



Agenda

Neighborhood Planning and Development Committee

Chairperson Ryana Parks-Shaw

Vice Chair Eric Bunch

Councilmember Nathan Willett

Councilmember Melissa Patterson Hazley

Wednesday, November 12, 2025

1:30 PM

26th Floor, Council Chamber

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

PUBLIC OBSERVANCE OF MEETINGS

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

Any closed session may be held via teleconference.

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

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

Public Testimony is Limited to 2 Minutes

FIRST READINGS

Parks-Shaw

250965 Sponsor: Mayor Pro Tem Ryana Parks-Shaw

Amending Chapter 56, Code of Ordinances, by repealing Article VIII, Short-term rental registration, and enacting in lieu thereof a new article of like number and subject matter, including alternative option for short-term rentals to obtain approval to operate during a limited, special events period.

Attachments: [Compared Version](#)

Rea

250969 Sponsor: Councilmember Crispin Rea

Approving a development plan on about 3.14 acres generally located at the northwest corner of E. Front Street and N. Century Avenue in District M3-5 to allow for approval of a development plan for a detention and correctional facility. (CD-CPC-2025-00157)

Attachments: [Docket Memo - 7750 E Front Street Final](#)

Rea

250972 Sponsor: Councilmember Crispin Rea

Authorizing the City Manager to execute a Public Access Easement with West Bottoms - Propco Master, LLC and West Bottoms - Propco Master II, LLC for an area generally located at the northwest corner of West 11th Street and Santa Fe Street.

Attachments: [Docket Memo](#)

HELD IN COMMITTEE

Director of City Planning & Development

250876 Sponsor: Director of City Planning and Development Department

Amending Chapter 88, the Zoning and Development Code, by repealing Subsection 88-445-06, Residential Signs, and enacting in lieu thereof a new section of like number and subject matter for the purposes of allowing digital signs for Institutional and Office Uses in residential districts and adopting new standards for such signs. (CD-CPC-2025-00128)

Attachments: [Docket Memo Digital Signs in Residential Districts Text](#)

Director of Health

250938 Sponsor: Director of Health Department

Accepting and approving a grant award amendment from the Centers of Disease Control and Prevention to provide additional funding to assist in workforce development and meeting public health foundational capabilities in the Kansas City, Missouri area; estimating and appropriating the additional sum of \$739,567.00 in the Health Grants Fund for a total amount of \$8,566,528.00; and recognizing this ordinance as having an accelerated effective date.

Attachments: [PHIG BP3 Docket Memo](#)

Director of Health

250941 Sponsor: Director of Health Department

Authorizing the Chief Procurement Officer to execute five contracts in the amount of \$400,000.00 each with qualified community-based organizations Ruskin Heights, Independence Plaza, North Town Fork Creek, Marlborough Heights and Ivanhoe from previously appropriated funds to establish neighborhood outreach teams to engage high-risk individuals and prevent violent conflicts; authorizing a total expenditure of \$2,000,000.00 to satisfy the cost of the contracts; and recognizing this ordinance as having an accelerated effective date.

Attachments: [Docket Memo 5 Neighborhoods.docx](#)

ADDITIONAL BUSINESS

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

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

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

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

Adjournment



Legislation Text

File #: 250965

ORDINANCE NO. 250965

Sponsor: Mayor Pro Tem Ryana Parks-Shaw

Amending Chapter 56, Code of Ordinances, by repealing Article VIII, Short-term rental registration, and enacting in lieu thereof a new article of like number and subject matter, including alternative option for short-term rentals to obtain approval to operate during a limited, special events period.

WHEREAS, on May 4, 2023, the City Council adopted both Committee Substitute for Ordinance 230267, revising regulations for short-term rentals in Chapter 88 of its Code of Ordinances, previously administered by the City Planning & Development Department, and Committee Substitute for Ordinance 230268, enacting a registration scheme administered by the City's Neighborhood Services Department via Chapter 56, Code of Ordinances, Article VIII, Short-term rental registration, by which short-term rentals must obtain annual approval to operate in the City; and

WHEREAS, City Council stated among its purposes for adopting Committee Substitute for 230268: "City seeks to identify short-term rentals operating in the City, better ensure they operate in a manner consistent with public health and safety and promote accountability and preserve the established character of existing neighborhoods, gain contact information for code enforcement and compliance, and encourage the cooperation of short-term rental booking service providers in accomplishing these purposes;" and

WHEREAS, while keeping faith with these purposes, City seeks to encourage the registration of additional short-term rentals for a limited period during special events like the 2026 World Cup, where an anticipated surge in guests to the City likely exceed existing lodging accommodations in the City; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 56, Code of Ordinances of the City of Kansas City, Missouri, is hereby amended by repealing Article VIII, Short-term rental registration, and enacting in lieu thereof a new article of like number and subject matter, to read as follows:

CHAPTER 56, ARTICLE VIII. SHORT-TERM RENTAL REGISTRATION

Sec. 56-801. Effective date and purpose.

The purpose of this article is:

- (1) To identify those properties in the city that operate as short-term rentals, to better ensure they operate in a manner consistent with public health and safety, and to gain contact information for code enforcement and compliance;
- (2) To allow non-resident short-term rentals to operate in the city in a manner that promotes accountability and preserves the established character of existing neighborhoods; and
- (3) To encourage the cooperation of short-term rental booking service providers in accomplishing these purposes.

Sec. 56-802. Definitions.

Advertising means the act of drawing the public's attention to a short-term rental.

Annual short-term rental means any short-term rental registered with the city pursuant to section 56-803 of this article.

Booking service provider means any person or entity who facilitates a transaction between a prospective guest and a person or entity offering a short-term rental.

City means the city of Kansas City, Missouri.

City incentive means any economic incentive granted by the city or any economic development agency created by the city, including Port KC, in the nature of the capture and redirection, abatement, or exemption of taxes or the issuance of bonds or grants by the city or other city-backed financing.

Department means the city's neighborhood services department.

Director means the director of the city's neighborhood services department or their authorized representative.

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

Long-term resident means any natural person who, as of the date the required registration documentation and information is submitted pursuant to Section 56-803 or Section 56-812 (1) maintains their primary residence on the parcel where the dwelling unit that is the subject of the short-term rental registration is located; and (2) certifies that they will maintain their primary

residence on such parcel for a period of twelve months or more after the date the director issues any registration pursuant to section 56-803 or 56-812.

Non-resident short-term rental means any short-term rental whose registrant or proposed registrant has not demonstrated that they are a long-term resident of such dwelling unit, as defined in this article.

Owner means any person who, alone or with others, has legal or equitable title to a dwelling unit. A person whose interest in a dwelling unit is solely that of a tenant, subtenant, lessee, or sublessee under an oral or written rental housing agreement shall not be considered an owner.

Properly permitted Type 2 short-term rental pursuant to chapter 88 of this Code means any short-term rental that obtained from the city an administrative approval or a special use permit as a Type 2 or non-owner occupied short-term rental, which has neither lapsed nor been revoked, pursuant to Ordinance No. 170771, as amended by Ordinance No. 220398.

Primary residence means the place in which a person's habitation is fixed for the term of the registration, is occupied by such person for a cumulative minimum of 270 days per calendar year and is the person's usual place of return. A person can have only one (1) primary residence.

Registrant means the natural person who has

- (1) Identified themselves as the registrant in the registration information and documentation submitted to the director pursuant to either section 56-803 or section 56-812;
- (2) Either owns the dwelling unit, or has a documented right to possess and conduct a short-term rental within the dwelling unit; and
- (3) Has complied with all applicable registration requirements for such dwelling unit in this article, whether pursuant to an annual registration in section 56-803 or a special event registration in section 56-812.

Registration period means the period from the date a registration is issued by the city in section 56-803 through its expiration 12 months later.

Resident short-term rental means any short-term rental whose registrant or proposed registrant demonstrates that they are a long-term resident of such dwelling unit, as required in this article.

Short-term rental means any dwelling unit offered, provided, or operated as lodging accommodations to guests in exchange for remuneration for a period of less than 30 consecutive days. To operate in the city, a short-term rental must be registered either as an annual short-term rental pursuant to section 56-803 or as a special event short-term rental pursuant to section 56-812.

Special event means any period, not to exceed ninety days, designated by the director pursuant to section 56-812 based on a determination that existing lodging accommodations in the city, including registered short-term rentals under this article, are inadequate to serve an anticipated surge in demand.

