



## **Agenda**

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

Chairperson Ryana Parks-Shaw

Vice Chair Eric Bunch

Councilmember Nathan Willett

Councilmember Melissa Patterson Hazley

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**Tuesday, August 19, 2025**

**1:30 PM**

**26th Floor, Council Chamber**

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**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\*\*\*

\*\*\*BEGINNING OF CONSENTS\*\*\*

#### **Director of City Planning & Development**

**[250650](#)**

Sponsor: Director of City Planning and Development Department

Approving the plat of 9640 North Indiana, an addition in Clay County, Missouri, on approximately 10 acres generally located 1,500 feet south of the intersection of Northeast 100th Street and North Indiana Avenue, creating two lots for the purpose of a residential development; accepting various easements; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00008)

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

FIRST READINGS

**Director of Housing and Community Development**

**250631** Sponsor: Director of Housing and Community Development Department

Accepting the recommendations of the Housing Trust Fund Board; reducing an existing appropriation by \$6,980,346.00 and appropriating \$6,980,346.00 from 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 \$6,980,346.00 from funds appropriated in the Housing Trust Fund.

**Director of Neighborhoods**

**250637** Sponsor: Director of Neighborhood Services Department

Amending Chapter 48, Code of Ordinances, entitled "Nuisances," by repealing Section 48-1, Definitions, and Section 48-30, Rank weeds and noxious plants; amending Chapter 56, Code of Ordinances, entitled "Property Maintenance Code," by repealing Section 56-433, Noxious weeds and enacting new sections of like number and subject matter, and by enacting a new Section 56-116, Excessive growth of vegetation, invasive and noxious plants and poisonous plants to the touch; amending Chapter 34, Code of Ordinances, entitled "Health and Sanitation," by repealing Article VII, Weeds and noxious plants; and amending Chapter 62, Code of Ordinances, entitled "Solid Waste," by repealing Article VIII, Nuisances.

\*\*\*Held until 9/9/25\*\*\*

**Director of Health**

**250651** Sponsor: Director of Health Department

Accepting and approving a grant award in the amount of \$583,444.00 with the US Department of Housing & Urban Development (HUD) for Continuum of Care "Shelter Plus Care;" appropriating and estimating revenue in the amount of \$583,444.00; authorizing the Director of Health to execute a contract in the amount of \$600,941.00 with SAVE, Inc., consisting of Federal funds, for permanent supportive housing services in the Kansas City area; authorizing the Director of Health to extend the term of the contract or increase the total contract dollar amount upon need and appropriation; and recognizing this ordinance as having an accelerated effective date.

**Director of Municipal Court**

[250653](#) Sponsor: Director of Municipal Court

Authorizing the acceptance of a \$64,414.00 grant from the Jackson County COMBAT program to fund the Kansas City Municipal Court Truancy Court Program; estimating and appropriating \$64,414.00 for the Jackson County COMBAT grant in the General Grants Fund to fund the Kansas City Municipal Truancy Court Program; and recognizing this ordinance as having an accelerated effective date.

**Director of City Planning & Development**

[250668](#) Sponsor: Director of City Planning and Development Department

Approving an amendment to Shoal Creek Valley Area Plan by changing the recommended land use from mixed use community, residential low density, and residential medium density to residential high density, in an area generally located at the northeast corner of N.E. Shoal Creek Parkway and Maplewoods Parkway. (CD-CPC-2025-00079)

**Parks-Shaw**

[250669](#) Sponsor: Mayor Pro Tem Ryana Parks-Shaw

Authorizing the City Manager to negotiate and execute the necessary agreements with Swope Health Services or an affiliated entity for the purpose of site preparation and development activities in connection with the Swope Health Village Development, including the property located at 5900 Swope Parkway; and authorizing the City Manager to expend up to \$4,000,000.00 from previously appropriated funds in the Health Levy Fund.

**Director of City Planning & Development**

[250674](#) Sponsor: Director of City Planning and Development Department

Rezoning an area of approximately 30 acres generally located at the northeast corner of N.E. Shoal Creek Parkway and Maplewoods Parkway from Districts B3-2 and R-2.5 to District R-2.5 and approving a development plan which also serves as a preliminary plat allowing for 177-unit cottage house development on one lot. (CD-CPC-2025-00077 and CD-CPC-2025-00076)

HELD IN COMMITTEE

**Director of City Planning & Development**

**250536** Sponsor: Director of City Planning and Development Department

RESOLUTION - Approving an amendment to the Midtown/Plaza Area Plan on about 0.6 acres generally located at 3809 Roanoke Road by changing the recommended land use from residential low density and mixed use neighborhood to mixed use neighborhood for. (CD-CPC-2025-00055)

**Director of City Planning & Development**

**250537** Sponsor: Director of City Planning and Development Department

Rezoning an area of about 0.6 acres generally located at 3809 Roanoke Road from Districts B3-2 and R-5 to District B3-3 and approving a development plan to allow for a multi-unit residential building with limited commercial space. (CD-CPC-2025-00054 and CD-CPC-2025-00056)

**Director of Housing and Community Development**

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

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

**Director of Housing and Community Development**

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

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

## ADDITIONAL BUSINESS

### 1. Land Development Division Update

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

### 3. Closed Session

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

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

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

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

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

Adjournment



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**File #: 250650**

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### ORDINANCE NO. 250650

Sponsor: Director of City Planning and Development Department

Approving the plat of 9640 North Indiana, an addition in Clay County, Missouri, on approximately 10 acres generally located 1,500 feet south of the intersection of Northeast 100th Street and North Indiana Avenue, creating two lots for the purpose of a residential development; accepting various easements; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00008)

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

Section 1. That the plat of 9640 North Indiana, a subdivision in Clay County, Missouri, a true and correct copy of which is attached hereto and incorporated herein by reference, is hereby approved.

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

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

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

Section 5. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on July 2, 2025.

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Approved as to form:

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Eluard Alegre  
Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250650

Submitted Department/Preparer: Please Select

Revised 6/10/24

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

### Executive Summary

Approving the plat of 9640 North Indiana, an addition in Clay County, Missouri, on approximately 10 acres generally located 1,500 feet south of the intersection of Northeast 100<sup>th</sup> Street and North Indiana Avenue, creating two lots for the purpose of a residential development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development and Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00008)

### Discussion

The request is to consider approval of a Final Plat in District R-80 (Residential) on about 10 acres generally located at 9640 North Indiana Avenue creating two (2) lots to allow for residential development. The lots are not eligible for Minor Subdivision Type 2 (88-535-05), as the lots exceed the lot depth to lot width ratio of 3:1 when over one acre, therefore requiring the preliminary plat and final plat review process. This use was approved by Case No. CD-CPC-2024-00179, which served as the preliminary plat. The Final Plat is in conformance with the Preliminary Plat as well as the lot and building standards of Section 88-110 of the Zoning and Development Code.

There was no public testimony at the City Plan Commission hearing.

Staff Recommendation: Approval with Conditions

CPC Recommendation: Approval with Conditions

### Fiscal Impact

1. Is this legislation included in the adopted budget?

☐ Yes

☒ No



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

### **Office of Management and Budget Review**

(OMB Staff will complete this section.)

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

### **Additional Discussion (if needed)**

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):
  - ☐ Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.

- ☒ Ensure quality, lasting development of new growth.
- ☐ Increase and support local workforce development and minority, women, and locally owned businesses.
- ☐ Create a solutions-oriented culture to foster a more welcoming business environment.
- ☐ Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
- ☐

## Prior Legislation

Case No. CD-CPC-2024-00179 - A preliminary plat approved on March 25, 2025 by the Development Review Committee, for the creation of two residential lots, on about 10 acres generally located at 9640 North Indiana Avenue.

## Service Level Impacts

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

## Other Impacts

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

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

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

Please provide reasoning why not:

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

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

No(Press tab after selecting)

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

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

No(Press tab after selecting)



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**File #: 250631**

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### ORDINANCE NO. 250631

Sponsor: Director of Housing and Community Development Department

Accepting the recommendations of the Housing Trust Fund Board; reducing an existing appropriation by \$6,980,346.00 and appropriating \$6,980,346.00 from 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 \$6,980,346.00 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 May 27, 2021, by Ordinance No. 210392, the City Council adopted the City's stimulus spending plan "RecoverKC" in which the City Council allocated \$12,500,000.00 to the Housing Trust Fund; 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, a special election was also duly held in the City on Tuesday, November 8, 2022 (the "2022 Election"), on the question of whether to issue general obligation bonds of the City in an amount not to exceed \$50,000,000.00 for the purpose of affordable housing through the rehabilitation, renovation, and construction of houses and buildings, including blight removal, to provide affordable housing for very low-to moderate-income households and the question was approved by voters; and

WHEREAS, the City Council adopted Resolution No. 220902 on October 13, 2022, expressing its intent that any sums from the General Obligation Bonds Question No. 2 would be appropriated from the bond fund into the Housing Trust Fund; and

WHEREAS, Ordinance No. 230371, passed on May 11, 2023, estimated bond proceeds and appropriated a transfer to the Housing Trust Fund for the purposes outlined herein; 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 contributions contemplated by the Funding Agreement are limited to those which have been determined to be needed for the purpose of ensuring that the project proceeds and, but for their contribution, the project would not proceed to the detriment of the public interest; and

WHEREAS, 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, 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; 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 July 14, 2025, is hereby accepted.

