall seek to connect with applicable rehabilitation, compliance, and disposition resources rather than impose fees; and NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 56, Code of Ordinances, is hereby amended by repealing Article VI, Registration of vacant properties and foreclosing properties, and by enacting a new Article VI entitled "Registration of vacant properties and foreclosing properties" to include amended Sections 56-571 through 56-583 and new Section 56-586, to read as follows:

ARTICLE VI.
REGISTRATION OF VACANT PROPERTIES AND FORECLOSING PROPERTIES

Sec. 56-571. Purpose.

The purpose of this article is:

(1) To identify those properties in the city that are vacant or foreclosing and to gain contact information for code enforcement and emergency situations; and

(2) To protect neighborhoods from becoming blighted through the lack of adequate maintenance and security of vacant properties and foreclosing properties; and

(3) To address the active costs that unmanaged vacancy imposes on surrounding properties, neighborhoods, and the broader community; and

(4) To encourage property owners to return vacant properties to productive use by establishing a semiannual registration fee structure that makes continued vacancy less economically attractive than rehabilitation, sale, or other active reuse; and

(5) To ensure that the costs of inspecting and monitoring vacant properties are offset by fees assessed against the owners of those properties, rather than subsidized by the public.

Sec. 56-572. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning, and any words not defined here but defined elsewhere in this chapter shall have the meaning ascribed to them previously:

Agricultural means cultivated for food production.

Beneficiary means a lender under a note secured by a deed of trust.

Chronically vacant nuisance property means any real property that has been vacant for at least six (6) months, has two or more pending violations of this code within the preceding 12 months and is improved by a residential building type identified section 88-110-04 of this code.

City means the City of Kansas City, Missouri.

Commercial property means any real property improved by a building or structure that is not identified as a residential building type in section 88-110-04 of this code.

Days means consecutive calendar days.

Deed of trust means an instrument by which title to real estate is transferred to a third-party trustee as security for a real estate loan. This definition includes any subsequent deeds of trust.

Default means the failure to fulfill a contractual obligation, monetary or conditional.

Department means the neighborhood services department of the city.

Director means the director of the neighborhood services department of the city or their authorized designee.

Director of Finance means the director of the finance department of the city or their authorized designee.

Dwelling unit means one or more rooms arranged, designed or used as independent living quarters for a single household. Buildings with more than one kitchen or more than one set of cooking facilities are deemed to contain multiple dwelling units unless the additional cooking facilities are clearly accessory and not intended to serve additional households.

Environmentally beneficial means benefiting the natural environment, improving stormwater retention, increasing water quality, reducing greenhouse gas emissions, using fewer potentially harmful or costly inputs, increasing biodiversity or providing habitats for wildlife.

Evidence of vacancy means any condition that, on its own or combined with other conditions present, would lead a reasonable person to believe that the property is vacant. Such conditions include but are not limited to: overgrown and/or dead vegetation; accumulation of newspapers, circulars, flyers and/or mail; past due utility notices and/or disconnected utilities; accumulation of trash, junk and/or debris; broken or boarded windows; abandoned vehicles and/or auto parts or materials; the absence of window coverings such as curtains, blinds and/or shutters; the absence of furnishings and/or personal items consistent with habitation; the percentage of overall square footage of any building that is unoccupied; the condition and value of any items in the property; the presence of rental or for sale signs on the property and/or statements by neighbors, passersby, delivery agents, or government employees that the property is vacant.

Foreclosing and *foreclosure* have the same meaning, that being the process by which a property, placed as security for a real estate loan, is prepared for sale to satisfy the debt if the borrower (trustor) under a deed of trust defaults.

Improved property means any parcel of real property located within the City that is improved by any building, structure, or dwelling unit;

Initiation of the foreclosure process means taking any of the following actions:

(1) Publication of a notice of sale; or

(2) Commencing a foreclosure action on a property in a court of law.

Local means within 50 road/driving miles distance of the city

Mortgagee means the creditor, including but not limited to, service companies, lenders in a mortgage agreement and any agent, servant, or employee of the mortgagee, or any successor in interest and/or assignee of the mortgagee's rights, interests or obligations under the mortgage agreement.

Notice of default means a notice, issued pursuant to the applicable real estate security document or RSMo § 408.554, that a default has occurred under a deed of trust.

Owner means any person, mortgagee, or property trust trustee who alone or jointly or severally with others, with or without the right of possession, is entitled under any agreement to the control or direction of the management or disposition of the building or property or of any part of the building or property. Unless otherwise specifically provided, the owner, their agent for the purpose of managing, controlling or collecting rents and any other person managing or controlling a building or property in any part of which there is a violation of the provisions of this ordinance, shall be liable for any violation therein, existing or occurring, or which may have existed or occurred, at or during any time when such person is or was the person owning or managing, controlling, or acting as agent in regard to said buildings or property and is subject to injunctions, abatement orders or other remedial orders. The liabilities and obligations imposed on an owner shall attach to:

(1) Any mortgage company or any other person with or without an interest in the building or property who knowingly takes any action in any judicial or administrative proceeding that is intended to delay issuance or enforcement of any remedy for any violation of the property maintenance code then in existence; provided that with respect to fines such person shall be liable only for fines which accrue on or after the date of such action; and further provided that no liability shall be imposed under this ordinance for any action taken in any proceeding, including a proceeding to foreclose on a lien, that does not delay or prevent the prosecution of any action brought by the city to enforce the city's property maintenance code.

(2) A property trust trustee under a property trust, unless said trustee in a proceeding under said provisions of this ordinance discloses in a verified pleading or in an affidavit filed with the court, the name and last known address of each person who was a beneficiary of the trust at the time of the alleged violation and of each person, if any, who was then acting as agent for the purpose of managing, controlling or collecting rents, as the same may appear on the records of the trust.

Property means any real property, or portion thereof, located in the city, including improved and unimproved property.

Property trust trustee means one who holds title to a building, structure or property under a property trust with or without the right of possession, management or control.

Public property means property owned by federal, state or local government, or some political division or subordinate public corporation thereof, including but not limited to the Land Bank of Kansas City, Missouri or Kansas City, Missouri Homesteading Authority, and title to which is vested directly in the federal, state or local government, or some political division or subordinate public corporation thereof, or in some person holding exclusively for the benefit of the same.

Public purpose means used for the health, comfort and welfare of the public and not simply a particular group.

Registration period means June 1 of each year through May 31 of the subsequent year.

Securing means measures that assist in making the property inaccessible to unauthorized persons, including but not limited to the repairing of fences and walls, chaining/pad locking of gates, the repair or boarding of door, window or other openings.