Special event short-term rental means any short-term rental registered with the city pursuant to section 56-812 of this article.

Special event short-term rental registration period means the period from the stated start date of a registration issued by the city pursuant to section 56-812 for a special event short-term rental through its expiration, not to exceed ninety days thereafter.

Sec. 56-803. Annual short-term rental registration.

Excepting special event short-term rentals governed under section 56-812, each dwelling unit, before being offered, provided or operated as a short-term rental in the city, shall have its registrant submit the following to the director:

- (1) *Fee.* A yearly registration fee of \$200.00. The director shall have authority annually to adjust the user fee listed above to reflect an increase equal to an increase in the consumer price index (all items/all urban consumers/Kansas City, Missouri-Kansas) published by the United States Department of Labor, Bureau of Labor Statistics, provided that the increases are reflective of the costs of the services being provided. If the costs in processing registrations pursuant to this article fall below the user fee being charged, the user fee shall be reduced so that it is equal to or less than the costs of processing such registrations.
- (2) *Registration.* The following registration information and documentation, upon forms provided by the director:
 - a. Dwelling unit. The exact street address of each dwelling unit that may be offered, provided or operated as a short-term rental during the registration period, the primary intended use of the property on which the dwelling unit is situated, and, for a short-term rental within a multi-unit building, the number of dwelling units in each building on the property.
 - b. Registrant. Identification of the registrant by full name, Social Security Number or Federal Tax Identification Number, state- or city-issued identification, telephone number, mailing address, email address and date of birth.
 - c. Owner. If registrant is not the owner of the dwelling unit, identification of each owner of the dwelling unit by full name, telephone number, Social Security Number or Federal Tax Identification Number, state- or city-issued identification, mailing address, email address and date of birth. If

the dwelling unit is owned by a corporation, limited liability company, partnership, limited partnership, trust or real estate investment trust, the name and address of any of the following shall be provided:

1. For a corporation, a corporate officer and the chief operating officer;
 2. For a partnership, the managing partner;
 3. For a limited liability company, the managing or administrative member;
 4. For a limited partnership, a general partner;
 5. For a trust, a trustee; or
 6. For a real estate investment trust, a general partner or an officer.
- d. Resident short-term rental. If the proposed registrant claims to be a long-term resident, documentation demonstrating that the proposed registrant is a long-term resident, by certifying that they will maintain primary residence on such parcel for the next twelve months, and providing at least two (2) of the following documents demonstrating such primary residence:
1. Proof of valid motor vehicle registration;
 2. Federal or state tax returns or other financial documentation;
 3. Proof of voter registration;
 4. A utility bill; and/or
 5. Any other legal documentation deemed sufficient by the director that is pertinent to establishing primary residence.
- In determining whether a proposed registrant has demonstrated they are a long-term resident, the director shall consider such documentation and the results of any other investigation deemed pertinent to such determination, including but not limited to the authority granted under this section to physically inspect the interior and exterior of property on which the proposed registrant claims primary residence.
- e. Non-resident short-term rental. If the proposed registrant does not claim to be a long-term resident on the parcel where the dwelling unit to be offered, provided or operated as a short-term rental is located:

1. A notarized affidavit executed by the proposed registrant stating their full name, telephone number, mailing address, email address, and that they are the natural person who has management control and responsibility for the dwelling unit, and will personally inspect the interior and exterior of such dwelling unit at least once per month during the registration period; and
 2. Possession of a business license to operate a short-term rental in the dwelling unit, pursuant to chapter 40 of this Code.
- f. Registrant's proof of possession. Proof of possession of the short-term rental, either by valid warranty deed, valid lease, or other verification of the proposed registrant's right to possession of the dwelling unit. If the proposed registrant does not own the dwelling unit, they must also provide a notarized affidavit from the property owner allowing the proposed registrant to conduct a short-term rental within the dwelling unit.
- g. Tax clearance. Tax clearance letter, issued by the city's revenue division of the finance department, for proposed registrant and owner.
- h. Safety, legal and tax requirements. Certification by the proposed registrant, and, if proposed registrant is not the owner of the dwelling unit, by the owner, to each of the following requirements:
1. The dwelling unit complies with all applicable federal, state, and local laws, including but not limited to collection and certification of payment of taxes and procurement of any required licenses and permits, and all property maintenance, building, electrical, mechanical, and plumbing codes.
 2. If proposed registrant or owner has been involved with the operation of any short-term rental that has been deregistered, banned or barred from activity in the city or any another jurisdiction, a detailed explanation of the circumstances, including the jurisdiction, property address(es), reason for ban or bar, and any documentation pertaining to such ban or bar.
 3. Posted within each dwelling unit offered, provided and/or operated as a short-term rental is the contact information for the proposed registrant, owner, and other local emergency contact information.
 4. For a short-term rental within a multi-unit building, a map is posted depicting all evacuation routes by doors in the event of an emergency. The map shall be posted on or immediately adjacent to every required egress door from each unit, but is not required when a door leads directly to the outside of the building at grade level.

5. Installed and maintained within the dwelling unit are smoke and carbon monoxide detectors in locations as specified for dwelling units by the building code.
 6. The dwelling unit contains a working fire extinguisher and a working, battery-powered, portable flashlight or lantern or other emergency lighting device that is workable during an electrical power outage.
 7. No more than two persons per each bedroom being rented plus one additional person per dwelling unit, not to exceed eight guests per dwelling unit, shall occupy the dwelling unit at any given time.
 8. No food shall be prepared for or served to guests of any short-term rental by the proposed registrant or owner of the dwelling unit or their agents.
 9. The dwelling unit may not be rented or offered for use as a reception space, party space, meeting space, or for other similar events open to non-resident guests.
 10. Proposed registrant and owner will allow inspection of the short-term rental dwelling unit by the city for fire, public safety, health/sanitation and other city code compliance purposes upon reasonable prior notice (which may be oral or electronic). The proposed registrant and owner will also allow the director to inspect, before and during a registration period, the interior and exterior of property on which the proposed registrant claims primary residence, in order to verify long-term resident status.
 - i. Remedy violations after deregistration. For any proposed short-term rental that was previously deregistered with the city pursuant to section 56-804 of this Code, the proposed registrant for such short-term rental must provide additional documentation to the director demonstrating that such Code violation(s) that were the basis for such deregistration have been remedied.
 - j. Certification. The proposed registrant, and, if proposed registrant is not the owner of the dwelling unit, the owner(s), shall certify via notarized affidavit that the information required in this section is accurate and truthful.
- (3) *Zoning and density requirements for non-resident short-term rentals.* To be eligible for registration under this article, a proposed non-resident short-term rental must both be located within a zoning district that, pursuant to chapter 88 of

this Code, allows non-resident short-term rentals, and satisfy the following density requirements:

- a. If the proposed non-resident short-term rental is in a structure where there are fewer than three dwelling units, the dwelling unit proposed for registration cannot be less than 1,000 feet from the nearest dwelling unit that is currently registered a non-resident short-term rental under this article. In determining whether any such short-term rentals fall within such distance of the proposed dwelling unit seeking registration, the director shall consider any dwelling unit within or intersected by a radius of 1,000 linear feet of ground from the dwelling unit, and including any dwelling unit above or below such radius.
- b. If the proposed non-resident short-term rental is in a structure where there are three or more dwelling units, no registration shall issue for such dwelling unit if 12.5 percent or more of the dwelling units within such structure are currently registered as short-term rentals under this article.

The zoning and density requirements stated in this subsection shall not apply to the proposed registration of either a resident short-term rental as defined in this article or any short-term rental that, as of the date the committee substitute for Ordinance 230267 becomes effective, was a properly permitted Type 2 short-term rental pursuant to chapter 88 of this Code that has not subsequently lapsed or been revoked.

- (4) *Prohibition for non-resident short term rentals receiving City incentives.* No non-resident short term rental operated in a dwelling unit that receives any City incentives, or located within a structure or upon a parcel that receives any City incentives, shall be eligible for registration as a short-term rental during the period any such incentive is awarded. The following shall be exempt from this subsection: a resident short-term rental as defined in this article or any short-term rental that, as of the date the committee substitute for Ordinance 230267 becomes effective, was a properly permitted Type 2 short-term rental pursuant to chapter 88 of this Code that has not subsequently lapsed or been revoked.
- (5) *Short-term rental limitation for parcel with one principal dwelling unit.* Any parcel with only one principal dwelling unit shall be allowed to have only one short-term rental, regardless of whether the short-term rental is in the principal dwelling unit or an accessory dwelling unit on such parcel. In this subsection, the terms “principal dwelling unit” and “accessory dwelling unit” shall have the same meanings as provided in chapter 88 of this Code.
- (6) *Prohibition for short-term rentals that would qualify for deregistration.* Any proposed short-term rental that would, if it were registered, otherwise qualify for deregistration pursuant to section 56-804 shall be ineligible for registration.