Section 2. That the sum of \$6,980,346.00 is hereby reduced in the following account of the Housing Trust Fund:

|                       |                          |                |
|-----------------------|--------------------------|----------------|
| 26-2490-552045-619080 | Housing Trust Fund-Bonds | \$6,980,346.00 |
|-----------------------|--------------------------|----------------|

Section 3. That the Director of the Housing and Community Development Department is hereby authorized to expend up to \$6,980,346.00 from funds previously appropriated to Account No. 26-2490-552045-619080 in the Housing Trust Fund and to negotiate and execute funding agreements with the following contractors.

| Developer                           | Project Name                                     | Award Amount   | Budget Account                     |
|-------------------------------------|--|----------------|------------------------------------|
| LCKC Ladd Development Partners, LLC | The Sanford B. Ladd School Redevelopment Project | \$750,000.00   | 26-2490-555996-619080-55SANFORDHTF |
| Standard Benton                     | Benton Apartments                                | \$2,000,000.00 | 26-2490-555996-                    |

|                                |   |                |                                      |
|--------------------------------|---|----------------|--------------------------------------|
| Venture LP                     |   |                | 619080-55BENTONHTF                   |
| The NHP Foundation             | Cardinal Ridge Apartments                                     | \$1,200,000.00 | 26-2490-555996-619080-55CARDINAL2HTF |
| Missouri Housing Partners, LLC | Mid City Towers II Rehabilitation and Preservation            | \$1,200,000.00 | 26-2490-555996-619080-55MIDCITYHTF   |
| Missouri Housing Partners, LLC | Loma Vista Apartments   | \$1,350,000.00 | 26-2490-555996-619080-55LOMAVISTAHTF |
| Jerusalem Farm                 | HNE Land Trust – Raise New Independence Plaza                 | \$360,000.00   | 26-2490-555996-619080-55HNELTHTF     |
| Life Unlimited, Inc.           | Four Homes Renovations  | \$20,346.00    | 26-2490-555996-619080-55FOURHOMESHTF |
| Pawsperity Inc.                | Transitional Housing for Pawsperity Job Training Participants | \$100,000.00   | 26-2490-555996-619080-55PAWSPERITY   |

Section 4. That the awards for the Cardinal Ridge Apartments, the Mid-City Towers II Rehabilitation and Preservation, and the Loma Vista Apartments, are conditioned upon the project's receipt of a LIHTC award before December 31, 2025.

Section 5. That if the projects mentioned in Section 4 are not awarded LIHTC before December 31, 2025, the funds appropriated in Section 3 to these projects shall be appropriated back to the Kansas City Housing Trust Fund Balance.

Section 6. 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 7. 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.

..end

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

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Tammy L. Queen  
Director of Finance

Approved as to form:

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Joseph A. Guarino  
Senior Associate City Attorney





# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250631

Submitted Department/Preparer: Housing

Revised 6/10/24

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

### Executive Summary

Accepts the Round V Housing Trust Fund (HTF) award recommendations from the HTF Board and authorizes the Director of Housing and Community Development to execute funding agreements totaling \$6,980,346.00 to support affordable housing development, preservation, and transitional housing projects.

### Discussion

This ordinance authorizes funding agreements for seven housing projects that were recommended for funding by the Housing Trust Fund Advisory Board on July 14, 2025. These projects were selected following a competitive proposal process and reflect HTF priorities such as deep affordability (at or below 30% AMI), transitional housing, and homeownership support.

Funding is provided from the Housing Trust Fund, which includes General Obligation Bond proceeds dedicated to affordable housing. This round includes conditional awards for three projects dependent upon securing Low-Income Housing Tax Credits (LIHTC) from the Missouri Housing Development Commission by December 31, 2025. Awards also include requirements to begin construction within 12 months and comply with City contracting and equity policies.

### Fiscal Impact

1. Is this legislation included in the adopted budget? ☒ Yes ☐ No
2. What is the funding source?  
26-2490-552045-619080  
Kansas City Housing Trust Fund
3. How does the legislation affect the current fiscal year?  
It authorizes the expenditure of \$6,980,346.00 in HTF bond funds for Round V projects in FY25.

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

No recurring costs. The awards are one-time project-based allocations. If LIHTC-dependent projects fail to secure credits by 12/31/2025, funds will revert to the HTF balance.

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

Yes, several projects leverage external sources such as LIHTC and private financing, multiplying the impact of public investment.

### Office of Management and Budget Review

(OMB Staff will complete this section.)

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

### Additional Discussion (if needed)

Click or tap here to enter text.

## Citywide Business Plan (CWBP) Impact

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

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

## Prior Legislation

Ordinance No. 180719  
 Ordinance No. 210392  
 Ordinance No. 210873  
 Ordinance No. 230371  
 Ordinance No. 240413

## Service Level Impacts

This ordinance will increase the supply of deeply affordable housing, transitional housing, and homeownership support for low-income residents. It supports the City's housing goals through strategic investment, aligned with the HTF's scoring and prioritization framework.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
 Access to safe, affordable, and stable housing improves public health outcomes, reduces stress, and lowers health-related costs for vulnerable populations.
2. How have those groups been engaged and involved in the development of this ordinance?  
 Applicants were required to demonstrate community engagement. The HTF Board includes diverse stakeholders who reviewed all proposals for community impact and inclusion.
3. How does this legislation contribute to a sustainable Kansas City?  
 Many projects involve preservation of existing housing stock, infill development, and prioritization of long-term affordability, contributing to sustainable and equitable neighborhood growth.
4. Does this legislation create or preserve new housing units?  
 Yes (Press tab after selecting)

Total Number of Units 478

Number of Affordable Units 420

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.

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.



## Housing

**JOURNAL ID:**

2026

TOTAL

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## DATE \_\_\_\_\_

7/23/2025



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**File #: 250637**

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### ORDINANCE NO. 250637

Sponsor: Director of Neighborhood Services Department

Amending Chapter 48, Code of Ordinances, entitled “Nuisances,” by repealing Section 48-1, Definitions, and Section 48-30, Rank weeds and noxious plants; amending Chapter 56, Code of Ordinances, entitled “Property Maintenance Code,” by repealing Section 56-433, Noxious weeds and enacting new sections of like number and subject matter, and by enacting a new Section 56-116, Excessive growth of vegetation, invasive and noxious plants and poisonous plants to the touch; amending Chapter 34, Code of Ordinances, entitled “Health and Sanitation,” by repealing Article VII, Weeds and noxious plants; and amending Chapter 62, Code of Ordinances, entitled “Solid Waste,” by repealing Article VIII, Nuisances. \*\*\*Held until 9/9/25\*\*\*

WHEREAS, the City acknowledges that the climate crisis is here, and Kansas City is already experiencing climate change through hotter temperatures, drought, and flooding, and will likely see in the future more frequent and intense heat waves, more severe flooding, increased air pollutants and diseases, and more people displaced from their homes because of these disasters; and

WHEREAS, the City adopted an updated Climate Protection & Resiliency Plan in September 2022 to address the climate crisis with strategies focused on both mitigating and adapting to our changing climate; and

WHEREAS, the Climate Protection & Resiliency Plan contains a section focused on Natural Systems strategies that use nature to cool our city, prevent flood damage, and clean our air and water, including expanding the network of trees and natural areas, promoting regenerative, ecologically healthy soils and landscapes, promoting sustainable water supply and use, and using natural systems to manage stormwater runoff; and

WHEREAS, planting native plants supports the health of ecosystems, enhances biodiversity, and contributes to the sustainability and resilience of landscapes in the face of environmental challenges; and

WHEREAS, amending the current Nuisance and Property Maintenance Codes will allow residents of the City to increasingly grow native plants throughout the City and contribute to the sustainability and climate resiliency of the City; and

WHEREAS, Chapter 34, Article VII of the Code of Ordinances, Weeds and noxious plants, provides a separate, similar violation as the current Section 48-30 with enforcement procedures substantially mirroring those the Neighborhood Services Director already possesses via Chapters 48 and 56, and, thus, can be repealed to limit duplication and confusion in City's Code; and

WHEREAS, Chapter 62, Article VIII of the Code of Ordinances, Nuisances, also contains substantially similar violations and enforcement procedures that exist in other portions of the City's Code, including Section 48-30, and, thus, can be repealed to limit duplication and confusion in City's Code; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 48, Code of Ordinances," is hereby amended by repealing Section 48-1, Definitions, and Section 48-30, Rank weeds and noxious plants, and enacting new sections of like number and subject matter to read as follows:

**Sec. 48-1. Definitions.**

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Boat* means any device used or capable of being used for navigation on water.

*Camper shell* means but is not limited to any unit primarily designed as temporary living quarters for recreation, camping or travel use, or an enclosed space that is capable of being occupied and designed to be temporarily attached to the bed or frame of a truck or similar self-powered vehicle.

*City* means the City of Kansas City, Missouri.

*Debris* means detritus, dirt, mud, gravel, sand, silt, leaves, organic material, litter, rubble, scrap, loose material.

*Detention basin* means any facility designed for the purpose of temporarily holding water that is then released at a predetermined rate and controls the flow of stormwater downstream.

*Director of finance* means the director of finance or any authorized representative.

*Director of health* means the director of health or any authorized representative.

*Director* means the director of neighborhood services or any authorized representative.

*Director of parks and recreation* means the director of parks and recreation or any authorized representative.

*Director of public works* means the director of public works or any authorized representative.

*Excessive growth of vegetation* means any vegetation that is ten (10) inches or more in height, including, but not limited to, turf grasses or unattended growths of other plants. Excessive growth of vegetation shall not mean plants more than ten (10) inches in height that are part of a managed natural landscape as defined in this chapter.

*Fence* means a structure serving as an enclosure, barrier or boundary, usually made of posts, boards, wires, masonry or rails.

*Garbage* means the animal and vegetable waste resulting from the handling, preparation, cooking, serving and nonconsumption of food.

*Invasive plant* means any plant, excluding trees over three (3) inches in diameter and thirteen (13) feet in height, outside its native range whose presence causes or is likely to cause harm to the economy, human health or the environment, including but not limited to harm to native plant communities. Invasive plants include but are not limited to any plant:

- (1) designated as invasive by the State of Missouri's Department of Conservation or Department of Agriculture;
- (2) designated as invasive by any other authority the State of Missouri's Department of Conservation or Department of Agriculture has referenced or acknowledged as an authority on Missouri invasive plants, such as the Missouri Prairie Foundation's Invasive Plant Council; or
- (3) designated as invasive on a list made publicly available by the director.