Semiannual means occurring at a frequency once every six months or twice a year/

Trustee means the person, firm or corporation holding a deed of trust on a property as security for the payment of a debt.

Trustor means a borrower under a deed of trust, who deeds property to a trustee as security for the payment of a debt.

Unimproved property means any real property that is not improved by any building, structure, or dwelling unit.

Vacant means a property, other than public property or property used primarily for agricultural, environmentally beneficial or public purpose, that is lacking habitual presence of human beings who have a legal right to be on the property, or at which substantially all lawful business operations or residential occupancy has ceased. In determining whether a property is vacant, the director shall consider conditions that show evidence of vacancy, as defined in this article, and the percentage of the property on which those conditions exist; provided that multifamily residential property containing five or more dwelling units shall be considered vacant when the majority of all of the dwelling units become unoccupied and a majority remain unoccupied.

Sec. 56-573. Annual registration of vacant and/or foreclosing properties required.

(a) *Annual registration*. Effective 90 days after the Council's passage of Committee Substitute for Ordinance 260401, all owners of vacant and/or foreclosing property must register such property with the director in compliance with this section.

(1) For vacant property, such registration shall be due within 90 days of the property becoming and remaining vacant.

(2) For foreclosing property, such registration shall be due within 14 days of initiation of the foreclosure process as defined in this chapter.

All registrations submitted under this article shall expire on May 31 of each registration period for which they were submitted and shall be subject to renewal annually. Application for renewal of registration in any period will be accepted beginning June 1 and may be made without penalty through June 30.

(b) *Registration information and documentation required*. All owners of vacant and/or foreclosing property shall submit their registration and renewal upon forms provided by the director and include the following information and documentation:

(1) The common name of the property, if any, the exact street address of the property and the number of units in each building on the property.

(2) An identification of the owner(s) by full name, telephone number, mailing address, e-mail address and date of birth. The mailing address may not be a P.O. Box. If the property is owned by a corporation, limited liability company, partnership, limited partnership, trust or real estate investment trust, the name and address of any of the following shall be provided:

a. For a corporation, a corporate officer and the chief operating officer;

b. For a partnership, the managing partner;

c. For a limited liability company, the managing or administrative member;

d. For a limited partnership, a general partner;

e. For a trust, a trustee; or

f. For a real estate investment trust, a general partner or an officer.

(3) Name and address of all lien holders and any other party with an ownership interest in the property.

(4)A notarized affidavit executed by a natural person, listing such person's full name, telephone number, mailing address and email address, stating that they have management control and responsibility for the property, will personally inspect the property's interior and exterior at least once per month and that they affirm compliance with all applicable federal, state, and local laws, including but not limited to applicable requirements in this Code governing procurement of any required licenses and permits, and all nuisance, property maintenance, health, fire, building, electrical, mechanical, and plumbing codes. In addition, such natural person will specifically affirm in such affidavit that they will continually secure the vacant property in the following manner:

a. All windows, doors, and other openings shall be secured to prevent unauthorized or unlawful entry, using materials properly fitted, maintained and installed in a professional manner.

b. Each building shall be maintained in a weather-tight condition, including a sound roof free of leaks and structural failure and intact exterior walls and foundation without significant cracks, breaches or deterioration.

c. Compliance with the adopted International Fire Code, chapter 26 of this code, regarding National Fire Protection Association (NFPA) Hazard Identification Signs in conformance with NFPA 704 and applicable NFPA standards regarding placards marking vacant buildings to protect the safety of emergency responders.

d. All water lines shall be drained or otherwise secured to prevent leakage, pipe failure, or freezing. All utilities shall be properly disconnected or maintained in a safe condition.

e. The building and property shall be maintained free of:

i. accumulated litter, trash, rubbish or garbage, as those terms are defined in chapter 62 of this code; and

ii. excessive growth of vegetation, as that term is defined in chapter 48 of this code; and

f. Prompt repair of any condition not adhering to the above standards.

The lack of specific reference herein to any applicable requirements for such property under this code or other law shall not excuse any violation of the same, nor waive city's ability to take any and all enforcement and abatement measures toward the same, as permitted by this code or other law.

(5) The full name, telephone number, mailing address and email address of the natural person designated by the owner, to receive service of any notice, order or summons issued because of a violation of this code.

(6) The names, addresses, and phone numbers of designated employees or authorized representatives who may be contacted in the event of an emergency.

(7) The owner's current plans or intent for the property. Registrants shall check all that apply:

a. Active rehabilitation or renovation of any structure on the property;

b. Planned sale or transfer to a third party;

c. Holding for future use with no immediate development plans; or

d. Other, with a written explanation.

(8) The signature of the owner, an officer if the owner is a corporation, a partner if the owner is a partnership, and a member if the owner is a limited liability company.

(9) For foreclosing property, the owner shall also:

a. Certify that the property was inspected for occupancy and identify whether the property is vacant at the time of registration. If the property is not vacant at the time of registration, a monthly inspection shall be conducted by the owner to determine if the property has become vacant. If, upon subsequent inspection, a property is determined to be vacant, an updated registration form shall be filed with the city.

b. Send written notice addressed to the occupant of the property, sent via regular mail, postage pre-paid, stating that the foreclosure process has been initiated.

(c) The Director may, by rule, establish a simplified registration form for unimproved vacant property that collects the information most relevant to monitoring and engaging with owners of such parcels.

Sec. 56-574. Change in registration information.

The owner of a vacant or foreclosing property already registered with the city shall register any change to the previously submitted registration information within 30 days of said change.

Sec. 56-575. Notice on sale of property.

(a) Every owner selling a vacant or foreclosing property registered as provided in this article shall give notice in writing to the department within 30 days of the date such property is conveyed pursuant to an instrument required by law for the conveyance of such property to another party. This notice shall include the name and address of the buyer.

(b) The new owner shall have 30 days from the above date to file a new registration with the department.

Sec. 56-576. Notice on occupancy of property.

Every owner of a vacant or foreclosing property registered as provided in this article that ceases to be vacant, as that term is defined in this article, shall give notice in writing to the department within 30 days of the date on which the property ceased to be vacant.

Sec. 56-577. Inaccurate or incomplete registration information.

It shall be a violation of this code for an owner or a responsible person to provide inaccurate information for the registration of vacant or foreclosing properties or to fail to provide information required by the city for the registration.

Sec. 56-578. Affirmative defenses.

It shall be an affirmative defense to any citation or administrative penalty issued under this article that:

(1) The property is the subject of probate proceedings or its title is otherwise the subject of current litigation, not including foreclosure proceedings. This defense shall not be applicable for more than 24 months without permission of the director; or

(2) The property has been used as a residence by a person entitled to possession for a period of at least three months within the previous nine months, and the same person intends to resume residing at the property.