- (7) *Determination to issue or renew registration.* Upon the director's determination that the requirements of this section have been satisfied, the director shall issue to the registrant a unique registration number for the dwelling unit. Each registration issued under this article shall expire at the end of its registration period and shall be subject to renewal annually. Any renewal registration must comply with all requirements of this section, and will be accepted beginning 30 days before the end of the previous registration period and may be made without penalty before the end of the previous registration period.

Sec. 56-804. Deregistration.

(a) *Resident short-term rental failure to maintain primary residence.* Any resident-short-term rental registered under this article may be deregistered under this article when, in the determination of the director, the registrant for such short-term rental fails to maintain their primary residence on the parcel where such dwelling unit is located. Upon deregistration pursuant to this subsection, the formerly registered short-term rental may be eligible to register again after submitting a new fee and demonstrating eligibility under section 56-803 or 56-812.

(b) *One-year deregistration for impairment to public health and safety or welfare.* A short-term rental shall be removed from the city's list of registered short-term rentals, deemed not in compliance with this article and ineligible to use any registration previously issued by the city and shall not be eligible to register again with the city for a period of one year if one or more violations of this Code, state or federal law occurred in the course of operating such short-term rental that the director determines to have impaired public health and safety or the welfare of the surrounding area and/or city, based upon a consideration of the factors in subsection (d) of this section.

(c) *Three-year deregistration for present and pervasive threat to or disregard for public health and safety or welfare.* A short-term rental shall be removed from the city's list of registered short-term rentals, deemed not in compliance with this article and ineligible to use any registration previously issued by the city pursuant to section 56-803 or 56-812 and shall not be eligible to register again with the city for a period of three years if three or more violations of this Code, state or federal law occurred in the course of operating such short-term rental, and the director determines the operation of the short term rental poses a present and pervasive threat to or disregard for public health and safety or the welfare of the surrounding area and/or city, based upon a consideration of the factors in subsection (d) of this section.

(d) *Factors the director will consider in determining any one- or three-year deregistration.* In determining whether an impairment to public health and safety or welfare exists pursuant to subsection (b) or whether a present and pervasive threat to or disregard for public health and safety or welfare exists pursuant to subsection (c) of this section, the director will consider the following:

- (1) The nature and extent of the violations of this Code, state or federal law;

- (2) The impact of any violations of this Code, state or federal law upon innocent parties;
- (3) Actions taken by the owner, registrant or other agent of the short-term rental to abate any violations of this Code, state or federal law;
- (4) The physical characteristics of the property where the short-term rental is located, including the proximity of the property to residential property, parks, churches, schools and playgrounds;
- (5) Whether any harassing or intimidating conduct, as prohibited by law, was committed or permitted by the owner, registrant, or other agent of the short-term rental;
- (6) The extent of any street or sidewalk congestion caused or permitted by the owner, registrant, or other agent of the short-term rental.

(e) *Notice and appeal of deregistration decision.* Upon determining that any short-term rental is deregistered pursuant to this section, the director shall notify in writing the registrant and owner of such short-term rental of such fact and of the basis for deregistration. Such notice shall advise the registrant and owner that they are entitled to appeal the director's decision to deregister the short-term rental, as provided in section 56-805

(f) Notwithstanding the provisions of this section or any other remedy provided in this article, the city may address the conduct prohibited in this section by filing a complaint for legal or injunctive relief in the appropriate court of competent jurisdiction.

Sec. 56-805. Appeal.

Any determination made by the director pursuant to this article not to register or renew a short-term rental, or to deregister a short-term rental, may be administratively appealed to the city's property maintenance appeals board as provided for in chapter 56, article II, division 6 of this Code. Notwithstanding the provisions of chapter 56, article II, division 6 of this Code, however, there shall be no stay of enforcement for any determination under this article not to register or renew a short-term rental that has not been previously registered pursuant to this article.

Sec. 56-806. Change in registration information.

(a) *Change in ownership or registrant.* If, during any registration period or special event short-term rental registration period, there is a change in either ownership, or the identity of the person with authority to serve as the registrant, of a dwelling unit registered pursuant to this article, such registration shall no longer be valid, and before again being offered, provided or operated as a short-term rental in the city, such dwelling unit must be issued a new registration by the director pursuant to section 56-803 or 56-812, only after submitting a new fee and all information required in such sections.

(b) *Other change in registration information.* If, during any registration period or special event short-term rental registration period, there is a change in the registration information previously submitted on behalf of the dwelling unit pursuant to section 56-803 or 56-812, other than a change in either ownership or the identity of person with authority to serve as the registrant, the registrant, and, if the registrant is not the owner of the dwelling unit, the owner, must within 30 days provide the director written notice of such change upon forms provided by the director, and certify such change pursuant to section 56-803(2)j. or 56-812(b)(2). There shall be no penalty for any such registration update if done within 30 days.

Sec. 56-807. Unlawful acts.

(a) *Registration violation.* It shall be a violation of this article to fail to timely register, to provide inaccurate, false or fraudulent registration information required in this article, or to offer, provide or operate as a short-term rental any dwelling unit at any period of time during which such unit is unregistered, deregistered or not in compliance with this article's registration requirements.

(b) *Failure to maintain primary residence.* For any dwelling unit registered as a resident short-term rental pursuant to Section 56-803(2)d. or 56-812(b)(2)a., it shall be unlawful to offer, provide or operate a short-term rental within such dwelling unit without the registrant maintaining their primary residence on the parcel where such dwelling unit is located.

(c) *Advertising violation.* It shall be a violation of this article to advertise any dwelling unit for short-term rental that either (1) is not in compliance with this article's registration requirements or (2) does not display on the face of such advertisement the registration number issued by the city pursuant to section 56-803 or 56-812.

(d) *Unlawful transactions.* It shall be a violation of this article for any booking service provider to receive payment, directly or indirectly, for a short-term rental located in the city that is not registered pursuant to this article. The absence of a short-term rental on the city's publicly available list of registered short-term rentals, as provided in section 56-808, shall be prima facie evidence that such short-term rental is not registered with the city pursuant to this article. However, no booking service provider shall be in violation of this subsection for any short-term rental transaction occurring fewer than two days after such short-term rental was removed from city's publicly available list of registered short-term rentals. In addition to obtaining notice from the publicly available list of registered short-term rentals, a booking service provider may request in writing that city send, as a courtesy, individual notice to the booking service provider upon the removal of any short-term rental from the City's registry, by sending such written request to the director via certified mail, and identifying by full name, mailing address and email address the agent of the booking service provider to whom such notice is requested to be sent. The failure of the city to issue such individual notice to a booking service provider upon request, however, shall not relieve the booking service provider of any violations, penalties or liabilities that may be imposed under this article.

(e) *Failure to comply with safety, legal or tax requirements.* It shall be a violation of this article to offer, provide or operate a short-term rental without maintaining any of the conditions, or compliance with any of the requirements, that must be certified by the registrant pursuant to section 56-803(2)h. or 56-812(b)(2).

(f) *Records.* It shall be a violation of this article for any person or entity to fail to comply with section 56-808.

Sec. 56-808. Records of registrant and booking service provider

(a) Each short-term rental registrant and owner shall maintain, and provide to the City upon request, the following records for the past year:

- (1) Total number of nights the short-term rental was rented to a guest;
- (2) The dates in which the short-term rental was rented by a guest; and
- (3) Any complaints received from guests, local residents or others concerning either any alleged violation of law, including any violation of safety, legal or tax requirements pursuant to section 56-803(2)h or 56-812(b)(2). of this article, or sanitary, health or safety concern allegedly observed on the parcel where the short-term rental is located.