*Managed natural landscape* means any part of a premise, lot, tract, or parcel of land that consists of intentionally and continuously maintained vegetation allowed to grow to its natural height and form for the purpose(s) of benefiting the city's natural environment, improving stormwater retention, increasing water quality, reducing greenhouse gas emissions, using fewer potentially harmful or costly inputs, increasing biodiversity, and/or providing habitats for wildlife such as birds, bees, and butterflies. In addition, a managed natural landscape must meet the following requirements:

- (1) No turf grass ten (10) inches or more in height, noxious plants or invasive plants, all as defined in this chapter, shall be present;
- (2) The defined landscape area, if it includes any plants that are not trees, must maintain clearly defined boundaries through edging or containment;
- (3) No vegetation may encroach onto a neighboring property or right-of-way; and



- (4) At least one unobstructed safety corridor three (3) feet in width and seven and a half (7.5) feet in height must be present to allow emergency medical professionals to enter the property quickly and safely should the need arise. Additionally, no vegetation shall overhang the pedestrian sidewalk, excluding trees that allow a clearance of at least seven and a half (7.5) feet above the pedestrian sidewalk.

*Native* means evolving and naturally occurring in the region without human intervention.

*Noxious plant* means any plant designated as noxious pursuant to 2 CSR 70-45.005, Missouri Code of State Regulations, or by other rule or regulation promulgated by the State of Missouri's Department of Agriculture.

*Occupant* means any person who has a legal or equitable interest in a parcel of real property other than a fee interest, including a life tenant, tenant, lessee, tenant at will, tenant at sufferance or adverse possessor, as well as a person in possession or a person who has charge, care or control of the parcel of real property, as the agent or personal representative of the person holding legal title to a fee interest. Possession, charge, care or control may include living, sleeping, cooking or eating in the parcel of real property.

*Owner* means any person who, alone or jointly or severally with others:

- (1) Shall have legal title to any parcel of real property, building or structure, or part thereof, with or without accompanying actual possession thereof; or
- (2) Shall have charge, care or control of any parcel of real property, building or structure, or part thereof, as agent or personal representative of the person having legal title to the building or structure, or part thereof; or
- (3) Shall have equitable title to real property by inheritance and has not disclaimed the interest in the property; or
- (4) Shall have possession or right to possession under a contract for deed;

*Parking space* means an area on a lot satisfying all of the following requirements:

- (1) The area must be as wide and as long as the vehicle parked thereon, but shall not be less than seven and one-half feet wide and 15 feet in length if an automobile is parked thereon;
- (2) The area must be connected to a public street or alley by a driveway not less than seven and one-half feet wide; and
- (3) The parking space shall be surfaced in accordance with sections 88-420 and 56-112.

A parking space may be provided in the front yard if the parking space is at least 20 feet from the front property line or if it is authorized by a development plan or variance approved in accordance with the zoning ordinance.

*Person* means and includes any individual, or entity or other representative thereof.

*Poisonous plant to the touch* means any plant at any height or state of maturity that is poisonous to the touch, including, but not limited to, poison ivy, poison oak and poison sumac.

*Premises* means any public or private property, vacant or occupied lot, plot, parcel of land, street, sidewalk, alley, boulevard, highway, right-of-way, park, parkway, public square or viaduct, including the structures or buildings thereon.

*Recreational vehicle* means any unit primarily designed as a temporary living quarters for recreation, camping or travel use that either:

- (1) Contains its own motive power, as in the case of but not limited to motor homes, motor coaches, mini-motor homes or recreational vans; or
- (2) Is permanently mounted on a vehicle such as a truck camper or pickup camper.

*Refuse* means unwanted or discarded waste materials in a solid or semisolid state consisting of garbage or rubbish or a combination thereof.

*Rubbish* means solid wastes consisting of combustible and noncombustible waste materials from residential, commercial, industrial and institutional establishments, including yard wastes and items commonly referred to as trash.

*Sewage disposal system* means any arrangement of devices and structures used for receiving, transporting, treating and disposing of sewage, including private and community sewer lines.

*Spillover Light* means light produced by an exterior light on premises that spills over onto another property and exceeds 0.186 foot-candle at the property line of any other property zoned R-10, R-7.5 or R.6.

*Trailer* means but is not limited to any vehicle designed or utilized for the transportation of a boat, automobile, snowmobile, livestock, cargo or similar items, or as temporary living quarters for recreation, camping or travel use as in the case of a travel, tent, camp, pop-up or fifth wheel trailer and the like, which does not have motive power of its own, but is designed to be drawn by another vehicle.

*Turf grass* means any grass commonly used in regularly cut lawns or play areas, such as, but not limited to, bluegrass, fescue, and ryegrass blends, intended to be maintained at a height of no more than ten (10) inches.

*Vehicle* means any self-propelled device, or portion thereof, not operated exclusively upon tracks, and shall include, without limitation, automobiles, trucks, buses, motor homes, tractors and motorcycles.

**Sec. 48-30. Excessive growth of vegetation, invasive and noxious plants and poisonous plants to the touch.**

Excessive growth of vegetation, invasive plants, noxious plants and poisonous plants to the touch, all as defined by this chapter, allowed to stand at any season of the year upon any premise, lot, tract or parcel of land, or unpaved alley, or along any sidewalk, street or paved alley adjacent to such premise, lot, tract or parcel of land, or along any right-of-way area adjoining such premise, lot, tract or parcel of land are hereby declared to constitute a nuisance. This section shall not apply to either:

- (1) land zoned or used for agricultural use which is more than 150 feet distant from any occupied residential subdivision, lot, tract or parcel of land; or
- (2) any vegetation that falls within any portion of land that meets the definition of a managed natural landscape as defined by this chapter.

Section 2. That Chapter 56, Code of Ordinances, is hereby amended by enacting a new Section 56-116, Excessive growth of vegetation, invasive and noxious plants and poisonous plants to the touch, to read as follows:

**Sec. 56-116. Excessive growth of vegetation, invasive and noxious plants and poisonous plants to the touch.**

All exterior property areas shall be subject to the requirements of section 48-30, excessive growth of vegetation, invasive and noxious plants and poisonous plants to the touch.

Section 3. That Chapter 56, Code of Ordinances, is hereby amended by repealing Section 56-433, Noxious weeds, and enacting a new section of like number and subject matter to read as follows:

**Sec. 56-433. Excessive growth of vegetation, invasive and noxious plants and poisonous plants to the touch.**

All exterior property areas shall be subject to the requirements of section 48-30, excessive growth of vegetation, invasive and noxious plants and poisonous plants to the touch.

Section 4. That Chapter 34, Code of Ordinances, Article VII, “Weeds and noxious plants,” is hereby amended by repealing all sections therein.

Section 5. That Chapter 62, Code of Ordinances, Article VIII, “Nuisances,” is hereby amended by repealing all sections therein.

..end

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Approved as to form:

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Bret Kassen  
Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250637

Submitted Department/Preparer: Neighborhoods

Revised 6/10/24

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

### Executive Summary

Amending Chapter 48, Code of Ordinances, entitled "Nuisances," by repealing Section 48-1, Definitions, and Section 48-30, Rank weeds and noxious plants; amending Chapter 56, Code of Ordinances, entitled "Property Maintenance Code," by repealing Section 56-433, Noxious weeds and enacting new sections of like number and subject matter; amending Chapter 34, Code of Ordinances, entitled "Health and Sanitation," by repealing Article VII, Weeds and noxious plants; amending Chapter 62, Code of Ordinances, entitled "Solid Waste," by repealing Article VIII, Nuisances; and recognizing this ordinance as having an accelerated effective date.

### Discussion

Currently, any plant over ten inches in height is considered a "rank weed" per the City's Nuisance Code (Chapter 48) and similar chapters. However, many native plants exceed ten inches when allowed to grow to their natural height and form. These native plants are beneficial to the environment and community by providing stormwater retention, increased water quality, reduced greenhouse gas emissions, increased biodiversity, and increased habitats for wildlife.

The proposed amendments to the City's codes would expand allowances for native plants in "managed natural landscapes," meaning a premise, lot, tract, or parcel of land that consists of intentionally and continuously maintained vegetation allowing growth to its natural height for the purpose of benefiting the city's natural environment. In order for these managed natural landscapes to maintain their appearance, they must also meet additional requirements including no turfgrass ten inches or more in height, noxious plants, invasive plants, or rank weeds. The defined landscape area must have defined boundaries, no vegetation may encroach onto neighboring property or the right-of-way, and at least one unobstructed safety corridor three feet in width and seven and a half feet in height must be present.

These requirements help to maintain the aesthetics associated with life in a large urban metro area, while still allowing for native plant yards and gardens so long as they are intentionally maintained.

## Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?  
None/not applicable. Code update.
3. How does the legislation affect the current fiscal year?  
It does not impact the budget.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
No
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
No

## Office of Management and Budget Review

(OMB Staff will complete this section.)

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

## Additional Discussion (if needed)

This ordinance has no fiscal impact.

## Citywide Business Plan (CWBP) Impact

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

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

## Prior Legislation

49861, 971346, 991334, 000199, 050191, 050676, 190537, 190718

## Service Level Impacts

These amendments for the allowance of native plants will allow residents to have additional plants in their yards without defying the City's code. Additionally, the public and the Neighborhood Services Department Community Engagement Officers will benefit from educational native plant training provided by a local contractor and funded through a cooperative agreement with the Missouri Department of Conservation. Residents will be able to engage with native plant landscaping and explore the environmental benefits of ecosystem health, biodiversity, and sustainability when planting native plants.

As part of the public trainings, the general public will also receive vouchers for native plants from a local nursery and have the opportunity to sign up for free consultation appointments with an expert to help them determine the best plants for their yard.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
Amending the Nuisance Code to include native plants for managed natural landscapes will aid in improving air and water quality. Native plants can absorb carbon dioxide, filter air pollutants, filter and reduce stormwater runoff, and the low maintenance of native plants will reduce the number of emissions from lawn maintenance equipment. Native plants will also contribute to the sustainability and resilience of the City.

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

Yes, a local stakeholder group was convened to discuss potential updates to the code and has made comments on the various versions proposed.

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

Making amendments to the Nuisance Code to allow the growth of native plants in managed natural landscapes aligns with the short-term and long-term goals and strategies in the Natural Systems section of the City's Climate Protection & Resiliency Plan. Some specifically touched on include:

N-1.3: Promote and incentivize the use of native plants, grasses, shrubs, groundcover, and trees.

N-2.1: Maintain healthy ecosystems supportive of biodiversity.

N-2.3: Promote urban- and landscape-scale sequestration projects.

N-2.5: Revise policies for City operations to protect ecological health for City-managed landscapes and encourage other public and private entities to do the same.