Sec. 56-579. Violations.

Any person or entity who fails to comply, or causes or permits any condition that fails to comply, with the requirements of this article shall be guilty of either an ordinance violation that shall be punishable in court as set forth in section 56-580 or, in the alternative, an administrative citation fine as provided in section 56-581. Each day during which any violation occurs or continues shall constitute a separate violation. Notwithstanding the provisions of this section or any other remedy provided in this article, the city may take any other action toward the property that is warranted by this code or applicable law, including actions to secure the property, issue notices of violation or to abate any condition(s) on the property or by filing a complaint for legal or injunctive relief in the appropriate court of competent jurisdiction.

Sec. 56-580. Court penalty for violation of article.

(a) Any person or entity convicted of a violation of this article shall be punished for that violation by a fine of not less than $200.00, but not more than $1,000.00, or by imprisonment of not more than 180 days or by both such fine and imprisonment. Whenever the penalty is to be a fine or a fine and imprisonment, the fine shall be no less than the minimum amount set out in the following schedule:

(1)	First offense	Not less than $200.00 but not more than $1,000.00
(2)	Second offense	Not less than $300.00 but not more than $1,000.00
(3)	Third offense	Not less than $500.00 but not more than $1,000.00
(4)	Fourth and subsequent offenses	$1,000.00

(b) Every day that a violation continues shall be considered a separate offense, for which the violator may be arrested, tried and convicted without necessity of further notice.

Sec. 56-581. Administrative citation fine for violation of article.

(a) As an alternative to formal court action, the penalty for any violation of this article may be imposed as an administrative citation fine in accordance with the amounts and schedule provided in section 56-36 of this code, provided that the amount of such fine for late registrations shall be $50.00 for the first 30 days and $100.00 for each additional 30 days.

(b) The procedure for imposing any administrative citation fine shall be in accordance with sections 56-289 through 56-295 of this code.

Sec. 56-582. Waiver of portion of administrative citation fines.

The director may waive a portion of the amount of administrative citation fines that have accumulated as a result of non-compliance with this article provided that the owner has properly registered the property and there are no other violations of chapter 56 or chapter 48 remaining on the property in question. In determining the amount to be waived, the director shall follow these guidelines:

(1) Waiving an amount equal to documented expenditures by the owner for repairs to the building, or for demolition.

(2) Waiving all but the amount required for demolition if the building is determined to be not feasible to repair and the owner chooses to have the city demolish it.

(3) Waiving all fines charged to an owner who vacated the property after receiving a notice of foreclosure.

(4) Waiving all fines if the property is donated to a local community development corporation, non-profit corporation, the Land Bank of Kansas City, Missouri, or the Homesteading Authority of Kansas City, Missouri, that is willing to accept the property and submits written plans to correct existing code violations with a schedule acceptable to the director.

(5) Waiving all or a portion of administrative citation fines upon a finding of financial hardship. An owner may submit a written hardship application to the director on a form established by the director. The director shall waive administrative citation fines under this article upon a finding that:

a. The owner has reasonably demonstrated that there is no feasible alternative use for the property that could yield a reasonable economic return, and that such fines could not have been reasonably avoided by sale or lease of the property; and

b. The owner meets any one of the following criteria:

i. The owner, or an immediate family member residing at the property, has experienced death, serious illness, or a disabling injury within the preceding 12 months

ii. The owner's household income is at or below 80 percent of the area median income, as established annually by the U.S. Department of Housing and Urban Development for the Kansas City metropolitan area;

iii. The owner is a current recipient of a public program, including Medicare, Medicaid, Supplemental Security Income (SSI), Social Security Disability Insurance (SSDI), Supplemental Nutrition Assistance Program (SNAP), Section 8/Housing Choice Voucher, or the Low Income Home Energy Assistance Program (LIHEAP);

iv. The owner personally owned and lived in the property as their primary home, does not own any other residential property, and had to leave because the property became unsafe or uninhabitable due to the same conditions the city is now citing; or

v. The owner has no prior delinquencies on any city fee, fine, tax, or special assessment within the preceding three years, and the violation giving rise to the fine was a first offense.

Upon a finding of financial hardship under this paragraph, the director shall notify the owner in writing of the waiver and shall provide the owner with written information about city programs and resources that may assist with property maintenance, rehabilitation, or disposition. Participation in any such program shall not be required as a condition of the waiver. A hardship finding shall neither excuse the underlying code violations nor suspend the city's authority to abate conditions on the property.

(6) Except for paragraphs (3) and (5) of this section, no fines can be waived if there are unpaid special assessments pending against the property.

(7) Waiving all but $500 if the only infraction is failure to register the vacant property, and the property has now been registered.

Sec. 56-583. Semiannual fee for chronically vacant nuisance property, vacant commercial property and vacant unimproved property.

(a) *Semiannual fee*. This section will become effective 60 days after passage of a simple majority of voters and if the number of votes exceeds the number of votes cast in favor of the ballot question proposing the authorization of the fees provided in this section. The owner of any chronically vacant nuisance property, vacant commercial property or vacant unimproved property, whether registered or not, shall be required to pay a registration fee for each semiannual period in which the director has determined such property to qualify for such fee pursuant to this section.

(1) *Notice and fee amounts*. The director shall provide notice of such fee to the property owner at the last known address according to the records of the city and the land records of the recorder of deeds of the county wherein the property is located. Such notice shall state that the property has been determined one of the following properties subject to a semiannual fee in the following amount, that the fee can be assessed as a lien on the property if not paid, how the fee can be paid, and the process for appealing the director's determination, if applicable:

a. chronically vacant nuisance property, with a semiannual fee of $200.00;

b. vacant commercial property, with an escalating semiannual fee, per the following schedule, not to exceed a semiannual fee of $1,000.00:

1. First year: $500 semiannual fee;
2. Second year: $750 semiannual fee;
3. Third year and subsequent years: $1,000 semiannual fee;

c. vacant unimproved property, with an escalating semiannual fee, per the following schedule, not to exceed a semiannual fee of $200.00:

1. First year: $100 semiannual fee;
2. Second year: $150 semiannual fee;
3. Third year and subsequent years: $200 semiannual fee.

Upon any initial investigation and determination that such property is chronically vacant nuisance property subject to a fee under this section, the director shall state this determination in a report including their findings and recommendations and the grounds supporting the determination.

Within five (5) business days of the director's completion of a written report with findings and a determination that a property is subject to the chronically vacant nuisance property fee, the director shall provide the owner the notice described in paragraph (a)(1) of this section.