(b) Each booking service provider shall maintain, and provide to the city upon request, the following information for short-term rental transactions facilitated in the city within the past five years:

- (1) The name of the person who offered the short-term rental;
- (2) The address of the short-term rental;
- (3) The dates for which the short-term rental was booked by a guest;
- (4) The price paid by the guest for each short-term rental transaction;
- (5) The short-term rental registration number issued by the city pursuant to section 56-803; and
- (6) Any complaints received from guests, local residents or others concerning either any alleged violation of law, including any violation of safety, legal or tax requirements pursuant to section 56-803(2)h. or 56-812(b)(2).of this article, or sanitary, health or safety concern allegedly observed on the parcel where the short-term rental is located.

(c) The department shall maintain and make publicly available a list of all registered short-term rentals within the city.

Sec. 56-809. Violations.

Any person or entity who fails to comply, or causes or permits any condition that fails to comply, with the requirements of this article shall be guilty of an ordinance violation and, upon conviction thereof, shall be punishable as set forth in section 56-810. Each day during which any unlawful act, as defined in section 56-807, occurs or continues shall constitute a separate violation. Notwithstanding the provisions of this section or any other remedy provided in this article, the city may address the conduct prohibited in this article by filing a complaint for legal or injunctive relief in the appropriate court of competent jurisdiction.

Sec. 56-810. Penalties.

Any person or entity convicted of a violation of this article shall be punished for that violation by a fine of not less than \$200.00, but not more than \$1,000.00, or by imprisonment of not more than 180 days or by both such fine and imprisonment.

Sec. 56-811. Subpoenas.

For purposes of enforcement of this article, the City shall have the authority to issue subpoenas to compel the attendance and testimony of witnesses, with or without documentary evidence, and the production of books and documents. It shall be unlawful to refuse to obey a subpoena issued pursuant to this section.

Sec. 56-812. Special event short-term rentals.

(a) *Designation of special event.* The director may identify a period of time, not to exceed 90 days, that qualifies as a special event under this article. To qualify as a special event, the director shall determine that existing lodging accommodations in the city, including registered short-term rentals under this article, likely cannot effectively serve an anticipated surge in guest demand during such period. Any such determination of a special event, including the precise dates of the special event short-term registration period, shall be publicized by the city. The director shall have the authority to register special event short-term rentals to be offered, provided or operated as short-term rentals during any such special event registration period in compliance with this article, subject to the provisions in this section.

(b) *Application for special event short-term rentals.* To qualify for registration as a special event short-term rental under this section, each such dwelling unit shall have its registrant submit the following to the director:

- (1) Fee. A special event registration fee of \$50.00. The director shall have authority annually to adjust this user fee reflect an increase equal to an increase in the consumer price index (all items/all urban consumers/Kansas City, Missouri-Kansas) published by the United States Department of Labor, Bureau of Labor Statistics, provided that the increases are reflective of the costs of the services being provided. If the costs in processing special event registrations pursuant to

this section fall below the user fee being charged, the user fee shall be reduced so that it is equal to or less than the costs of processing such registrations.

- (2) Special event registration requirements and exemptions. The registrant and owner shall submit, on forms provided by the director, the documentation and information required in section 56-803(2)a.- c. and f. – j. and shall certify compliance with such requirements throughout the proposed special event short-term rental registration period. In addition, a special event short-term rental must qualify as either a resident short-term rental or non-resident short-term rental, subject to the following requirements and exemptions that also apply to such short-term rentals in section 56-803:
 - a. Resident short-term rental. To qualify as a resident short-term rental pursuant to this section, the proposed registrant must satisfy the requirements and comply with restrictions in section 56-803(2)d. and 56-803(5). A resident short-term rental under this section is exempt from the requirements, prohibitions and restrictions stated in section 56-803(3)-(4).
 - b. Non-resident short-term rental. If the proposed registrant does not claim to be a long-term resident on the parcel where the dwelling unit is to be offered, provided or operated as a special event short-term rental, the proposed registrant must satisfy the requirements and comply with restrictions in section 56-803(2)e., the zoning and density restrictions in section 56-803(3), the City incentive restriction in section 56-803(4) and the restriction in section 56-803(5). However, the restrictions in section 56-803(3) and (4) shall not apply to any short-term rental that, as of the date the committee substitute for Ordinance 230267 became effective, was a properly permitted Type 2 short-term rental pursuant to chapter 88 of this Code that has not subsequently lapsed or been revoked.
- (3) *Determination to issue registration.* No proposed special event short-term rental shall be eligible for registration if the director determines that such short-term rental would, if it were registered, otherwise qualify for deregistration pursuant to section 56-804. Upon the director's determination that the requirements of this section have been satisfied, the director shall issue to the registrant a unique registration number for the dwelling unit. Each registration issued under this section shall state its start date and date of expiration, which shall not exceed either ninety days or the end of the special event designated by the director in subsection (a) of this section.

(c) *Deregistration.* In addition to the deregistration remedies available to the director pursuant to section 56-804, a special event short-term rental registered under this section may be removed from the city's list of registered short-term rentals, deemed not in compliance with this article and ineligible to use any registration previously issued by the city pursuant to this section and may not be eligible to register again with the city for a period of one year under when, in the determination of the director, such special event short-term rental fails to comply with the

requirements of this article or any other provision of this Code, or state or federal law. Upon determining that any short-term rental is deregistered pursuant to this section, the director shall notify in writing the registrant and owner of such short-term rental of such fact and of the basis for deregistration and advise the registrant and owner that they are entitled to appeal the director's decision to deregister the special event short-term rental, as provided in section 56-805.

(d) *Appeals.* Any determination made by the city pursuant to this article either not to register, or to deregister, a special event short-term rental may be administratively appealed to the city's property maintenance appeals board as provided in section 56-805.

(e) *Applicability of other requirements and provisions in this article.* Sections 56-806 – 56-811 shall apply to a special event short-term rental.

..end

Approved as to form:

Bret Kassen
Associate City Attorney

COMPARED VERSION
NEW ORDINANCE TO CODE BOOKS

ORDINANCE NO. 250965

Amending Chapter 56, Code of Ordinances, by repealing Article VIII, Short-term rental registration, and enacting in lieu thereof a new article of like number and subject matter, including alternative option for short-term rentals to obtain approval to operate during a limited, special events period.

WHEREAS, on May 4, 2023, the City Council adopted both Committee Substitute for Ordinance 230267, revising regulations for short-term rentals in Chapter 88 of its Code of Ordinances, previously administered by the City Planning & Development Department, and Committee Substitute for Ordinance 230268, enacting a registration scheme administered by the City's Neighborhood Services Department via Chapter 56, Code of Ordinances, Article VIII, Short-term rental registration, by which short-term rentals must obtain annual approval to operate in the City; and

WHEREAS, City Council stated among its purposes for adopting Committee Substitute for 230268: "City seeks to identify short-term rentals operating in the City, better ensure they operate in a manner consistent with public health and safety and promote accountability and preserve the established character of existing neighborhoods, gain contact information for code enforcement and compliance, and encourage the cooperation of short-term rental booking service providers in accomplishing these purposes;" and

WHEREAS, while keeping faith with these purposes, City seeks to encourage the registration of additional short-term rentals for a limited period during special events like the 2026 World Cup, where an anticipated surge in guests to the City likely exceed existing lodging accommodations in the City; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 56, Code of Ordinances of the City of Kansas City, Missouri, is hereby amended by repealing Article VIII, Short-term rental registration, and enacting in lieu thereof a new article of like number and subject matter, to read as follows:

**CHAPTER 56, ARTICLE VIII.
SHORT-TERM RENTAL REGISTRATION**

Sec. 56-801. Effective date and purpose.

~~The provisions of this article shall become effective June 15, 2023.~~ The purpose of this article is:

- (1) To identify those properties in the ~~City~~city that operate as short-term rentals, to better ensure they operate in a manner consistent with public health and safety, and to gain contact information for code enforcement and compliance;
- (2) To allow non-resident short-term rentals to operate in the ~~City~~city in a manner that promotes accountability and preserves the established character of existing neighborhoods; and
- (3) To encourage the cooperation of short-term rental booking service providers in accomplishing these purposes.

Sec. 56-802. Definitions.

Advertising means the act of drawing the public's attention to a short-term rental.

Annual short-term rental means any short-term rental registered with the city pursuant to section 56-803 of this article.

Booking service provider means any person or entity who facilitates a transaction between a prospective guest and a person or entity offering a short-term rental.

City means the ~~City~~city of Kansas City, Missouri.