N-4.3: Educate and advocate for the value of healthy soil to infiltrate stormwater on all surfaces

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

No (Press tab after selecting)

[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; just updating code.

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



No(Press tab after selecting)

Click or tap here to enter text.

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



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**File #: 250651**

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### ORDINANCE NO. 250651

Sponsor: Director of Health Department

Accepting and approving a grant award in the amount of \$583,444.00 with the US Department of Housing & Urban Development (HUD) for Continuum of Care “Shelter Plus Care;” appropriating and estimating revenue in the amount of \$583,444.00; authorizing the Director of Health to execute a contract in the amount of \$600,941.00 with SAVE, Inc., consisting of Federal funds, for permanent supportive housing services in the Kansas City area; authorizing the Director of Health to extend the term of the contract or increase the total contract dollar amount upon need and appropriation; and recognizing this ordinance as having an accelerated effective date.

WHEREAS, this funding will enable SAVE, Inc., to continue the permanent housing program funded by HUD. This funding helps people with HIV in the Greater Kansas City area to obtain and maintain permanent housing, helping persons in our community move from homelessness to stable housing; and

WHEREAS, the grant serves only those disabled due to HIV/AIDS diagnosis; and

WHEREAS, participants pay 30% of their household income toward their rent, with HUD funds covering the balance up to the established contract rent within HUD’s Fair Market Rent (FMR) guidelines; and

WHEREAS, SAVE's Shelter Plus Care (S+C) program is funded through the S+C HUD Continuum of Care (CoC) grant and provides rental assistance to homeless persons with disabilities; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY

Section 1. That the grant award agreement between the City of Kansas City, Missouri, acting through its Director of Health, and the U.S. Department of Housing and Urban Development (HUD) under the Shelter Plus Care program, whereby HUD will provide funding to improve the lives of homeless men, women, and children through housing assistance programs for the period beginning August 1, 2025, through July 31, 2026, for an amount not to exceed \$583,444.00 is hereby accepted and approved. A copy of the grant award, in substantial form, is on file with the Director of Health.

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

|                                 |                   |              |
|---------------------------------|-------------------|--------------|
| 26-2480-505018-477706-G50501826 | Shelter Plus Care | \$583,444.00 |
|---------------------------------|-------------------|--------------|

Section 3. That the sum of \$583,444.00 is hereby appropriated from the Unappropriated Fund Balance of the Health Grants Fund in the following accounts:

|                            |                         |                   |
|----------------------------|-------------------------|-------------------|
| 26-2480-505018-A-G50501826 | Shelter Plus Care Grant | \$ 17,503.00      |
| 26-2480-505018-B-G50501826 | Shelter Plus Care Grant | <u>565,941.00</u> |
|                            | TOTAL                   | \$583,444.00      |

Section 4. That the Director of Health is hereby authorized to expend the sum of \$583,444.00 from funds previously appropriated to Accounts No. 26-2480-505018-A-G50501826 and 26-2480-505018-B-G50501826.

Section 5. Authorizing the Director of Health to execute a \$600,941.00 contract with SAVE, Inc., which includes funding of \$565,941.00 from the Shelter Plus Care (26-2480-505018-G50501826) grant award and a \$35,000.00 match from Health Levy (26-2330-502421-610120) funds to provide permanent supportive housing services for Persons Living with HIV (PLWH) as part of the Health Department's HIV Services Care and Prevention Program. Copies of the grant award and contract, in substantial form, are on file with the Director.

Section 6. That the Director of Health is authorized to execute contract amendments and extend the SAVE, Inc., contract for up to five (5) one-year renewal terms with additional Council authorization.

Section 7. That this ordinance is recognized as an ordinance with an accelerated effective date as provided by Section 503(a)(3)(C) of the City Charter in that it appropriates money and shall take effect in accordance with that section.

..end

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

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Tammy L. Queen  
Director of Finance

Approved as to form:

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Joseph A. Guarino  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250651

Submitted Department/Preparer: Health

Revised 6/10/24

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

### Executive Summary

Accepting and approving a grant award in the amount of \$583,444 with the US Department of Housing & Urban Development (HUD) for Continuum of Care “Shelter+Care”, authorizing the Director of Health to execute a contract in the amount of \$603,466 with SAVE, Inc., consisting of Federal funds, for permanent supportive housing services in the Kansas City area; and authorizing the Director of Health to extend the term of the contract or increase the total contract dollar amount upon need and appropriation without further Council approval. The Director of Health signed a waiver for the solicitation requirements of Code Section 2-1586(b) for SAVE Inc. to provide Permanent Supportive Housing services for Persons with HIV (PWH) on behalf of the City of Kansas City (MO) Health Department’s (KCHD) STI & HIV Services Housing Program.

### Discussion

This funding will enable SAVE, Inc. to continue the permanent housing program funded by HUD. This funding helps people with HIV in the Greater Kansas City area to obtain and maintain permanent housing, helping persons in our community move from homelessness to stable housing. SAVE’s Shelter+Care (S+C) program is funded through the S+C HUD Continuum of Care (CoC) grant and provides rental assistance to homeless persons with disabilities. The grant serves only those disabled due to HIV/AIDS diagnosis. Participants pay 30% of their household income toward their rent, with HUD funds covering the balance up to the established contract rent within HUD’s Fair Market Rent (FMR) guidelines.

The solicitation waiver to contract with SAVE Inc. for permanent supportive housing services is based on the following facts:

1. SAVE Inc. was included as a project sponsor in the federal application for a renewal grant agreement under the funding opportunity, “Notice of Funding Opportunity (NOFO) for the Fiscal Year (FY) 2025 CoC Program Competition.” Because SAVE Inc. is included as a project sponsor in the approved application and budget for this grant, replacing SAVE Inc. with another agency would require prior approval from both the federal agency involved in this project (HUD), and the local CoC (the Greater Kansas City Coalition to End Homelessness) responsible for local rank/review and allocation recommendations.
2. As a Project Sponsor for both this grant and HOPWA (Housing Opportunities for Persons with HIV/AIDS), SAVE Inc. has more than 20 years of experience providing housing services to Persons Living with HIV (PLWH) under the annual HOPWA award included in the City of Kansas City’s federal Community Development Block Grant.
3. SAVE Inc.’s experience providing housing services for PWH and knowledge of housing regulations is essential to the success of this Permanent Supportive Housing project.

## Fiscal Impact

1. Is this legislation included in the adopted budget? ☒ Yes ☐ No
2. What is the funding source?  
2480 Health Grants Fund
3. How does the legislation affect the current fiscal year?  
Appropriates and Estimates funding and revenue
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
No
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
Click or tap here to enter text.

### Office of Management and Budget Review

(OMB Staff will complete this section.)

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

### Additional Discussion (if needed)

Click or tap here to enter text.

## Citywide Business Plan (CWBP) Impact

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

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

## Prior Legislation

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

## Service Level Impacts

This ordinance will provide the means to serve an estimated 38 households of people with HIV (PWH) by providing stable housing through permanent supportive housing (PSH).

This ordinance will have an impact on the following City Goals, Objectives, and KPIs:  
Neighborhoods & Healthy Communities

---Objective 1: Increase overall life expectancy and reduce health inequities in the zip codes with the lowest life expectancy and the additional zip codes with the least improvement in life expectancy.

---Strategy 1: Decrease the rate of sexually transmitted diseases particularly among the adolescent population.

---KPI: Difference in the total number of expected years of life between highest and lowest zip codes.

---Impact: Providing supportive housing for PWH supports their medical treatment adherence, which in turn supports their HIV viral suppression. Increased viral suppression for PWH increases the life expectancy of PWH to that equivalent to people not living with HIV. Increased viral suppression also prevents the transmission of HIV to others, decreasing HIV transmission in KCMO.

Housing

---Objective 2: Increase accessibility to socially and physically diverse quality housing throughout the City for all income groups.

---Strategy 4: Coordinate with Continuum of Care Network to mitigate the impact of homelessness in Kansas City..

---KPI: Percent residents satisfied with accessibility of affordable housing

---Impact: By working closely with the Continuum of Care and by providing PSH to PWH, this will increase the access of low-income PWH to affordable and quality housing.

## Other Impacts

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

Potential health impacts for PWH are improved health outcomes, including increased adherence to HIV medical treatment plans and increased viral suppression. Additionally, other health and quality of life measures are likely to be positively impacted.

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

Yes, the Health Department engages with PWH regularly through its Housing Equity Policy Council, which brings together consumers, staff, housing providers, and HIV medical case management providers.

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

Sustainable housing directly impacts the economic vitality, social equity and environmental quality of a community. KCHD is working with the project sponsor, SAVE, Inc., to develop additional housing options for clients with long-term housing challenges. Promoting and protecting the citizens of Kansas City is the goal for all public health programs.

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:

Sole Source



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

No(Press tab after selecting)

Click or tap here to enter text.

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

No(Press tab after selecting)



## Legislation Text

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**File #: 250653**

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### ORDINANCE NO. 250653

Sponsor: Director of Municipal Court

Authorizing the acceptance of a \$64,414.00 grant from the Jackson County COMBAT program to fund the Kansas City Municipal Court Truancy Court Program; estimating and appropriating \$64,414.00 for the Jackson County COMBAT grant in the General Grants Fund to fund the Kansas City Municipal Truancy Court Program; and recognizing this ordinance as having an accelerated effective date.

WHEREAS, the purpose of the Kansas City Municipal Truancy Court is to ensure that children between the ages of 7 and 17 are in school as mandated by law, and the Truancy Intervention Program (TIP) is designed to improve the school attendance of youths who are referred to the program by their school districts and to empower parents and guardians who were cited for their children not attending school as directed under the compulsory law, while giving resources to the families as needed; and

WHEREAS, through this program, referrals are made to community agencies, but due to extreme economic deprivation of program participants, many cannot afford needed services. COMBAT grant funding will pay for services that participants would not have received otherwise to increase program success and reduce violent risk factors; and

WHEREAS, with the COMBAT grant funding, the Municipal Court will serve up to 300 Truancy Court participants and provide a case manager to work with Truancy Court parents, guardians, and children by identifying and addressing barriers and root causes of truant behavior and providing field-based case management services, linkages, resource, and follow-up services to families who choose to participate in the program rather than receive imposed sanctions by the judge; and

WHEREAS, Truancy Court Intervention Program services include, but are not limited to, anger management and parenting classes for parents and guardians in need of those services; service referrals for children acting out in school, at home or displaying aggressive behaviors or experiencing trauma; mental health and drug addiction; school supplies and hygiene kits to families if needed; interpreters to provide translation services for court proceedings as needed; and weekly contact with the case manager; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Court Administrator, on behalf of the City of Kansas City, is authorized to accept a \$64,414.00 grant from the Jackson County COMBAT program to fund the Kansas City Municipal Truancy Court Program.