(2) *Reconsideration and revocation of fee for chronically vacant nuisance property or for financial hardship.* Upon notice pursuant to paragraph (a)(1) of this section that a property is subject to a vacant property registration fee described therein, an owner may seek reconsideration and revocation of such fee pursuant to the following procedures:

a. *Remedy and reconsideration for chronically vacant nuisance property*. Within 30 days of the director notifying the owner that the property is subject to a chronically vacant nuisance property fee pursuant to subparagraph (a)(1)a. of this section, the owner may complete any improvements to the property that may be necessary so that such property ceases to be chronically vacant nuisance property and may request from the director a reinspection of the property and a reconsideration of the levy of such fee.

b. *Reconsideration of any registration fee for financial hardship*. Property owners deemed subject to any fee pursuant to paragraph (a)(1) of this section may, within 30 days of the director's notification, submit a financial hardship application on a form established by the director. In determining whether the owner is entitled to a financial hardship, the director shall apply the provisions of section 56-582 of this code. An owner who is found to have provided materially false information in a hardship application shall have the waiver rescinded, and the fee shall become immediately due.

The director, upon a timely request for reconsideration, shall investigate and issue a written report with findings and a determination whether the property qualifies for revocation of the fee, either by ceasing to be chronically vacant nuisance property or due to financial hardship, in which case such fee shall be revoked. If the fee is revoked by the director, no such fee shall be assessed and the matter shall be deemed closed for such semiannual period. Within 5 days of the director's determination upon reconsideration, the city shall notify the property owner of such determination by mail at the last known address according to the records of the city and the land records of the recorder of deeds of the county wherein the property is located. The notice shall state that the fee has or has not been revoked, and, if it has not been revoked, that the fee can be assessed as a lien on the property if not paid, how the fee can be paid, and the process for appealing the reconsideration determination.

(b) *Appeal of initial fee determination or reconsideration determination to property maintenance appeals board.* Within 30 days of the notification of the initial determination in paragraph (a)(1) of this section, or within 30 days of the reconsideration notification in subparagraph (a)(2) of this section, the owner may appeal_such determination to the property maintenance appeals board as provided for in chapter 56, article II, division 6 of this Code. If, on appeal, the determination of the director is reversed, no such fee shall be assessed and the matter shall be deemed closed for such semiannual period.

(c) *List of vacant properties*. The director shall maintain a list of known chronically vacant nuisance properties, vacant commercial properties and vacant unimproved properties that shall be available to the city fire department and kansas city police department.

(d) *Accrual and assessment of fee*. If there is no timely appeal filed or if the director's determination that the property is subject to such fee is affirmed on appeal, the semiannual registration fee shall be levied on the beginning of the second calendar quarter after either the director's determination under paragraph (a)(1) of this section that such fee applies, the director's determination upon reconsideration that such fee shall not be revoked pursuant to paragraph (a)(2) of this section, or the property maintenance appeals board's affirmance of either determination on appeal, whichever is later.

(1) *Notice of assessment.* The registration fee shall be certified by the director to the director of finance as a special assessment represented by a special tax bill against the real property affected.

(2) *Liability created; collection; lien; waiver.* The special tax bill from the date of its issuance shall be deemed a personal debt against the person or persons who were the owners of record of the property at the time the director determined under paragraph (a)(1) of this section that such fee applies or when the director determined upon reconsideration that such fee shall not be revoked pursuant to paragraph (a)(2) of this section. If there was more than one owner of record of the property at such time, they shall be jointly and severally liable for the personal debt. The tax bill shall be paid as provided in section 2-1722 of this code. The city may initiate actions against such owner(s) to collect the personal debt once the special assessment becomes delinquent. After it has been delinquent for one year, the special tax bill shall also be a lien on the property until paid. The lien may be enforced by foreclosure proceedings in the same manner as delinquent real property taxes or by any method appropriate for the enforcement of special assessments generally. The owner of the property against which the assessment was originally made shall be able to redeem the property in a foreclosure proceeding only by presenting payment of all registration fees and penalties and, if such property was assessed a fee as chronically vacant nuisance property, upon presenting evidence that the violations of this code have been cured. Upon bona fide sale of the property to an unrelated party, the lien shall be considered released and the delinquent registration fee forgiven. Unrelated party shall mean a person or entity that is not a related party as defined under Section 267(b) of the Internal Revenue Code. The city manager is authorized to discharge any portion of such

special tax bill pursuant to review of the city's lien waiver committee in accordance with the provisions of section 48-83 of this code.

Secs. 56-584—56-599. Reserved.

Section 2. That Chapter 2, Code of Ordinances, is hereby amended by repealing Section 2-1722, Payment of non-installment assessments and special tax bills, and enacting a new section of like number and subject matter to read as follows:

Sec. 2-1722. Payment of non-installment assessments and special tax bills.

The following provisions shall apply to all special assessments authorized by chapter 48 and chapter 56 of the Code of Ordinances to recover costs for nuisance abatements, to recover vacant property registration fees pursuant to section 56-583 of this code, and to recover costs in vacating, closing, securing, repairing or demolishing dangerous buildings, except for special assessments authorized by subsection 56-546(c) of this code.

(1) *Thirty-day period to pay*. The assessment may be paid without penalty within 30 days from the date the assessment was issued.

(2) *Penalty on non-installment assessment when not paid in full within 30 days*. If any special assessment is not paid in full before the expiration of 30 days after the date of issuance of the assessment, the assessment shall be delinquent. If any assessment becomes delinquent, then the entire unpaid principal of the assessment will be subject to a one percent penalty per month until the assessment is paid in full. The penalty shall not exceed 25 percent.

(3) *Finance department to issue special assessments*. The department of finance shall issue all notices of special assessment described in this section, and shall be responsible for collection of all payments described in this section.

(4) *Ownership split or subdivision of lands subject to special assessment*. Full payment of the total assessment, including principal and penalty, for each respective lot, tract, or parcel must be made prior to any ownership split or subdivision of said lot, tract, or parcel.

..end

Approved as to form:

Bret Kassen
Associate City Attorney

No Docket Memo Provided for Ordinance No. 260401

Public Comment on Ordinance No. 260401
Submitted to the Neighborhood Planning and Development Committee
By the Kansas City Regional Association of REALTORS®

Chair and Members of the Neighborhood Planning and Development Committee:

The Kansas City Regional Association of REALTORS® (KCRAR) appreciates the City's commitment to addressing nuisance properties, protecting neighborhood quality, and encouraging responsible ownership throughout Kansas City. REALTORS® live, work, and invest in these neighborhoods every day, and we share the City's goal of creating safe, stable, and thriving communities.