City incentive means any economic incentive granted by the ~~City~~city or any economic development agency created by the ~~City~~city, including Port KC, in the nature of the capture and redirection, abatement, or exemption of taxes or the issuance of bonds or grants by the ~~City~~city or other ~~City~~city-backed financing.

Department means the ~~City's Neighborhood Services Department~~city's neighborhood services department.

Director means the ~~Director~~director of the ~~City's Neighborhood Services Department~~city's neighborhood services department or their authorized representative.

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

Long-term resident means any natural person who, as of the date the required registration documentation and information is submitted pursuant to Section 56-803; or Section 56-812 (1) maintains their primary residence on the parcel where the dwelling unit that is the subject of the short-term rental registration is located; and (2) certifies that they will maintain their primary residence on such parcel for a period of twelve months or more after the date the ~~short-term rental~~director issues any registration is submitted pursuant to section 56-803 or 56-812.

Non-resident short-term rental means any short-term rental whose registrant or proposed registrant has not demonstrated that they are a long-term resident of such dwelling unit, as defined in this article.

Owner means any person who, alone or with others, has legal or equitable title to a dwelling unit. A person whose interest in a dwelling unit is solely that of a tenant, subtenant, lessee, or sublessee under an oral or written rental housing agreement shall not be considered an owner.

Properly permitted Type 2 short-term rental pursuant to ~~Chapter~~chapter 88 of this Code means any short-term rental that obtained from the ~~City~~city an administrative approval or a special use permit as a Type 2 or non-owner occupied short-term rental, which has neither lapsed nor been revoked, pursuant to Ordinance No. 170771, as amended by Ordinance No. 220398.

~~(a) Properly registered short term rental pursuant to Chapter 88 of this Code means any short term rental that was registered with the City, and whose annual registration has not expired, pursuant to Ordinance No. 170771, as amended by Ordinance No. 220398.~~

Primary residence means the place in which a person's habitation is fixed for the term of the registration, is occupied by such person for a cumulative minimum of 270 days per calendar year and is the person's usual place of return. A person can have only one (1) primary residence.

Registrant means the natural person who has ~~(1) identified~~

~~(1)~~ Identified themselves as the registrant in the registration information and documentation submitted to the director pursuant to either section 56-803 ~~either (a) for a resident short term rental; or (b) a non-resident short term rental; (2) either~~section 56-812;

~~(4)(2)~~ Either owns the dwelling unit, or has a documented right to possess and conduct a short-term rental within the dwelling unit; and ~~(3) has complied with all registration requirements for such dwelling unit in this article.~~

~~(3)~~ Has complied with all applicable registration requirements for such dwelling unit in this article, whether pursuant to an annual registration in section 56-803 or a special event registration in section 56-812.

Registration period means the period from the date a registration is issued by the ~~City~~city in ~~Section~~section 56-803 through its expiration ~~twelve~~12 months later.

Resident short-term rental means any short-term rental whose registrant or proposed registrant demonstrates that they are a long-term resident of such dwelling unit, as required in this article.

Short-term rental means any dwelling unit offered, provided, or operated as lodging accommodations to guests in exchange for remuneration for a period of less than ~~thirty (30) consecutive days~~30 consecutive days. To operate in the city, a short-term rental must be registered

either as an annual short-term rental pursuant to section 56-803 or as a special event short-term rental pursuant to section 56-812.

Special event means any period, not to exceed ninety days, designated by the director pursuant to section 56-812 based on a determination that existing lodging accommodations in the city, including registered short-term rentals under this article, are inadequate to serve an anticipated surge in demand.

Special event short-term rental means any short-term rental registered with the city pursuant to section 56-812 of this article.

Special event short-term rental registration period means the period from the stated start date of a registration issued by the city pursuant to section 56-812 for a special event short-term rental through its expiration, not to exceed ninety days thereafter.

Sec. 56-803. Annual short-term rental registration.

~~The requirements stated in this section shall not apply to a properly registered short term rental pursuant to Chapter 88 of this Code. Unless exempted from this section, beginning June 15, 2023~~Excepting special event short-term rentals governed under section 56-812, each dwelling unit, before being offered, provided or operated as a short-term rental in the city, shall have its registrant submit the following to the director:

- (1) *Fee.* A yearly registration fee of \$200.00. The director shall have authority annually to adjust the user fee listed above to reflect an increase equal to an increase in the consumer price index (all items/all urban consumers/Kansas City, Missouri-Kansas) published by the United States Department of Labor, Bureau of Labor Statistics, provided that the increases are reflective of the costs of the services being provided. If the costs in processing registrations pursuant to this article fall below the user fee being charged, the user fee shall be reduced so that it is equal to or less than the costs of processing such registrations.
- (2) *Registration.* The following registration information and documentation, upon forms provided by the director:
 - a. Dwelling unit. The exact street address of each dwelling unit that may be offered, provided or operated as a short-term rental during the registration period, the primary intended use of the property on which the dwelling unit is situated, and, for a short-term rental within a multi-unit building, the number of dwelling units in each building on the property.
 - b. Registrant. Identification of the registrant by full name, Social Security Number or Federal Tax Identification Number, state- or city-issued identification, telephone number, mailing address, email address and date of birth.

- c. Owner. If registrant is not the owner of the dwelling unit, identification of each owner of the dwelling unit by full name, telephone number, Social Security Number or Federal Tax Identification Number, state- or city-issued identification, mailing address, email address and date of birth. If the dwelling unit is owned by a corporation, limited liability company, partnership, limited partnership, trust or real estate investment trust, the name and address of any of the following shall be provided:
1. ~~for~~For a corporation, a corporate officer and the chief operating officer;
 2. ~~for~~For a partnership, the managing partner;
 3. ~~for~~For a limited liability company, the managing or administrative member;
 4. ~~for~~For a limited partnership, a general partner;
 5. ~~for~~For a trust, a trustee; or
 6. ~~for~~For a real estate investment trust, a general partner or an officer.
- d. Resident short-term rental. If the proposed registrant claims to be a long-term resident ~~on the parcel where the dwelling unit to be offered, provided or operated as a short-term rental is located~~, documentation demonstrating that the proposed registrant is a long-term resident, by certifying that they will maintain primary residence on such parcel for the next twelve months, and providing at least two (2) of the following documents demonstrating ~~that such parcel is their~~ primary residence:
1. Proof of valid motor vehicle registration;
 2. Federal or state tax returns or other financial documentation;
 3. Proof of voter registration;
 4. A utility bill; and/or
 5. Any other legal documentation deemed sufficient by the director that is pertinent to establishing primary residence.

In determining whether a proposed registrant has demonstrated they are a long-term resident, the director shall consider such documentation and the results of any other investigation deemed pertinent to such determination, including but not limited to the authority granted under this section to physically inspect the interior and exterior of property on which the proposed registrant claims primary residence.

- e. Non-resident short-term rental. If the proposed registrant does not claim to be a long-term resident on the parcel where the dwelling unit to be offered, provided or operated as a short-term rental is located:
 - 1. A notarized affidavit executed by the proposed registrant stating their full name, telephone number, mailing address, email address, and that they are the natural person who has management control and responsibility for the dwelling unit, and will personally inspect the interior and exterior of such dwelling unit at least once per month during the registration period; and
 - 2. Possession of a business license to operate a short-term rental in the dwelling unit, pursuant to ~~Chapter~~chapter 40 of this Code.
- f. Registrant's proof of possession. Proof of possession of the short-term rental, either by valid warranty deed, valid lease, or other verification of the ~~tenant's~~proposed registrant's right to possession of the dwelling unit. If the proposed registrant does not own the dwelling unit, they must also provide a notarized affidavit from the property owner allowing the proposed registrant to conduct a short-term rental within the dwelling unit.
- g. Tax clearance. Tax clearance letter, issued by the ~~City's Revenue Division~~city's revenue division of the ~~Finance Department~~finance department, for proposed registrant and owner.
- h. Safety, legal and tax requirements. Certification by the proposed registrant, and, if proposed registrant is not the owner of the dwelling unit, by the owner, to each of the following requirements:
 - 1. The dwelling unit complies with all applicable federal, state, and local laws, including but not limited to collection and certification of payment of taxes and procurement of any required licenses and permits, and all property maintenance, building, electrical, mechanical, and plumbing codes.
 - 2. If proposed registrant or owner has been involved with the operation of any short-term rental that ~~was~~has been deregistered, banned or barred from activity in the city or any another jurisdiction, a detailed explanation of the circumstances, including the jurisdiction, property address(es), reason for ban or bar, and any documentation pertaining to such ban or bar.
 - 3. Posted within each dwelling unit offered, provided and/or operated as a short-term rental is the contact information for the proposed registrant, owner, and other local emergency contact information.