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

|                                  |                   |             |
|----------------------------------|-------------------|-------------|
| 26-2580-270001-480165-G27JCCMT25 | 2025 COMBAT Grant | \$64,414.00 |
|----------------------------------|-------------------|-------------|

Section 3. That the sum of \$64,414.00 is hereby appropriated in the following accounts of the General Grants Fund:

|                             |                   |                 |
|-----------------------------|-------------------|-----------------|
| 26-2580-275802-B-G27JCCMT25 | 2025 COMBAT Grant | \$61,814.00     |
| 26-2580-275802-C-G27JCCMT25 | 2025 COMBAT Grant | <u>2,600.00</u> |
|                             | TOTAL             | \$64,414.00     |

Section 4. That the Administrator of Municipal Court is designated requisitioning authority for Account No. 26-2580-275802 Jackson County COMBAT Grant.

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

..end

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

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Tammy L. Queen  
Director of Finance

Approved as to form:

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Andrew Bonkowski  
Assistant City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250653

Submitted Department/Preparer: Municipal Court

Revised 6/10/24

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

### Executive Summary

Authorizing the acceptance of a \$64,414.00 grant from the Jackson County COMBAT program to fund the Kansas City, Municipal Court Truancy Program, estimating and appropriating that money to the Truancy Court Program, and recognizing an accelerated effective date.

### Discussion

The purpose of the Kansas City Municipal Truancy Court is to ensure that children between the ages of 7 and 17 are in school as mandated by law. Through this program referrals are made to community agencies to identify and address the barriers and root causes of truant behavior and to provide resources to families as needed.

### Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?  
2580 General Grants Funds
3. How does the legislation affect the current fiscal year?  
Provides grant funds for the Kansas City Municipal Court Truancy Program in FY 26.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
Yes it will have impact in the future fiscal year.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?

Yes it will generate revenue.

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

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

Additional Discussion (if needed)

Click or tap here to enter text.

## Citywide Business Plan (CWBP) Impact

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

## Prior Legislation

The Truancy Court, which has operated since 2012, previously received COMBAT grant funding via ordinances 200813, 200218, 220206, 230293, and 240268

## Service Level Impacts

With the COMBAT grant funding, the Truancy Court will serve up to 300 participants. Referrals are made to community agencies but due to extreme economic deprivation many participants cannot afford needed services. COMBAT grant funding will pay for services that participants would not have received otherwise to increase program success and reduce violent risk factors.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
Truancy Court Intervention Program services include but are not limited to anger management and parenting classes for parents and guardians in need of those services; service referrals for children acting out in school, at home or displaying aggressive behaviors or experiencing trauma; mental health and drug addiction
2. How have those groups been engaged and involved in the development of this ordinance?  
Staff collaborated with education and treatment professionals from the surrounding school districts and community.
3. How does this legislation contribute to a sustainable Kansas City?  
COMBAT grant funding will promote sustainability through social equity by paying for services that participants would not have received otherwise to increase program success and reduce violent risk factors. Additional Truancy Intervention Program services include school supplies, hygiene kits to families if needed.
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:

NA. Accepting grant funding from Jackson County, a governmental entity.

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

No(Press tab after selecting)

NA. Accepting grant funding from Jackson County, a governmental entity.

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

No(Press tab after selecting)



## Legislation Text

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**File #: 250668**

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### RESOLUTION NO. 250668

Sponsor: Director of City Planning and Development Department

Approving an amendment to Shoal Creek Valley Area Plan by changing the recommended land use from mixed use community, residential low density, and residential medium density to residential high density, in an area generally located at the northeast corner of N.E. Shoal Creek Parkway and Maplewoods Parkway. (CD-CPC-2025-00079)

WHEREAS, on December 21, 2017, the City Council by Resolution No. 170989 adopted the Shoal Creek Valley Area Plan; and

WHEREAS, after further review it has been deemed appropriate to amend the Shoal Creek Valley Area Plan as it affects the area of approximately 30 acres generally located at the northeast corner of N.E. Shoal Creek Parkway and Maplewoods Parkway by changing the recommended land use from mixed use community, residential low density, and residential medium density to residential high density; and

WHEREAS, the City Plan Commission considered this amendment to the Shoal Creek Valley Area Plan on July 16, 2025; and

WHEREAS, after all interested persons were given an opportunity to present testimony, the City Plan Commission did, on July 16, 2025, recommend approval of the proposed amendment to the Shoal Creek Valley Area Plan to the City Council; NOW, THEREFORE,

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

Section A. That the Shoal Creek Valley Area Plan is hereby amended as to the residential high density for that area described above by changing the recommended land use from mixed use community, residential low density, and residential medium density to residential high density.

Section B. That the amendment to the Shoal Creek Valley 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

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# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250668

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

*Sponsor: Director of City Planning and Development Department*

Approving an amendment to Shoal Creek Valley Area Plan by changing the recommended land use from Mixed Use Community, Residential Low Density, and Residential Medium Density to Residential High Density, in an area generally located at the northeast corner of NE Shoal Creek Parkway and Maplewoods Parkway. (CD-CPC-2025-00079)

### Discussion

This area plan amendment seeks to amend the Shoal Creek Valley Area Plan by changing the recommended future land use from Mixed Use Community, Residential Low Density, and Residential Medium Density to Residential High Density, in an area generally located at the northeast corner of NE Shoal Creek Parkway and Maplewoods Parkway.

City Staff Recommended approval.

The CPC Recommends approval.

### Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?  
Not applicable as this is an area plan amendment authorizing the change in the future land use designation (subdivision of subject property/physical development of subject property/allowed uses on subject property).
3. How does the legislation affect the current fiscal year?  
Not applicable as this is an area plan amendment authorizing the change in the future land use designation (subdivision of subject property/physical development of subject property/allowed uses on subject property).

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

Not applicable as this is a an area plan amendment authorizing the change in the future land use designation (subdivision of subject property/physical development of subject property/allowed uses on subject property).

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

Not applicable as this is a an area plan amendment authorizing the change in the future land use designation (subdivision of subject property/physical development of subject property/allowed uses on subject property).

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

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

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

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

## Prior Legislation

None

## Service Level Impacts

Minimal impact anticipated.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
This resolution requires public engagement prior to a recommendation from City Plan Commission. The developer held a public engagement meeting on July 9, 2025. See attached summary as part of the staff report.
2. How have those groups been engaged and involved in the development of this ordinance?  
This resolution requires public engagement prior to a recommendation from City Plan Commission. The developer held a public engagement meeting on July 9, 2025. See attached summary as part of the staff report.
3. How does this legislation contribute to a sustainable Kansas City?  
City Planning and Development Staff evaluated this against the following sustainability goals/objectives in The KC Spirit Playbook:
  - Healthy Environmental Systems: We will promote and value the health of our environmental and natural systems and protect them from degradation.
4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)  
  

Click or tap here to enter text.

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

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

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

Please provide reasoning why not:

Click or tap here to enter text.

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

No(Press tab after selecting)

Click or tap here to enter text.

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

No(Press tab after selecting)



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**File #: 250669**

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### ORDINANCE NO. 250669

Sponsor: Mayor Pro Tem Ryana Parks-Shaw

Authorizing the City Manager to negotiate and execute the necessary agreements with Swope Health Services or an affiliated entity for the purpose of site preparation and development activities in connection with the Swope Health Village Development, including the property located at 5900 Swope Parkway; and authorizing the City Manager to expend up to \$4,000,000.00 from previously appropriated funds in the Health Levy Fund.

WHEREAS, Committee Substitute for Ordinance No. 240455 previously authorized the City Manager to negotiate and execute a development agreement with Swope Health Services or an affiliated entity for the property located at 5900 Swope Parkway ("City Property"), appropriated \$5,000,000.00 from the Unappropriated Fund Balance of the Health Levy Fund as a contribution toward redevelopment of the site, and designated the City Manager as the requisitioning authority for that appropriation; and

WHEREAS, the City and Swope Health Services entered into an agreement on September 18, 2025, granting Swope Health Services an option to purchase the City Property subject conditions and authorizing Swope Health Services to conduct various pre-development activities thereon; and

WHEREAS, Swope Health Services will be incorporating the City Property into a larger development referred to as the Swope Health Village Development Project; and

WHEREAS, on March 20, 2025, an amendment to the Fiscal Year 2026 budget appropriating \$4,000,00.00 from the Unappropriated Fund Balance of the Health Levy Fund for the Swope Health Village Development Project was adopted and included in the Fiscal Year 2025-2026 Annual Budget, bringing the total appropriated City contribution for the development to \$9,000,000.00; NOW, THEREFORE,

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

Section 1. That the City Manager or his designee is authorized to negotiate and execute a Development Agreement with Swope Health Services for the funding and redevelopment of parcels generally located at East 59th Street and Swope Parkway, including the property located at 5900 Swope Parkway and adjacent parcels owned by Swope Health Services, along with any other related agreements necessary for the transfer of funds with Swope Health Services or an

affiliated entity for the purpose of site preparation activities in connection with the redevelopment of the Swope Health Village.

Section 2. That the City Manager is hereby authorized to expend up to \$4,000,000.00 from previously appropriated funds in Account No. 26-2330-898045-611060-89BUDGET in accordance with the agreements authorized herein with Swope Health Services or an affiliated entity.