However, several provisions contained in Ordinance No. 260401 would unintentionally discourage investment, create unnecessary compliance burdens, and undermine property security without materially improving enforcement outcomes. At a time when Kansas City needs continued housing rehabilitation, redevelopment, and private investment, it is critical that regulations target true problem properties without penalizing responsible owners and small housing providers.

For these reasons, KCRAR respectfully urges the Committee to amend the ordinance by removing the following provisions:

Remove Section 56-574 — Posting Requirement

KCRAR strongly opposes the requirement that owners post exterior notices identifying a property as vacant.

This provision creates a serious and unnecessary public safety concern. Posting signage that openly advertises a property as unoccupied effectively invites vandalism, trespassing, copper theft, squatting, and other criminal activity. In many cases, vacant homes are already vulnerable targets. Requiring visible public notification only increases that risk — not only for the property itself, but also for neighboring homes and residents.

Responsible property owners frequently invest substantial resources into securing and maintaining vacant properties during renovation, probate, transition, or sale periods. A mandatory posting requirement undermines those efforts and may accelerate deterioration rather than prevent it.

Importantly, the City already has the tools necessary to identify and enforce compliance on vacant properties through inspections, code enforcement, and direct owner communication. Public signage does not improve the City's enforcement capabilities; it simply broadcasts vulnerability to the general public.

Remove Section 56-573(d)(2)(a) — Monthly Inspection Requirement

KCRAR also urges removal of the mandatory monthly inspection requirement.

While regular property oversight is important, imposing a rigid monthly inspection mandate on all vacant properties is overly burdensome, impractical, and unnecessary. This requirement would disproportionately impact:

- Elderly property owners
- Out-of-state owners
- Military families
- Heirs managing inherited property
- Small housing providers
- Owners managing multiple parcels

For many responsible owners, property monitoring schedules are already tailored to the condition, occupancy history, and risk level of individual properties. A one-size-fits-all inspection mandate adds administrative costs and logistical challenges without evidence that it would meaningfully improve compliance or neighborhood conditions.

More importantly, Kansas City already possesses strong nuisance abatement and property maintenance enforcement mechanisms. If a property becomes neglected or creates neighborhood impacts, the City can already intervene and compel corrective action.

This ordinance should focus enforcement on actual nuisance behavior and demonstrable maintenance failures — not impose blanket procedural requirements on compliant owners who are not contributing to neighborhood problems.

At a time when Kansas City needs more housing rehabilitation and reinvestment, adding unnecessary operational burdens risks discouraging the very individuals and businesses willing to improve aging housing stock.

Remove Section 56-573(g)(7) — Statement of Intent Requirement

KCRAR further requests removal of the requirement that owners disclose their intended plans for a property.

Mandatory disclosure of whether an owner intends to rehabilitate, sell, hold, redevelop, or otherwise utilize a property raises serious concerns regarding business confidentiality, investment strategy, and economic competitiveness.

Real estate investment and redevelopment decisions are often fluid and highly sensitive. Small developers, neighborhood investors, nonprofit housing organizations, and entrepreneurs routinely evaluate multiple options before determining the most viable path forward. Requiring premature disclosure of those intentions may:

- Discourage redevelopment activity
- Expose proprietary business strategies
- Create market complications
- Increase financial risk for investors
- Reduce flexibility needed to successfully complete projects

Kansas City's housing challenges cannot be solved without private investment. Policies that create uncertainty or discourage redevelopment will ultimately slow neighborhood revitalization and reduce opportunities to return vacant properties to productive use.

Critically, disclosure of an owner's future plans is not necessary for the City to enforce maintenance standards or nuisance codes. Property condition — not speculative future intent — should remain the basis for enforcement.

Conclusion

KCRAR firmly believes Kansas City can protect neighborhoods while also encouraging responsible ownership, housing rehabilitation, and economic investment. Ordinance No. 260401 should target truly problematic properties without creating unintended consequences for responsible owners and redevelopment partners working to improve the city's housing stock.

Accordingly, we respectfully urge the Committee to remove:

- Section 56-574 — Posting Requirement
- Section 56-573(d)(2)(a) — Monthly Inspection Requirement
- Section 56-573(g)(7) — Statement of Intent Requirement

Thank you for your consideration and for your continued commitment to the residents, housing providers, and neighborhoods of Kansas City.

Respectfully Submitted,

James Toy
Senior Vice President of Government Affairs
Kansas City Regional Association of REALTORS®
jamest@kcrar.com | 913-266-5910

414 E. 12th Street
Kansas City, MO
64106

File #: 260563

ORDINANCE NO. 260563

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 87 acres generally located at the southeast corner of North Staley Road and Northeast Shoal Creek Parkway from District R-80 to District R-6 and approving a development plan, also serving as a preliminary plat, to allow for the creation of 200 residential lots. (CD-CPC-2026-00037 & 38)

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-1544, rezoning an area of about 87 acres generally located at the southeast corner of North Staley Road and Northeast Shoal Creek Parkway from District R-80 (Residential) to District R-6 (Residential) and approving a development plan, also serving as a preliminary plat, to allow for the creation of 200 residential lots, said section to read as follows:

Section 88-20A-1544. That an area legally described as:

> A tract of land in the south half of section 30, township 52 north, range 32 west and the northeast quarter of section 31, township 52 north, range 32 west in Kansas City, clay county, Missouri being described as follows: commencing at the northwest corner of the southwest quarter of said section 30; thence S00°21’54”w, along the west line of said southwest quarter, a distance of 580.98 feet to a point on the southerly right of way line of ne. Shoal creek parkway and the point of beginning of the tract of land to be herein described; thence S66°47’08”e, along said right of way line, a distance of 318.69 feet; thence southeasterly, continuing along said right of way line, along a curve to the left being tangent to the previously described course having a radius of 2900.00 feet, an arc distance of 1045.11 feet; thence S87°26’02”e, continuing along said right of way line, a distance of 662.16 feet; thence southeasterly, continuing along said right of way line, along a curve to the right being tangent to the previously described course having a radius of 1500.00 feet, an arc distance of 1647.14 feet; thence S24°31’04”e, continuing along said right of way line, a distance of 708.07 feet; thence southeasterly, continuing along said right of way line, along a curve to the left being tangent to the previously described course having a radius of 1600.00 feet, an arc distance of 182.71 feet to a point on the south line of the