4. For a short-term rental within a multi-unit building, a map is posted depicting all evacuation routes by doors in the event of an emergency. The map shall be posted on or immediately adjacent to every required egress door from each unit, but is not required when a door leads directly to the outside of the building at grade level.
5. Installed and maintained within the dwelling unit are smoke and carbon monoxide detectors in locations as specified for dwelling units by the [Building Codebuilding code](#).
6. The dwelling unit contains a working fire extinguisher and a working, battery-powered, portable flashlight or lantern or other emergency lighting device that is workable during an electrical power outage.
7. No more than two persons per each bedroom being rented plus one additional person per dwelling unit, not to exceed eight guests per dwelling unit, shall occupy the dwelling unit at any given time.
8. No food shall be prepared for or served to guests of any short-term rental by the proposed registrant or owner of the dwelling unit or their agents.
9. The dwelling unit may not be rented or offered for use as [a](#) reception space, party space, meeting space, or for other similar events open to non-resident guests.
10. Proposed registrant and owner will allow inspection of the short-term rental dwelling unit by the city for fire, public safety, health/sanitation and other [City Codecity code](#) compliance purposes upon reasonable prior notice (which may be oral or electronic)~~at times that such unit is not occupied by~~). The proposed registrant and owner will also allow the director to inspect, before and during a ~~short~~ registration period, the interior and exterior of property on which the proposed registrant claims primary residence, in order to verify long-term rental guest resident status.
 - i. Remedy violations after deregistration. For any proposed short-term rental that was previously deregistered with the [Citycity](#) pursuant to [Sectionsection](#) 56-804 of this Code, the proposed registrant for such short-term rental must provide additional documentation to the director demonstrating that such Code violation(s) that were the basis for such deregistration have been remedied.
 - j. Certification. The proposed registrant, and, if proposed registrant is not the owner of the dwelling unit, the owner(s), shall certify via notarized affidavit that the information required in this section is accurate and truthful.

- (3) *Zoning and density requirements for non-resident short-term rentals.* To be eligible for registration under this article, a proposed non-resident short-term rental must both be located within a zoning district that, pursuant to ~~Chapter~~chapter 88 of this Code, allows non-resident short-term rentals, and satisfy the following density requirements:

- a. If the proposed non-resident short-term rental is in a structure where there are fewer than three dwelling units, the dwelling unit proposed for registration cannot be less than 1,000 feet from the nearest dwelling unit that is ~~either~~ currently registered ~~as a non-resident short-term rental under this article or is a properly permitted Type 2 short-term rental pursuant to Chapter 88 of this Code.~~ In determining whether any such short-term rentals fall within such distance of the proposed dwelling unit seeking registration, the director shall consider any dwelling unit within or intersected by a radius of ~~1000~~1,000 linear feet of ground from the dwelling unit, and including any dwelling unit above or below such radius.
- b. If the proposed non-resident short-term rental is in a structure where there are three or more dwelling units, no registration shall issue for such dwelling unit if ~~12.5%~~percent or more of the dwelling units within such structure are currently registered as short-term rentals under this article ~~or are properly permitted Type 2 short-term rentals pursuant to Chapter 88 of this Code.~~

The zoning and density requirements stated in this subsection shall not apply to the proposed registration of either a resident short-term rental as defined in this article or any short-term rental that, as of the date the ~~Committee Substitute~~committee substitute for Ordinance 230267 becomes effective, was a properly permitted Type 2 short-term rental pursuant to ~~Chapter~~chapter 88 of this Code that has not subsequently lapsed or been revoked.

- (4) *Prohibition for non-resident short term rentals receiving City incentives.* No non-resident short term rental operated in a dwelling unit that receives any City incentives, or located within a structure or upon a parcel that receives any City incentives, shall be eligible for registration as a short-term rental during the period any such incentive is awarded. The following shall be exempt from this subsection: a resident short-term rental as defined in this article or any short-term rental that, as of the date the ~~Committee Substitute~~committee substitute for Ordinance 230267 becomes effective, was a properly permitted Type 2 short-term rental pursuant to ~~Chapter~~chapter 88 of this Code that has not subsequently lapsed or been revoked.
- (5) *Short-term rental limitation for parcel with one principal dwelling unit.* Any parcel with only one principal dwelling unit shall be allowed to have only one short-term rental, regardless of whether the short-term rental is in the principal dwelling unit or an accessory dwelling unit on such parcel. In this subsection, the terms “principal dwelling unit” and “accessory dwelling unit” shall have the same meanings as provided in ~~Chapter~~chapter 88 of this Code.

(6) Prohibition for short-term rentals that would qualify for deregistration. Any proposed short-term rental that would, if it were registered, otherwise qualify for deregistration pursuant to section 56-804 shall be ineligible for registration.

~~(6)~~(7) Determination to issue or renew registration. Upon the director's determination that the requirements of this section have been satisfied, the director shall issue to the registrant a unique registration number for the dwelling unit. Each registration issued under this article shall expire at the end of its registration period and shall be subject to renewal annually. Any renewal registration must comply with all requirements of this section, and will be accepted beginning ~~thirty~~30 days before ~~the~~ end of the previous registration period and may be made without penalty before the end of the previous registration period.

Sec. 56-804. Deregistration.

~~(a) Non-resident short-term rental Code violation. A non-resident short-term rental registered under this article may be deregistered under this article when, in the determination of the director, such non-resident short-term rental fails to comply with the requirements of this article or any other provision of this Code, including the provision of false or fraudulent information to the City pursuant to this article.~~

(a) *Resident short-term rental failure to maintain primary residence.* Any resident-short-term rental registered under this article may be deregistered under this article when, in the determination of the director, the registrant for such short-term rental fails to maintain their primary residence on the parcel where such dwelling unit is located. Upon deregistration pursuant to this subsection, the formerly registered short-term rental may be eligible to register again after submitting a new fee and demonstrating eligibility under section 56-803 or 56-812.

(b) *One-year deregistration.* ~~Any short-term rental deregistered pursuant for impairment to subsections (a) public health and safety or (b) of this section welfare. A short-term rental shall be removed from the City's city's list of registered short-term rentals, deemed not in compliance with this article and ineligible to use any registration previously issued by the City pursuant to Section 56-803 city and shall not be eligible to register again with the City city for a period of one year if one or more violations of this Code, state or federal law occurred in the course of operating such short-term rental that the director determines to have impaired public health and safety or the welfare of the surrounding area and/or city, based upon a consideration of the factors in subsection (d) of this section.~~

(c) *Three-year deregistration.* ~~for present and pervasive threat to or disregard for public health and safety or welfare.~~ A short-term rental shall be removed from the ~~City's city's~~ list of registered short-term rentals, deemed not in compliance with this article and ineligible to use any registration previously issued by the ~~City city~~ pursuant to ~~Section section~~ 56-803 or 56-812 and shall not be eligible to register again with the ~~City city~~ for a period of three years if: three or more violations of this Code, state or federal law occurred in the course of operating such short-term rental, and the director determines the operation of the short term rental poses a present and

pervasive threat to or disregard for public health and safety or the welfare of the surrounding area and/or city, based upon a consideration of the factors in subsection (d) of this section.

~~(1) The short-term rental's registrant, owner~~Factors the director will consider in determining any one- or its agents were convicted of a combined three-year deregistration. In determining whether an impairment to public health and safety or more violations of this Code, statewelfare exists pursuant to subsection (b) or federal law, in the course of operating such short-term rental; and

~~(d) The director determines that the operation of the short-term rental presents~~whether a present and pervasive threat to or disregard for public health and safety. In determining the existence of any present and pervasive threat to or disregard for public health and safety or welfare exists pursuant to subsection (c) of this section, the director will consider the following:

- (1) The nature and extent of the violations of this Code, state or federal law;
- (2) The impact of any violations of this Code, state or federal law upon innocent parties;
- (3) Actions taken by the owner, registrant or other agent of the short-term rental to abate any violations of this Code, state or federal law;
- (4) The physical characteristics of the property where the short-term rental is located, including the proximity of the property to residential property, parks, churches, schools and playgrounds;
- (5) Whether any harassing or intimidating conduct, as prohibited by law, was committed or permitted by the owner, registrant, or other agent of the short-term rental;
- (6) The extent of any street or sidewalk congestion caused or permitted by the owner, registrant, or other agent of the short-term rental.