..end

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

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William Choi  
Interim Director of Finance

Approved as to form:

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Abigail Judah  
Assistant City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250669

Submitted Department/Preparer: Finance

Revised 6/10/24

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

### Executive Summary

Authorizing the City Manager to negotiate and execute the necessary agreements with Swope Health Services or an affiliated entity for the purpose of site preparation and development activities in connection with the Swope Health Village Development, including the property located at 5900 Swope Parkway; and authorizing the City Manager to expend up to \$4,000,000.00 from previously appropriated funds in the Health Levy Fund.

### Discussion

Committee Substitute for Ordinance No. 240455 previously authorized the City Manager to negotiate and execute a development agreement with Swope Health Services or an affiliated entity for the property located at 5900 Swope Parkway ("City Property"), appropriated \$5,000,000.00 from the Unappropriated Fund Balance of the Health Levy Fund as a contribution toward redevelopment of the site, and designated the City Manager as the requisitioning authority for that appropriation.

The City and Swope Health Services entered into an agreement on September 18, 2025, granting Swope Health Services an option to purchase the City Property subject conditions and authorizing Swope Health Services to conduct various pre-development activities thereon. Swope Health Services will be incorporating the City Property into a larger development referred to as the Swope Health Village Development Project.

On March 20, 2025, an amendment to the Fiscal Year 2026 budget appropriating \$4,000,000.00 from the Unappropriated Fund Balance of the Health Levy Fund for the Swope Health Village Development Project was adopted and included in the Fiscal Year 2025-2026 Annual Budget, bringing the total appropriated City contribution for the development to \$9,000,000.00

### Fiscal Impact



1. Is this legislation included in the adopted budget? ☒ Yes ☐ No
2. What is the funding source?  
Health Levy  
26-2330-898045-611060-89BUDGET Budget Integration Account  
\$4,000,000.00
3. How does the legislation affect the current fiscal year?  
This ordinance authorizes an agreement with Swope Health Services and the expenditure of up to \$4,000,000 from previously appropriated funds in the Health Levy Fund
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
This ordinance has no direct fiscal impact in future fiscal years.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
This ordinance has no direct fiscal impact.

### **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)**

There are sufficient available appropriations in the Health Levy Fund to accommodate the purposes of this ordinance.

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

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

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

## Prior Legislation

Committee Substitute for Ordinance No. 240455

## Service Level Impacts

N/A

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
Swope Health Village aims to increase access to health services and improve health outcomes.
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?  
Healthy residents contribute to the social and economic sustainability of the City.
4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

This agreement did not require CREO review.

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

No(Press tab after selecting)

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

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

No(Press tab after selecting)



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**File #: 250674**

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### ORDINANCE NO. 250674

Sponsor: Director of City Planning and Development Department

Rezoning an area of approximately 30 acres generally located at the northeast corner of N.E. Shoal Creek Parkway and Maplewoods Parkway from Districts B3-2 and R-2.5 to District R-2.5 and approving a development plan which also serves as a preliminary plat allowing for 177-unit cottage house development on one lot. (CD-CPC-2025-00077 and CD-CPC-2025-00076)

#### 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-1499, rezoning an area of approximately 30 acres generally located at the northeast corner of N.E. Shoal Creek Parkway and Maplewoods Parkway from Districts B3-2 (Community Business) and R-2.5 (Residential 2.5) to District R-2.5 (Residential 2.5), said section to read as follows:

Section 88-20A-1499. That an area legally described as:

A tract of land in the Northeast Quarter of Section 25, Township 52 North, Range 33 West of the 5th Principal Meridian in Kansas City, Clay County, Missouri being bounded and described by or under the direct supervision of Jason S. Roudebush, P.L.S. 2002014092 as follows: Beginning at the Southwest Quarter of Lot 1, Benton House of Staley Hills, a subdivision of land in said Kansas City, recorded as Document No. 2016043280, in Book H, at page 176.4; thence South 89°25'00" East, on the south line of said Lot 1 and Tract A, said Benton House of Staley Hills, 608.35 feet to the southeast corner of said Tract A; thence North 00°35'00" East, on the east line of said Tract A, 240.00 feet; thence North 07°41'20" West, on the east line of said Tract A, 125.46 feet to the northeast corner thereof, also being a point on the westerly right of way line of N. Euclid Avenue, as established by said Benton House of Staley Hills; thence North 55°28'56" East, on the southerly line of said N. Euclid Avenue and the northerly line of Tract D, said Benton House of Staley Hills, 220.86 feet; thence South 44°47'03" East, on the westerly line of said Tract D, 103.19 feet; thence North 83°15'29" East, on the westerly line of said Tract D, 25.39 feet; thence South 44°47'03" East, on the westerly line of said Tract D, 207.31 feet; thence South 24°29'25" East, on the westerly line of said Tract D, 101.80 feet; thence South 34°38'55" East, on the westerly line of said Tract D, 115.44 feet; thence South

71°02'35" East, on the westerly line of said Tract D, 75.30 feet; thence North 63°23'35" East, on the southeasterly line of said Tract D, 119.14 feet to the westerly line of Tract A, Staley Hills - First Plat, a subdivision of land in said Kansas City, recorded as Document No. 2005044944, in Book F, at page 198; thence South 26°36'25" East, on the westerly line of said Tract A, 242.38 feet; thence South 34°12'55" West, on the westerly line of said Tract A, 272.37 feet; thence South 26°36'25" East, on the westerly line of said Tract A, 350.92 feet to an angle point on the northerly line of Tract A, Staley Hills - Ninth Plat, a subdivision of land in said Kansas City, recorded as Document No. 2019031803, in Book I, at page 80.3; thence South 46°34'42" West, on the northerly line of said Tract A, 171.74 feet; thence North 66°47'08" West, on the northerly line of said Tract A, 340.28 feet; thence South 23°12'52" West, on the westerly line of said Tract A, and westerly line of Lot 18, said Staley Hills - Ninth Plat, 250.13 feet to a point on the northerly right of way line of N.E. Shoal Creek Parkway as establish by Document No. 2008018527, in Book 5980, at page 34; thence westerly on said northerly right of way line on a curve to the left having an initial tangent bearing of North 71°39'02" West with a radius of 2,812.00 feet, a central angle of 09°08'18" and an arc distance of 448.50 feet to a point on the northerly right of way line of said N.E. Shoal Creek Parkway as established by the Missouri Special Warranty Deed, recorded as Document No. 2022009482, in Book 9327, at page 144; thence on said northerly line, on a line non-tangent to said curve, North 89°38'19" West, a distance of 128.34 feet; thence westerly, on said northerly line, on a curve to the left having an initial tangent bearing of South 84°59'16" West with a radius of 1,857.92 feet, a central angle of 03°06'34" and an arc distance of 100.83 feet; thence on said northerly line, on a line non-tangent to said curve, South 85°17'16" West, a distance of 32.51 feet; thence North 87°39'13" West, on said northerly line, 164.97 feet; thence North 83°34'51" West, on said northerly line, 6.42 feet; thence northwesterly on said northerly line, on a curve to the right being tangent to the last described course with a radius of 36.00 feet, a central angle of 43°28'52" and an arc distance of 27.32 feet; thence on said northerly line, on a line non-tangent to said curve, North 40°05'56" West, a distance of 10.60 feet; thence northwesterly on said northerly line, on a curve to the right being tangent to the last described course with a radius of 76.00 feet, a central angle of 30°45'32" and an arc distance of 40.80 feet; thence continuing on said Document No. 2022009482, now being the easterly right of way line of Maplewoods Parkway (N. Woodland Avenue), on a line non-tangent to said curve, North 09°20'30" West, a distance of 48.55 feet; thence northerly on said easterly line, on a curve to the right being tangent to the last described course with a radius of 68.00 feet, a central angle of 13°49'37" and an arc distance of 16.41 feet; thence on said easterly line, on a line non-tangent to said curve, North 04°29'04" East, a distance of 13.72 feet; thence North 06°15'39" East, on said easterly line, 29.51 feet; thence North 08°02'13" East, on said easterly line, 168.78 feet; thence northerly on said easterly line, on a curve to the left being tangent to the last described course with a radius of 1,037.33 feet, a central angle of 07°27'13" and an arc distance of 134.95 feet to a point on the easterly right of way line of said Maplewoods Parkway (N. Woodland Avenue) as established by aforesaid

Document No. 2008018527, in Book 5980, at page 34; thence North 00°35'00" East, on said easterly right of way line as established by said Document No. 2008018527 and by Document No. 2022009477, in Book 9327 at page 139, 295.35 feet to the point of beginning. Containing 1,230,708 square feet or 28.253 acres, more or less.

is hereby rezoned from Districts B3-2 (Community Business) and R-2.5 (Residential 2.5) to District R-2.5 (Residential 2.5), all as shown outlined on a map marked Section 88-20A-1499, 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 which also serves as a preliminary plat, subject to the following conditions:

1. 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.
2. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to a certificate of occupancy.
3. 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.
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. The developer shall secure approval of a project plan from the City Plan Commission for all private open spaces tracts prior to a building permit.
6. Prior to recording the final plat the developer shall upload and secure approval of a street tree planting plan from the City Forester.
7. 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.

8. The developer shall obtain a variance to the setback required by 88-323-03-A or revise the development plan to meet the R-2.5 district setback prior to issuance of a building permit.
9. 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)
10. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. (IFC-2018 503.1.1) (The cottage style homes shall not interfere with the 150 ft reach.)
11. Fire Department access roads shall be provided before construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
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. Fire hydrant distribution shall follow IFC-2018 Table C102.1.
14. 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)
15. 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)
16. 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)
17. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. (IFC-2018: § 503.2.5)
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. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
20. Required Fire Department access roads shall be an all-weather surface. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed)
21. The developer shall provide fire lane signage on fire access drives. With the density of the project emergency access shall not be impeded by parking on the streets.
22. Dumpster screening plans need to be submitted and reviewed with the project plan. The dumpster screening should have one side elevated 6"-1' off the ground, or a convex mirror should be added to the area to remove the areas of concealment created by the screenings. This will increase safety to the area.
23. The developer shall submit a letter to the Parks and Recreation Department from a licensed civil engineer, licensed architect, or licensed landscape architect, who is registered in the State of Missouri, stating the condition of the sidewalks, curbs, and gutters along boulevard/parkway, which is a Parks and Recreation jurisdictional street. The letter shall identify state of repair as defined in Chapters 56 and 64, Code of Ordinances, for the sidewalks, curbs, and gutters. It shall identify the quantity and location of sidewalks, curbs, and gutters that need to be constructed, repaired, or reconstructed. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages, as required by the Parks and Recreation Department, prior to recording the plat/issuance of any certificate of occupancy permits including temporary certificate of occupancy permits.
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 release of final plat.
25. Prior to construction adjacent to a Parks and Recreation jurisdictional street and/or park the developer and/or their representative shall obtain a Parks and Recreation permit for storage and restoration within a park or a Parks and Recreation jurisdictional street right-of-way including but not limited to the installation of construction trailer, stockpiling of materials or equipment, construction roads and utility cabinets/meters.
26. The developer shall submit plans to Parks and Recreation Department and obtain permits prior to beginning construction of streetscape improvements (including but not limited to sidewalks, curbs, gutters, streetscape elements, pedestrian and



street lighting) on the Parks jurisdictional streets and construct improvements, ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired. Such improvements shall be installed per the Parks and Recreation Department standards.