southeast quarter of said section 30; thence S89°42’02”e, along the south line of said southeast quarter, a distance of 177.90 feet to the southeast corner of the west half of the southeast quarter of said section 30; thence S00°19’13”w, along the east line of the west half of the northeast quarter of said section 31, a distance of 218.35 feet to a point on the northerly right of way line of ne. Staley road; thence northwesterly, along the northerly right of way line of said ne. Staley road, along a curve to the left, having an initial tangent bearing of N45°57’24”w, a radius of 330.00 feet, an arc distance of 148.61 feet; thence N71°45’22”w, continuing along said right of way line, a distance of 395.40 feet; thence northwesterly, continuing along said right of way line, along a curve to the right being tangent to the previously described course having a radius of 1477.54 feet, an arc distance of 186.10 feet; thence N64°32’33”w, continuing along said right of way line, a distance of 173.14 feet; thence northwesterly, continuing along said right of way line, along a curve to the left being tangent to the previously described course having a radius of 1072.61 feet, an arc distance of 173.79 feet; thence northwesterly, continuing along said right of way line, along a reverse curve to the right having a radius of 936.70 feet, an arc distance of 255.86 feet; thence N58°10’33”w, continuing along said right of way line, a distance of 342.63 feet; thence northwesterly, continuing along said right of way line, along a curve to the left being tangent to the previously described course having a radius of 330.00 feet, an arc distance of 181.19 feet; thence N89°38’03”w, continuing along said right of way line, a distance of 1975.51 feet; thence northwesterly, continuing along said right of way line, along a curve to the right being tangent to the previously described course having a radius of 120.00 feet, an arc distance of 188.49 feet to a point on the easterly right of way line of said ne. Staley road; thence N00°21’44”e, along the easterly right of way line of said ne. Staley road, a distance of 1227.04 feet; thence northwesterly, continuing along said right of way line, along a curve to the left being tangent to the previously described course having a radius of 180.00 feet, an arc distance of 131.95 feet to a point on the west line of the southwest quarter of said section 30; thence N00°21’54”E, along the west line of the southwest quarter of said section 30, a distance of 67.78 feet to the point of beginning. This description was prepared by Robert G. Young, pls-2007000089 on August 22, 2025.

is hereby rezoned from District R-80 (Residential) to District R-6 (Residential), all as shown outlined on a map marked Section 88-20A-1544, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

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

1. Prior to submittal of a final plat for the initial phase of the development, the applicant must submit a street name plan for the entire development and obtain approval from the Street Name Committee. Any subsequent amendments to the

approved plan may, at the discretion of the Director of City Planning and Development, require submission and approval of a revised street name plan.

2. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, has been installed or preserved in accordance with the plan and is healthy prior to a certificate of occupancy.

3. The first 30 feet of the landscape buffer tract, adjacent to the parkway right-of-way, shall be a parkway landscape easement.

4. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with Section 88-425-08 of the Zoning and Development Code.

5. Prior to issuance of the certificate of occupancy for each lot within the plat the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy.

6. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.

7. The developer shall record a covenant to maintain the "no build" landscape buffer tract, describing maintenance responsibilities. No buildings, structures, or fences may be erected within this landscaped buffer tract. Any fencing shall be located at the rear of the platted residential lot; shall be of consistent type, material, and height along the rear of the subdivision; and shall be shown on the landscape plan.

8. Per TDC decision of February 23, 2026, the developer shall make financial contribution and right-of-way dedications in lieu of half street improvements requirements on Staley Road in an amount to be negotiated with the City of Kansas City, Missouri, not to exceed $500,000.00. These financial and ROW contributions shall be used towards engineering, ROW, and construction of improvements to Shoal Creek Parkway.

9. All signage shall conform to 88-445 and shall require a sign permit prior to installation.

10. Prior to issuance of the certificate of occupancy for the first house built the developer must post a sign at the terminus of all stub streets indicating that the stub street is intended to be opened to through traffic when the adjacent property

is developed. The sign must state "FUTURE THROUGH STREET. TO BE CONNECTED WHEN ABUTTING PROPERTY DEVELOPS."

11. Prior to recording of the final plat, the developer shall secure approval of a project plan from the City Plan Commission for each private open space tract.

12. 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)

13. All required Fire Department access roads shall be an all-weather surface. Grass pavers are not permitted. (IFC-2012: § 503.2.3)

14. The developer shall provide an approved turnaround feature (i.e cul-de-sac, hammerhead) for all dead-end streets in excess of 150 feet in length. (IFC-2018: § 503.2.5)

15. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)

16. One and two family residential developments exceeding 30 dwelling units shall have at least two separate and approved fire apparatus access roads. (IFC-2018: § D107.1)

17. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (IFC-2018: § D106.3)

18. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)

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

20. Required Fire Department access roads shall designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)

21. Fire hydrant(s) shall be within 400 feet on a fire access road following an approved route established by the Authority Having Jurisdiction (AHJ) of any exterior portion of a building. The use of existing fire hydrant(s) may be used to satisfy this requirement otherwise a private fire hydrant(s) or hydrant system may be required. This distance may be increased to 600 feet for R-3 and U occupancy(s) or the building(s) is fully protected by an approved automatic fire sprinkler system(s). (IFC-2018: § 507.5.1)

22. Required Fire Department access roads shall be a minimum unobstructed width of twenty (20) feet and 13 ft. 6 in. clearance height. Check with Streets & Traffic (KCMO Public Works) or Missouri Department of Transportation (MODOT) that may have street planning regulations that supersede the Fire Code. (IFC-2018: § 503.2.1)

23. The developer shall provide Fire Department access roads before construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)

24. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2025 acquisition rate of $20,065.67 per acre. This requirement shall be satisfied prior to the recording of the plat.

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 be responsible for tree preservation in an easement or platted tract, mitigation planting, or payment of cash-in-lieu of preservation or mitigation planting, or any combination thereof in accordance with 88-424. Should the developer choose to pay cash-in-lieu of preservation or mitigation of all or a portion of the required area, the amount due shall be based upon the rate specified in 88-424. This requirement shall be satisfied prior to issuance of certificate of occupancy, or prior to the recording of the final plat, whichever occurs first.

27. The developer shall subordinate to the City all private interest in the area of any right-of-way dedication, in accordance with Chapter 88 and as required by the Land Development Division, prior to issuance of any construction permits within said right-of-way, and that the developer shall be responsible for all costs associated with subordination activities now and in the future.

28. That the developer make a financial and right-of-way contributions in lieu of half street improvements required on Staley Road, in an amount to be negotiated not to exceed $500,000.00. This financial contribution shall be used by the City for the design and construction of improvements to Shoal Creek Parkway and other nearby roadways. The financial contribution in lieu of half street improvements required by Chapter 88, shall be made prior to recording the plat or issuance of a temporary or final certificate of occupancy, as applicable. The Agreement shall be as negotiated with the Public Works Department.

29. 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.

30. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right-of-way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.

31. 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.

32. 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.