(e) Notice and appeal of deregistration decision. Upon determining that any short-term rental is deregistered pursuant to this section, the director shall notify in writing the registrant and owner of such short-term rental of such fact and of the basis for deregistration. Such notice shall advise the registrant and owner that they are entitled to appeal the director's decision to deregister the short-term rental, as provided in ~~Section~~section 56-805-

(f) Notwithstanding the provisions of this section or any other remedy provided in this article, the city may address the conduct prohibited in this section by filing a complaint for legal or injunctive relief in the appropriate court of competent jurisdiction.

Sec. 56-805. Appeal.

Any determination made by the Citydirector pursuant to this article ~~either~~ not to register or renew a short-term rental, or to deregister a short-term rental, may be administratively appealed as provided for in this chapter or Chapter 48 of this Code to the city's property maintenance appeals board as provided for in chapter 56, article II, division 6 of this Code. Notwithstanding the provisions of chapter 56, article II, division 6 of this Code, however, there shall be no stay of enforcement for any determination under this article not to register or renew a short-term rental that has not been previously registered pursuant to this article.

Sec. 56-806. Change in registration information.

(a) *Change in ownership or registrant.* If, during any registration period or special event short-term rental registration period, there is a change in either ownership, or the identity of the person with authority to serve as the registrant, of a dwelling unit registered pursuant to this article, such registration shall no longer be valid, and before again being offered, provided or operated as a short-term rental in the city, such dwelling unit must be issued a new registration by the director pursuant to section 56-803 or 56-812, only after submitting a new fee and all information required by section 56-803 in such sections.

(b) *Other change in registration information.* If, during any registration period or special event short-term rental registration period, there is a change in the registration information previously submitted on behalf of the dwelling unit pursuant to section 56-803 or 56-812, other than a change in either ownership or the identity of person with authority to serve as the registrant, the registrant, and, if the registrant is not the owner of the dwelling unit, the owner, must within 30 days provide the director written notice of such change upon forms provided by the director, and certify such change pursuant to section 56-803(2)j. or 56-812(b)(4;2)a.. There shall be no penalty for any such registration update if done within 30 days.

Sec. 56-807. Unlawful acts.

A properly registered short-term rental pursuant to Chapter 88 of this Code is exempt from liability for any unlawful act under this section.

(a) *Registration violation.* It shall be a violation of this article to fail to timely register, to provide inaccurate, false or fraudulent registration information required in this article, or to offer, provide or operate as a short-term rental any dwelling unit at any period of time during which such unit is unregistered, deregistered or not in compliance with this article's registration requirements.

(b) *Failure to maintain primary residence.* For any dwelling unit registered as a resident short-term rental pursuant to Section 56-803(2)d. or 56-812(b)(4;2)a., it shall be unlawful to offer, provide or operate a short-term rental within such dwelling unit without the registrant maintaining their primary residence on the parcel where such dwelling unit is located.

(c) *Advertising violation.* It shall be a violation of this article to advertise any dwelling unit for short-term rental that either (1) is not in compliance with this article's registration requirements

or (2) does not display on the face of such advertisement the registration number issued by the ~~City~~ pursuant to ~~Section~~ section 56-803 or 56-812.

(d) *Unlawful transactions.* It shall be a violation of this article for any booking service provider to receive payment, directly or indirectly, for a short-term rental located in the city that is not registered pursuant to this article. The absence of a short-term rental on the ~~City's~~ publicly available list of registered short-term rentals, as provided in ~~Section~~ section 56-808, shall be prima facie evidence that such short-term rental is not registered with the ~~City~~ pursuant to this article. However, no booking service provider shall be in violation of this subsection for any short-term rental transaction occurring fewer than two days after such short-term rental was removed from ~~City's~~ publicly available list of registered short-term rentals. In addition to obtaining notice from the publicly available list of registered short-term rentals, a booking service provider may request in writing that ~~City~~ send, as a courtesy, individual notice to the booking service provider upon the removal of any short-term rental from the City's registry, by sending such written request to the director via certified mail, and identifying by full name, mailing address and email address the agent of the booking service provider to whom such notice is requested to be sent. The failure of the ~~City~~ to issue such individual notice to a booking service provider upon request, however, shall not relieve the booking service provider of any violations, penalties or liabilities that may be imposed under this article.

(e) *Failure to comply with safety, legal or tax requirements.* It shall be a violation of this article to offer, provide or operate a short-term rental without maintaining any of the conditions, or compliance with any of the requirements, that must be certified by the registrant pursuant to ~~Section~~ section 56-803(2) h. or 56-812(b)(8)2.

(f) *Records.* It shall be a violation of this article for any person or entity to fail to comply with ~~Section~~ section 56-808.

Sec. 56-808. Records of registrant and booking service provider

(a) Each short-term rental registrant and owner shall maintain, and provide to the City upon request, the following records for the past year:

- (1) Total number of nights the short-term rental was rented to a guest;
- (2) The dates in which the short-term rental was rented by a guest; and
- (3) Any complaints received from guests, local residents or others concerning either any alleged violation of law, including any violation of safety, legal or tax requirements ~~in Section~~ pursuant to section 56-803(2) h or 56-812(b)(8)2, of this article, or sanitary, health or safety concern allegedly observed on the parcel where the short-term rental is located.

(b) Each booking service provider shall maintain, and provide to the ~~City~~ upon request, the following information for short-term rental transactions facilitated in the city within the past five years:

- (1) The name of the person who offered the short-term rental;
- (2) The address of the short-term rental;
- (3) The dates for which the short-term rental was booked by a guest;
- (4) The price paid by the guest for each short-term rental transaction;
- (5) The short-term rental registration number issued by the city pursuant to [Section](#) 56-803; and
- (6) Any complaints received from guests, local residents or others concerning either any alleged violation of law, including any violation of safety, legal or tax requirements ~~in Section~~ [pursuant to section](#) 56-803(2)h. or 56-812(b)(8)-2). of this article, or sanitary, health or safety concern allegedly observed on the parcel where the short-term rental is located.

(c) The department shall maintain and make publicly available a list of all registered short-term rentals within the city.

Sec. 56-809. Violations.

Any person or entity who fails to comply, or causes or permits any condition that fails to comply, with the requirements of this article shall be guilty of an ordinance violation and, upon conviction thereof, shall be punishable as set forth in [Section](#) 56-810. Each day during which any unlawful act, as defined in [Section](#) 56-807, occurs or continues shall constitute a separate violation. [Notwithstanding the provisions of this section or any other remedy provided in this article, the city may address the conduct prohibited in this article by filing a complaint for legal or injunctive relief in the appropriate court of competent jurisdiction.](#)

Sec. 56-810. Penalties.

Any person or entity convicted of a violation of this article shall be punished for that violation by a fine of not less than \$200.00, but not more than \$1,000.00, or by imprisonment of not more than 180 days or by both such fine and imprisonment.

Sec. 56-811. Subpoenas.

For purposes of enforcement of this article, the City shall have the authority to issue subpoenas to compel the attendance and testimony of witnesses, with or without documentary evidence, and the production of books and documents. It shall be unlawful to refuse to obey a subpoena issued pursuant to this section.

Sec. 56-812. Special event short-term rentals.

[\(a\) Designation of special event. The director may identify a period of time, not to exceed 90 days, that qualifies as a special event under this article. To qualify as a special event, the director](#)

shall determine that existing lodging accommodations in the city, including registered short-term rentals under this article, likely cannot effectively serve an anticipated surge in guest demand during such period. Any such determination of a special event, including the precise dates of the special event short-term registration period, shall be publicized by the city. The director shall have the authority to register special event short-term rentals to be offered, provided or operated as short-term rentals during any such special event registration period in compliance with this article, subject to the provisions in this section.