27. N.E. Shoal Creek Parkway and Maplewoods Parkway are both classified as parkways creating a development node; therefore, any new developments, façade changes, or additions as listed in the applicability section of 88-323-01-A, shall comply with the parkway and boulevard standards with regards to development nodes or obtain a variance from the Board of Zoning Adjustments prior to obtaining a building permit.
28. Trails to be credited towards satisfying the parkland dedication requirements shall be a minimum width of 7', constructed of concrete, and meet the construction standards of the Parks and Recreation Department.
29. 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.
30. 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.
31. 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.
32. 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.
33. 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.
34. 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.

35. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
36. The developer shall submit water main extension plans for a new public fire hydrant along the south side of Shoal Creek Parkway. The plans shall be reviewed and under contract (permit) prior to building permit issuance and prior to final plat recording.
37. 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.
38. 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.
39. The developer shall submit plans for grading, siltation, and erosion control to the Kansas City Water Services Department for review and acceptance, and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
40. 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.
41. 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.
42. The developer shall grant a BMP easement to the City as required by the Kansas City Water Services Department, prior to recording the plat or issuance of any building permits.
43. 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.

44. 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.
45. 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.
46. The developer shall provide covenants to maintain private storm sewer mains acceptable to the Kansas City Water Services Department for any private storm sewer mains prior to the issuance of any building permits.
47. The developer shall provide covenants to maintain private water mains acceptable to the Kansas City Water Services Department for any private water mains prior to the issuance of any building permits.
48. The developer shall provide covenants to maintain private sanitary sewer mains acceptable to the Kansas City Water Services Department for any private sanitary sewer mains prior to the issuance of any building permits.
49. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Kansas City Water Services Department, in accordance with adopted standards, including a BMP level of service analysis prior to approval and issuance of any building permits, and the developer shall secure permits to construct any improvements as required by the Kansas City Water Services Department prior to issuance of any certificate of occupancy.

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

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

..end

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

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Secretary, City Plan Commission

Approved as to form:

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Sarah Baxter  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250674

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

*Sponsor: Director of City Planning and Development Department*

Approving the rezoning of an area of approximately 30 acres generally located at the northeast corner of NE Shoal Creek Parkway and Maplewoods Parkway from Districts B3-2 and R-2.5 to District R-2.5, and approving a development plan which also serves as a preliminary plat allowing for 177-unit cottage house development on one lot. (CD-CPC-2025-00077 & CD-CPC-2025-00076)

### Discussion

This rezoning and development plan seeks to provide for 177-unit cottage house ( detached) development on one lot.

City Staff Recommended approval.

The CPC Recommends approval.

### Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?  
Not applicable as this is a zoning ordinance authorizing subdivision of subject property/physical development of subject property/allowed uses on subject property.
3. How does the legislation affect the current fiscal year?  
Not applicable as this is a zoning ordinance authorizing subdivision of subject property/physical development of subject property/allowed uses on subject property.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
Not applicable as this is a zoning ordinance authorizing subdivision of subject property/physical development of subject property/allowed uses on subject property.

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

Not applicable as this is a zoning ordinance authorizing subdivision of subject property/physical development of subject property/allowed uses on subject property.

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

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

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

### Citywide Business Plan (CWBP) Impact

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

### Prior Legislation

None

## Service Level Impacts

Minimal impact anticipated.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
This ordinance requires public engagement prior to a recommendation from City Plan Commission. The developer held a public engagement meeting on July 9, 2025. See attached summary as part of the staff report.
2. How have those groups been engaged and involved in the development of this ordinance?  
This ordinance requires public engagement prior to a recommendation from City Plan Commission. The developer held a public engagement meeting on July 9, 2025. See attached summary as part of the staff report.
3. How does this legislation contribute to a sustainable Kansas City?  
City Planning and Development Staff evaluated this against the following sustainability goals/objectives in The KC Spirit Playbook:
  - Healthy Environmental Systems: We will promote and value the health of our environmental and natural systems and protect them from degradation.
4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)  
  
Click or tap here to enter text.  
Click or tap here to enter text.
5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.  
  
No - CREO's review is not applicable (Press tab after selecting)  
Please provide reasoning why not:  
Click or tap here to enter text.
6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

Click or tap here to enter text.

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





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**File #: 250536**

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### RESOLUTION NO. 250536

Sponsor: Director of City Planning and Development Department

**RESOLUTION** - Approving an amendment to the Midtown/Plaza Area Plan on about 0.6 acres generally located at 3809 Roanoke Road by changing the recommended land use from residential low density and mixed use neighborhood to mixed use neighborhood for. (CD-CPC-2025-00055)

WHEREAS, on January 7, 2016, the City Council by Committee Substitute for Resolution No. 150899, As Amended, 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 that area of approximately 0.6 acres generally located at 3809 Roanoke Road by changing the recommended land use from residential low density and mixed use neighborhood to mixed use neighborhood; and

WHEREAS, the City Plan Commission considered such amendment to the Proposed Land Use Map on June 4, 2025; and

WHEREAS, after all interested persons were given an opportunity to present testimony, the City Plan Commission did on June 4, 2025, recommend approval of the proposed amendment to Midtown/Plaza Area Plan; NOW, THEREFORE,

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

Section A. That the Midtown/Plaza Area Plan is hereby amended as to the Proposed Land Use Plan and Map for that area of approximately 0.6 acres generally located at 3809 Roanoke Road by changing the recommended land use from residential low density and mixed use neighborhood to mixed use neighborhood.

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

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# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250536

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

### Executive Summary

Approving an amendment to the Midtown/Plaza Area Plan on about 0.6 acres generally located at 3809 Roanoke Road by changing the recommended land use from Residential Low Density and Mixed Use Neighborhood to Mixed Use Neighborhood for the Hickok Homes 39th Street project. (CD-CPC-2025-00055)

### Discussion

Amending the Midtown/Plaza Area Plan in coordination with rezoning and development plan (CD-CPC-2025-00054 & CD-CPC-2025-00056). The property is currently split between the Mixed Use Neighborhood and Residential Low Density land use designations. This amendment would designate the entire site as Mixed Use Neighborhood.

There was a significant amount of public testimony at the City Plan Commission hearing in opposition to the project related to concerns about traffic, parking, building scale/massing, and building placement/setbacks. All letters of testimony are attached to the case in CompassKC. The City Plan Commission discussed the residents' concerns and voted (3-2) to recommend approval.

### Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?  
Not applicable as this is a resolution to amend an Area Plan. There is no fiscal impact related to this resolution.
3. How does the legislation affect the current fiscal year?  
Not applicable as this is a resolution to amend an Area Plan. There is no fiscal impact related to this resolution

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
Not applicable as this is a resolution to amend an Area Plan. There is no fiscal impact related to this resolution
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
Not applicable as this is a resolution to amend an Area Plan. There is no fiscal impact related to this resolution

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



### **Prior Legislation**

None

### **Service Level Impacts**

None

### **Other Impacts**

1. What will be the potential health impacts to any affected groups?  
This resolution was not evaluated for potential health impacts. No impact expected.
2. How have those groups been engaged and involved in the development of this ordinance?  
Public engagement as required by 88-505-12 was completed in accordance with Code.
3. How does this legislation contribute to a sustainable Kansas City?  
This resolution doesn't authorize physical development, but contributes to the associated ordinance for rezoning and development plan.
4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

Not applicable.

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

No(Press tab after selecting)

Click or tap here to enter text.

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

No(Press tab after selecting)



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**File #: 250537**

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### ORDINANCE NO. 250537

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 0.6 acres generally located at 3809 Roanoke Road from Districts B3-2 and R-5 to District B3-3 and approving a development plan to allow for a multi-unit residential building with limited commercial space. (CD-CPC-2025-00054 and CD-CPC-2025-00056)

#### 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-1494, rezoning an area of about 0.6 acres generally located at 3809 Roanoke Road from Districts B3-2 (Community Business) and R-5 (Residential 5) to District B3-3 (Community Business) and approving a development plan to allow for a multi-unit residential building with limited commercial space, said section to read as follows:

Section 88-20A-1494. That an area legally described as:

All that part of Lot 1 and 2, Hamilton Hill, a subdivision of land in Kansas City, Jackson County, Missouri, more particularly described as: Beginning at the intersection of the east right-of-way line of Roanoke Road and the north right-of-way line of 39th Street, as now established; thence North 3° 14' 41" East along said east right-of-way line, a distance of 200.24 feet to a point on the north line of the south 207.75 feet of Lots 1 and 2; thence South 87° 18' 38" East along said north line, a distance of 129.73 feet; thence South 3° 14' 03" West, a distance of 200.36 feet to a point on said north right-of-way of Roanoke Road; thence North 87° 15' 13" West along said north right-of-way line, a distance of 129.76 feet to the point of beginning.