33. 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.

34. 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.

35. The developer shall dedicate additional right-of-way and provide easements for N.E. Shoal Creek Parkway in coordination with the Parks Department and as required by the adopted Major Street Plan and/or Chapter 88 so as to provide a minimum of 100 feet of right-of-way as measured from the centerline, along those areas being platted.

36. 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.

37. The developer shall construct temporary off-site cul-de-sacs and grant a City approved temporary cul-de-sac easement, for that portion outside of the dedicated street right-of-way, to the City as required by the Land Development Division, prior to recording the plat.

38. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to issuance of a certificate of occupancy.

39. No water service tap permits will be issued until the public water main is released for taps.

40. The developer shall submit water main extension plans following all the Kansas City Water rules and regulations for water main extensions. The plans shall be developed by a Missouri professional engineer and shall be under contract (permit) prior to final plat recording or building permit issuance. The plans shall include all interior and perimeter water mains as noted in the development plan review.

41. 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.

42. All agreement and easement documents shall be submitted using IB159 to the Infrastructure Review Application on CompassKC for review and approval by the Kansas City Water Services Department prior to issuance of any permits.

43. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri.

44. The developer shall submit covenants, conditions and restrictions to the Kansas City Water Services Department for approval by the Law Department and enter into covenant agreements for the maintenance of any private open space tracts with stream buffer zones or stormwater detention area tracts, prior to recording the plat.

45. 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.

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

47. The developer shall submit a preliminary stream buffer plan prior to approval of the special use/development/rezoning plan in accordance with the Section 88-415 requirements.

48. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Kansas City Water Services Department prior to issuance of a building permit to connect the private system to the public sewer main and depending on adequacy of the receiving system, make other improvements as may be required.

49. The developer shall show the limits of the 100-year floodplain on the final plat and show the Minimum Low Opening Elevation (MLOE) of any structure on each lot that abuts a 100-year floodplain area (including detention basins and engineered surface drainage conveyances) on any plat and plan, as required by the Kansas City Water Services Department.

50. The developer shall submit plans for grading, siltation, and erosion control to the Kansas City Water Services Department for review and acceptance, provide a copy of the Storm Water Pollution Prevention (SWPP) plan submitted to the Missouri Department of Natural Resources (MDNR) and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.

51. The developer shall secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Kansas City Water Services Department, prior to recording the plat or issuance of a building permit whichever occurs first. Easements shall be per the Kansas City Water matrix easement.

52. The developer shall submit a final stream buffer plan to the Kansas City Water Services Department for approval prior to issuance of any building permits and obtain permits for the stream buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements.

53. The developer shall grant on City approved forms, a stream buffer easement to the City, as required by Chapter 88 and the Kansas City Water Services Department, prior to issuance of any stream buffer permits.

54. The developer shall obtain a floodplain development permit from Development Services prior to beginning any construction activities within the floodplain.

55. The developer shall submit covenants, conditions and restrictions to the Kansas City Water Services Department for approval by the Law Department and enter into covenant agreements for the maintenance of any private open space tracts with stream buffer zones or stormwater detention area tracts, prior to recording the plat.

56. The developer shall enter into a covenant agreement for the maintenance of any storm water detention area tracts as required by the Kansas City Water Services Department, prior to recording the plat.

57. For townhouse developments, individual sanitary and water service lines are required to each unit.

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

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

..end

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

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney

City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260563
Submitted Department/Preparer: City Planning
Revised 01/30/25

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

Executive Summary

Rezoning an area of about 87 acres generally located at the southeast corner of North Staley Road and Northeast Shoal Creek Parkway from District R-80 (Residential) to District R-6 (Residential) and approving a development plan, also serving as a preliminary plat to allow for the creation of 200 residential lots. (CD-CPC-2026-00037 & 38).

Discussion

The applicant is proposing to rezone an 87 acres parcel from district R-80 (Residential dash 80) to R-7.5 (Residential dash 7.5) along with seeking approval of a development plan, also serving as a preliminary plat. The site is located at the southeast corner of Northeast Shoal Creek Parkway and Northeast Staley Road. The development plan proposes to subdivide the unplatted parcel for the purpose of residential development. The R-7.5 (Residential) zoning district will allow for the applicant to create 7,500 square foot lots, while the current zoning district would only allow for the creation of additional lots 80,000 square feet or more. The development plan proposes 200 residential lots in five phases; the development plan does not specify building footprints locations or sizes. Additionally, 17 tracts will be created for parkland, private open space and storm water detention. The lots abutting Northeast Shoal Creek Parkway will need to following the Parkway Standards for residential development, per section 88-323 of the Zoning and Development Code.

The development plan shows street trees in compliance with the Zoning and Development Code. Future development on each tract must also comply with the landscaping and screening standards per Section 88-425 of the Zoning and Development code.

There was no public testimony submitted to staff at the time of this docket memo or at the City Plan Commission.

Fiscal Impact

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

2. What is the funding source?
   Not applicable as this is an ordinance allowing for the development of a private property.

3. How does the legislation affect the current fiscal year?
   Not applicable as this is an ordinance allowing for the development of a private property.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
   Not applicable as this is an ordinance allowing for the development of a private property.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
   Not applicable as this is an ordinance allowing for the development of a private property.

Office of Management and Budget Review
(OMB Staff will complete this section.)

1. This legislation is supported by the general fund. ☐ Yes ☒ No

2. This fund has a structural imbalance. ☐ Yes ☒ No

3. Account string has been verified/confirmed. ☐ Yes ☒ No

Additional Discussion (if needed)
This ordinance has no fiscal impact.

Citywide Business Plan (CWBP) Impact

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

2. Which CWBP goal is most impacted by this legislation?
   Housing and Healthy Communities (Press tab after selecting.)

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

☐ Utilize planning approaches in neighborhoods to reduce blight, ensure sustainable, affordable housing, and improve resident wellbeing and cultural diversity.
☒ Maintain and increase housing supply to meet the demands of a diverse population.
☐ Address the various needs of the City's most vulnerable population by working to reduce disparities.
☐ Promote healthy residents by ensuring basic sanitation and living needs are met.
☐ Ensure all residents have safe, accessible, quality housing by reducing barriers.
☒ Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

Prior Legislation

None.

Service Level Impacts

Not applicable as this is an ordinance allowing for the development of a private property.

Staff Recommendation

Click or tap here to enter department.

Select One: ☒ Sponsored
☐ Directive: Res/Ord # Click to enter Res/Ord. No.

Select One: ☒ Recommend
☐ Do Not Recommend
☐ Not Applicable

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

Other Impacts

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

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

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

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

   Total Number of Units This is an ordinance will allow for the development of a private property to create 200 residential lots.
   Number of Affordable Units Click or tap here to enter text.