Also being shown as Tract 2, on the minor subdivision lot split of part of Lot 1, Lot 2, and Lot 3, Hamilton Hill, a subdivision of land in Kansas City, Jackson County, Missouri, recorded July 25, 2022, as Document No. 2022E0069738, in Book 54, page 64.

is hereby rezoned from Districts B3-2 (Community Business) and R-5 (Residential 5) to District B3-3 (Community Business), all as shown outlined on a map marked Section 88-20A-1494, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an

amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

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

1. The developer shall 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 88-445 and shall require a sign permit prior to installation.
4. 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.
5. The developer shall pay a fee in-lieu of providing 4 trees (8 caliper inches) in the amount of \$1,480.00 to the Tree Fund prior to a certificate of occupancy.
6. Aerial fire apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial fire apparatus roads are a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure. (IFC-2018 § D105).
7. 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)
8. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2). Fire hydrant distribution shall follow IFC-2018 Table C102.1.
9. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
10. The developer shall provide fire lane signage on fire access drives.



11. The developer shall add reinforcement to the exterior doors of the property for safety. Items such as steel braces to reinforce wooden door frames or metal door frames have been proven to lower the risk of crimes.
12. The developer shall consider all units in the multi-family development to have 180-degree eye viewers, such as peep holes which will allow a person to view outside their apartment prior to opening the door.
13. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2025 acquisition rate of \$20,065.67 per acre. This requirement shall be satisfied prior to a certificate of occupancy.
14. 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.
15. Proposed on-street parking shall be approved by the Public Works Department prior to the issuance of a permit from the Land Development Division for construction. Requests for on-street parking require review by Public Works staff during the plan review process.
16. 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.
17. The developer shall submit a letter to the Land Development Division from a licensed civil engineer, licensed architect, or licensed landscape architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64, Code of Ordinances, for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, and gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate of occupancy permits.

18. The developer shall grant a City approved pedestrian right-of-way easement, for the portions of the public sidewalks approved to be outside of the street right-of-way, to the City as required by the Land Development Division, prior to recording the plat.
19. The developer shall enter into a covenant agreement for the maintenance of any decorative paving and landscaping located within the public right-of-way as required by the Land Development Division of the Public Works Department, prior to the issuance of any certificate of occupancy or recording the plat.
20. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
21. 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.
22. The developer shall hire a Missouri professional engineer to design and submit a water main extension plan set for installation of an additional public fire hydrant. The plans shall follow the Kansas City Water rules and regulations and provide public fire hydrants along the perimeter public streets at 300' max. spacing. The plans shall be approved and under contract (permitted) prior to building permit issuance.
23. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Kansas City Water Services Department evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the disturbed area to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system and manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted prior to issuance of any building permits, and the developer shall secure permits to construct any improvements required by the Kansas City Water Services Department prior to issuance of any certificate of occupancy.
24. 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.
25. 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.

26. The developer shall provide acceptable easement and secure permits to relocate sanitary sewers out from under proposed buildings and structures. Any existing public lines located under proposed structures must be abandoned in place or removed and easement vacated, or relocated and new easements shall be provided; as required by the Kansas City Water Services Department prior to issuance of a building permit.
27. The developer shall enter into a covenant agreement for the maintenance of any stormwater detention area as required by the Kansas City Water Services Department, prior to issuance of building permit.
28. 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 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 development plan described above is hereby approved with the following deviations from Chapter 88, Code of Ordinances:

1. A deviation to 88-120-04 Rear Setback (abutting an R-5 District) in the amount of 30 feet to allow a 0 foot setback.
2. A deviation to 88-120-04 Side Setback (interior) in the amount of 8 feet to allow a 0 foot setback.
3. A deviation to 88-120-04 Lot Area per Unit in the amount of 52 square feet to allow 348 square feet of lot area per unit.

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

..end

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

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Sara Copeland, FAICP  
Secretary, City Plan Commission

Approved as to form:

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Sarah Baxter  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250537

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

### Executive Summary

Rezoning an area of about 0.6 acres generally located at 3809 Roanoke Road from District B3-2 and R-5 to District B3-3 and approving a development plan to allow for a multi-unit residential building with limited commercial space. (CD-CPC-2025-00054 & CD-CPC-2025-00056).

### Discussion

The proposed development is a multi-unit residential building with 1,233 square feet of ground floor commercial tenant space. The building will contain 73 dwelling units and amenity spaces. The lobby and commercial space will be located at the southwest corner of the building fronting on the corner of W 39<sup>th</sup> Street and Roanoke Road.

There will be 73 parking spaces partially underground and at-grade on the north side of the site. Access to the parking area will be at the northwest corner of the proposed building. All parking areas will be screened as part of the building architecture. Four on-street parking spaces will be created on Roanoke Road and used for tenant loading areas. Streetscape improvements will be made along W 39<sup>th</sup> Street and Roanoke Road enhancing the pedestrian environment with planters and specialty paving.

There is 10 feet of grade change across the site from south to north. The building height varies between 53 to 50 feet at the corner of W 39<sup>th</sup> Street and Roanoke Road and will step down with the slope towards the residential neighborhood to approximately 47 feet. The north facade will step back having no units with balconies to reduce imposition on the nearby residences. South, west, and east elevations will have units with balconies. Proposed building materials include thin brick, wood-look plank, stucco, and concrete.

There are site constraints limiting the amount of landscaping, but proposed species include Flowering Plum, Arborvitae, Zelkova, Sumac, Bluestem, etc.

There was a significant amount of public testimony at the City Plan Commission hearing in opposition to the project related to concerns about traffic, parking, building scale/massing, and building placement/setbacks. All letters of testimony are attached to the case in CompassKC.

The City Plan Commission discussed the resident's concerns and voted (3-2) to recommend approval with conditions.

## Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?  
Not applicable as this is a zoning ordinance authorizing physical development on a subject property.
3. How does the legislation affect the current fiscal year?  
Not applicable as this is a zoning ordinance authorizing physical development on a subject property
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
Public improvements to sidewalk in the public ROW will be made by the developer and maintained in the future as a City asset.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
This ordinance authorizes physical development of the subject property, which may generate revenue

### Office of Management and Budget Review

(OMB Staff will complete this section.)

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

### Additional Discussion (if needed)

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):

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

### Prior Legislation

None

### Service Level Impacts

Minimal density increase along the 39<sup>th</sup> St corridor.

### Other Impacts

1. What will be the potential health impacts to any affected groups?  
This ordinance was not evaluated for potential health impacts.
2. How have those groups been engaged and involved in the development of this ordinance?  
This ordinance complies with public engagement as required by 88-505-12.
3. How does this legislation contribute to a sustainable Kansas City?  
This ordinance authorizes the construction of 73 residential units to increase density along the 39<sup>th</sup> St transit corridor.
4. Does this legislation create or preserve new housing units?  
Yes (Press tab after selecting)

Total Number of Units 73

Number of Affordable Units 0

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 for private development authorized by this ordinance.

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

No(Press tab after selecting)

Click or tap here to enter text.

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

No(Press tab after selecting)





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**File #: 250546**

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### ORDINANCE NO. 250546

Sponsor: Director of Housing and Community Development Department

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

..end

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

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Tammy L. Queen  
Director of Finance

Approved as to form:

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Joseph A. Guarino  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution 250546

Submitted Department/Preparer: Housing

Revised 6/10/24

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

### Executive Summary

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

### Discussion

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## Fiscal Impact

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

### Office of Management and Budget Review

(OMB Staff will complete this section.)

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

### Additional Discussion (if needed)

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

## Citywide Business Plan (CWBP) Impact

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

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

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

### **Prior Legislation**

Ordinance 190650 and 240333

### **Service Level Impacts**

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

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

### **Other Impacts**

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

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

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

Total Number of Units 39  
Number of Affordable Units 39

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

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

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

No(Press tab after selecting)

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

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





## Legislation Text

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**File #: 250598**

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### ORDINANCE NO. 250598

Sponsor: Director of Housing and Community Development Department

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

\*\*\*Held off agenda\*\*\*

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

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

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

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

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

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

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

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

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

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

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

|                           |                            |              |
|---------------------------|----------------------------|--------------|
| 26-2200-555998-B-55BUDGET | Budget Integration Account | \$771,680.00 |
|---------------------------|----------------------------|--------------|

Section 3. That the following amounts are hereby appropriated from the Unappropriated Fund Balance of the Central City Economic Development Sales Tax Fund, Fund No. 2200, to the following accounts:

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

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

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

..end

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

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

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Tammy L. Queen  
Director of Finance

Approved as to form:

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Joseph A. Guarino  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250598

Submitted Department/Preparer: Housing

Revised 6/10/24

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

### Executive Summary

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

### Discussion

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

### Fiscal Impact

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

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

### Office of Management and Budget Review

(OMB Staff will complete this section.)

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

### Additional Discussion (if needed)

Click or tap here to enter text.

## Citywide Business Plan (CWBP) Impact

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

## Prior Legislation

240620

## Service Level Impacts

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

## Other Impacts

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

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

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

No(Press tab after selecting)

NA

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



**JOURNAL ID:**

**BUDGET PERIOD:** 2026

TOTAL

Re-Appropriation of funds in the amount of \$771,860 from the Central City Sales Tax Fund to the Central City Sales Tax Fund-to Projects Developing Seeds of Luv \$210,942 and Essential Families Building \$560,738 for the recommendation of additional funds to support each of these projects.

DATE \_\_\_\_\_

7/17/2025





REQUEST FOR SUPPLEMENTAL REVENUE  
CITY OF KANSAS CITY, MISSOURI

DEPARTMENT: **Housing and Community Development**

BUSINESS UNIT: **KCMBU**      DATE: **7/17/2024**      JOURNAL ID: \_\_\_\_\_

LEDGER GROUP: **REVENUE**

| <u>FUND</u> | <u>DEPT ID</u> | <u>ACCOUNT</u> | <u>PROJECT</u> | <u>AMOUNT</u> |
|-------------|----------------|----------------|----------------|---------------|
| _____       | _____          | _____          | _____          | _____         |
| _____       | _____          | _____          | _____          | _____         |
| _____       | _____          | _____          | _____          | _____         |
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| _____       | _____          | _____          | _____          | _____         |
| _____       | _____          | _____          | _____          | _____         |

TOTAL \_\_\_\_\_ -

DESCRIPTION:

\_\_\_\_\_

|              |       |                              |       |
|--------------|-------|------------------------------|-------|
| APPROVED BY: | DATE  | APPROVED BY: DEPARTMENT HEAD | DATE  |
| _____        | _____ | _____                        | _____ |