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

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

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

   No(Press tab after selecting)

   Not applicable as this is an ordinance allowing for the development of a private property.

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

414 E. 12th Street
Kansas City, MO
64106

File #: 260611

ORDINANCE NO. 260611

Sponsor: Director of City Planning and Development Department

Vacating an approximately 6,000-square-foot alley in Districts R-0.5/B1-1/M1-5 generally located 150 feet east of Lydia Avenue, between East 10th Street and East 11th Street and directing the City Clerk to record certain documents. (CD-ROW-2025-00023)

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 twelfth day of June, 2025, a petition was filed with the City Clerk of Kansas City by Tara Green for the vacation of all of an alley in Block B, Pratt's Addition, recorded in Book 2, Page 25 at the Jackson County Recorder of Deeds office, and Block 1, Gates and Kendall's Second Addition, recorded in Book 12, Page 64 at said Recorder of Deeds office, both subdivisions in the City of Kansas City, Jackson County, Missouri, being 15 feet wide, lying between the South line of East 10th Street, as now established, and the North line of East 11th Street, as now established, giving the distinct description of the alley to be vacated, and also the names of the persons and corporations owning or claiming to own the property fronting thereon, and that the consent of the persons and corporations owning or claiming to own three-fourths of the front feet of the property immediately adjoining said alley has been obtained in writing, that said consent has been acknowledged as deeds are acknowledged, and was duly filed with the petition for such vacation in the City Clerk's Office.

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

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

Section 4. That all of an alley in Block B, Pratt's Addition, recorded in Book 2, Page 25 at the Jackson County Recorder of Deeds office, and Block 1, Gates and Kendall's Second Addition, recorded in Book 12, Page 64 at said Recorder of Deeds office, both subdivisions in the City of Kansas City, Jackson County, Missouri, being 15 feet wide, lying between the South line of East 10th Street, as now established, and the North line of East 11th Street, as now established be and the same is hereby vacated, and subject to the following conditions:

1. The applicant shall provide a private access easement for the southern portion of the alley for the applicant and Lincoln University and shall provide a private access easement for the northern portion of the alley for Jazz Hill Apartments LP and Hamilton Sandra L Trustee.

2. The applicant shall retain all utility easements and protect facilities required by AT&T.

3. The applicant shall retain all utility easements and protect facilities required by Spectrum Charter.

4. The applicant shall retain all utility easements and protect facilities required by Water Services Department of Kansas City, Missouri.

5. The applicant shall retail all utility easements and protect facilities required by Evergy.

6. The applicant record a private easement for a gate with the applicable property owners.

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

..end

____

Approved as to form:

____

Sarah Baxter
Senior Associate City Attorney

Approved by the City Plan Commission

____
Sara Copeland, FAICP
Secretary

STATE OF MISSOURI)
) ss.
COUNTY OF ________)

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

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

My term expires _________________________, 20____.

____
Notary Public within and for
County, Missouri

IN RECORDER'S OFFICE

STATE OF MISSOURI)
) ss.
COUNTY OF _________)

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

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

____
Recorder

By________________________________

Deputy

City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260611
Submitted Department/Preparer: City Planning
Revised 6/10/24

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

Executive Summary

Vacating an approximately 6,000 square feet alley in Zoning Districts R-0.5/B1-1/M1-5 (Residential, Commercial, Manufacturing) generally located 150 feet east of Lydia Avenue, between East 10th Street and East 11th Street and directing the City Clerk to record certain documents. (CD-ROW-2025-00023).

Discussion

This vacation application proposes to vacate an improved 15-foot-wide alley, bound by East 10th Street to the north, East 11th Street to the south, Lydia Avenue to the west and Paseo to the east. The proposed alley vacation is approximately 15 feet in width and 300 feet in length. The proposed 6,000 square foot vacation is a request from Tara Green and Brian Adriano, property owners of 1016 Paseo, to make the alley private and allow the installation of a gate across the alley for safety. After approval of the vacation, a swing yelp gate is proposed to be installed at the south entrance of the alley and a rolling gate is proposed at the northern boundary of the 1016 Paseo property for additional safety. These improvements cannot be completed within the public right-of-way. The applicant stated a need for additional safety for the properties abutting the alley. Staff recommended a vacation at this location as one option moving forward since the Public Works Department does not allow private property owners to install gates in public right-of-way.

There are currently two property owners (1000 Paseo and 1016 Paseo) that only have vehicular access to their site through the alley, requiring the alley remain to allow an approved form of access to the site. Staff has added a condition to record a cross-access easement at the time of recording for the vacation of right-of-way to maintain access (Condition No. 5).

Staff has concerns regarding the recording of the cross-access easement; if one cannot be recorded, the vacation of right-of-way will be deemed null and void. This will ensure that all property owners maintain vehicular access to the properties. Staff has included the following language: "should the public access easement be violated, terminated, or abandoned the vacation will be null and void." The city would then have to pay for the right-of-way through condemnation.

There are public and private utilities located with the public right-of-way. The Water Department has a sewer main within the full length of the alley. The Water Department requires that the applicant retain an easement or relocate facilities at the applicant's expense. AT&T, Spectrum Charter and Evergy also have utilities within the right-of-way which will also require easements be retained or the utilities be relocated.

There was no public testimony at the City Plan Commission.

Staff Recommendation: Denial
CPC Recommendation: Approval with Conditions (3-1)

Fiscal Impact

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

2. What is the funding source?
   Not applicable as this is an ordinance authorizing the vacation of public right-of-way.

3. How does the legislation affect the current fiscal year?
   Not applicable as this is an ordinance authorizing the vacation of public right-of-way.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
   Not applicable as this is an ordinance authorizing the vacation of public right-of-way.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
   Not applicable as this is an ordinance authorizing the vacation of public right-of-way.

Office of Management and Budget Review
(OMB Staff will complete this section.)

1. This legislation is supported by the general fund. ☐ Yes ☒ No

2. This fund has a structural imbalance. ☐ Yes ☒ No

3. Account string has been verified/confirmed. ☐ Yes ☒ No

Additional Discussion (if needed)
This legislation has no funding attached to it.

Citywide Business Plan (CWBP) Impact

1. View the Adopted 2025-2029 Citywide Business Plan

2. Which CWBP goal is most impacted by this legislation?
   Housing and Healthy Communities (Press tab after selecting.)

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

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

Prior Legislation

There is no previous legislation for this ordinance.

Service Level Impacts

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

Other Impacts

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

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

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

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

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

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

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

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

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

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

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

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

   No(Press tab after selecting)

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

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