(b) *Application for special event short-term rentals.* To qualify for registration as a special event short-term rental under this section, each such dwelling unit shall have its registrant submit the following to the director:

- (1) Fee. A special event registration fee of \$50.00. The director shall have authority annually to adjust this user fee reflect an increase equal to an increase in the consumer price index (all items/all urban consumers/Kansas City, Missouri-Kansas) published by the United States Department of Labor, Bureau of Labor Statistics, provided that the increases are reflective of the costs of the services being provided. If the costs in processing special event registrations pursuant to this section fall below the user fee being charged, the user fee shall be reduced so that it is equal to or less than the costs of processing such registrations.
- (2) Special event registration requirements and exemptions. The registrant and owner shall submit, on forms provided by the director, the documentation and information required in section 56-803(2)a.- c. and f. – j. and shall certify compliance with such requirements throughout the proposed special event short-term rental registration period. In addition, a special event short-term rental must qualify as either a resident short-term rental or non-resident short-term rental, subject to the following requirements and exemptions that also apply to such short-term rentals in section 56-803:
 - a. Resident short-term rental. To qualify as a resident short-term rental pursuant to this section, the proposed registrant must satisfy the requirements and comply with restrictions in section 56-803(2)d. and 56-803(5). A resident short-term rental under this section is exempt from the requirements, prohibitions and restrictions stated in section 56-803(3)-(4).
 - b. Non-resident short-term rental. If the proposed registrant does not claim to be a long-term resident on the parcel where the dwelling unit is to be offered, provided or operated as a special event short-term rental, the proposed registrant must satisfy the requirements and comply with restrictions in section 56-803(2)e., the zoning and density restrictions in section 56-803(3), the City incentive restriction in section 56-803(4) and the restriction in section 56-803(5). However, the restrictions in section 56-803(3) and (4) shall not apply to any short-term rental that, as of the date the committee substitute for Ordinance 230267 became effective, was a properly permitted Type 2 short-term rental pursuant to chapter 88 of this Code that has not subsequently lapsed or been revoked.

(3) *Determination to issue registration.* No proposed special event short-term rental shall be eligible for registration if the director determines that such short-term rental would, if it were registered, otherwise qualify for deregistration pursuant to section 56-804. Upon the director's determination that the requirements of this section have been satisfied, the director shall issue to the registrant a unique registration number for the dwelling unit. Each registration issued under this section shall state its start date and date of expiration, which shall not exceed either ninety days or the end of the special event designated by the director in subsection (a) of this section.

(c) *Deregistration.* In addition to the deregistration remedies available to the director pursuant to section 56-804, a special event short-term rental registered under this section may be removed from the city's list of registered short-term rentals, deemed not in compliance with this article and ineligible to use any registration previously issued by the city pursuant to this section and may not be eligible to register again with the city for a period of one year under when, in the determination of the director, such special event short-term rental fails to comply with the requirements of this article or any other provision of this Code, or state or federal law. Upon determining that any short-term rental is deregistered pursuant to this section, the director shall notify in writing the registrant and owner of such short-term rental of such fact and of the basis for deregistration and advise the registrant and owner that they are entitled to appeal the director's decision to deregister the special event short-term rental, as provided in section 56-805.

(d) *Appeals.* Any determination made by the city pursuant to this article either not to register, or to deregister, a special event short-term rental may be administratively appealed to the city's property maintenance appeals board as provided in section 56-805.

(e) *Applicability of other requirements and provisions in this article.* Sections 56-806 – 56-811 shall apply to a special event short-term rental.

Approved as to form:

Bret Kassen
Associate City Attorney



Legislation Text

File #: 250969

ORDINANCE NO. 250969

Sponsor: Councilmember Crispin Rea

Approving a development plan on about 3.14 acres generally located at the northwest corner of E. Front Street and N. Century Avenue in District M3-5 to allow for approval of a development plan for a detention and correctional facility. (CD-CPC-2025-00157)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District M3-5 (Manufacturing 3) generally located at the northwest corner of E. Front Street and N. Century Avenue, and more specifically described as follows:

Tract 1, Commitment NCS-215219-KCTY {Tract "A", Survey Dated 6-25-76 (Doc. 1283, Pg. 1419 & 1423)}

Part of the Northwest Quarter of Section 30, Township 50 North, Range 32 West, and part of the West Half of fractional Section 19, Township 50 North, Range 32 West, in Kansas City, Jackson County, Missouri, described as follows:

Commencing at the Southwest Corner of the Northwest Quarter of said Section 30; thence due North along the West Une of said Quarter Section, a distance of 1421.40 feet; thence South 89°36'35" East a distance of 217.21 feet to the TRUE POINT OF BEGINNING of the tract of land to be herein described; thence South 89°36'35" East a distance of 140.25 feet; thence North 18°30'00" East a distance of 2342.53 feet; thence in a Northeasterly direction along a curve to the right having a radius of 2664.93 feet and tangent to the last described course, an arc distance of 781.40 feet; thence North 35°18'00" East, tangent to the last described course, a distance of 714.75 feet to a point in the Southwesterly right-of-way line of Levee District No. 1, said right-of-way line being 87 feet southwesterly of and parallel with the centerline of said Levee; thence North 43°50'30" West along said right-of-way line a distance of 482.92 feet to a point opposite and 87 feet Southwesterly of the centerline Station 299+15 of said Levee; thence South 69°21'27" West along said right-of-way line a distance of 38.08 feet to a point opposite and 122 feet southwesterly of centerline Station 299+00 of said Levee; thence North 34°44'55" West along said right-of-way line a distance of 86.62 feet; thence South 43°44'00" West a distance of 825.01 feet; thence in a southwesterly direction along a curve to the left having a radius of 2167.01 feet

and tangent to the last described course an arc distance of 1654.06 feet; thence due South along a line that is 275 feet East of and parallel with the West lines of Sections 19 and 30, a distance of 1137.39 feet; thence in a Southerly and Southwesterly direction along a curve to the right having a radius of 3944.83 feet and tangent to the last described course, an arc distance of 676.00 feet to the true point of beginning.

Tract 2, Commitment NCS-215219-KCTY {Tract "B", Survey Dated 6-25-76 (Doc. 1595, Pg. 471)}

An irregular shaped tract or parcel of land located in the Northwest Quarter of Section 30 and the Southwest Quarter of Section 19, all in Township 50 North, Range 32 West, Kansas City, Jackson County, Missouri, being more particularly described as follows:

Beginning at a point in the Easterly right-of-way line of the CMSLP&P Railroad and the CRI&P Railroad with is 1223.80 feet South and 357.45 feet East of the NW corner of said Section 30, Township 50 North, Range 32 West; thence N 18°30' E, 2342.54 feet coincident with aforesaid railroad right-of-way line to a point- of—curve; thence in a northeasterly direction on a curve to the right, having a radius of 2664.93 feet and being tangent to the last described course, through a central angle of 16°48' for an arc distance of 781.40 feet to a point of tangency, thence N 35°18' E, 258.23 feet to a point and corner; thence S 43°51' E, 151.83 feet to a point and corner; thence due South 3026.33 feet to a point and corner; thence N 89°36'30" W, 1350.00 feet to the Point-of-Beginning.

is hereby approved, subject to the following conditions:

1. 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.
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. 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. Per 88-335, the detention center shall provide a minimum of 350 square feet per occupant at all times.
6. The property owner shall consolidate the subject property and the property to the south into one lot by deed prior to the final certificate of occupancy.
7. The applicant shall submit a photometric plan in compliance with Section 88-430 of the zoning and development code at the time of building permit, or the applicant shall receive approval of an alternative compliance lighting plan prior to the issuance of a building permit.
8. A request for an administrative adjustment pursuant to Section 88-420-09, requiring short-term bicycle parking, shall be included in the review and approval of this development plan.
9. The property owner shall provide 155' (feet) of sidewalk from the bus stop located on N. Century Avenue (south of E. Front Street) to the southwest corner of E. Front Street and N. Century Avenue.
10. The developer shall submit a preliminary plat sheet prior to the Neighborhood Planning and Development Committee meeting. The submitted preliminary plat sheet shall include a note stating that a deferral agreement for the installation of sidewalks will be approved prior to final certificate of occupancy.
11. The Corrections Division and Public Works Department shall enter into a deferral agreement to construct public sidewalks along North Century Avenue when future Kansas City Water facilities are constructed.
12. Required Fire Department access roads shall be an all-weather surface. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed)
13. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
14. 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)
15. 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.
16. All Fire Department Connections (FDC) shall be threaded connections, Storz connections are not allowed in the City of Kansas City, Missouri. (IFC-2018 § 903.3.6; NFPA 13-2010 § 6.8.1).

17. The building's FDC shall be immediately recognizable from the street or nearest point of Fire Department access. (IFC-2018 § 912.2.1).
18. 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)
19. 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)
20. Required Fire Department access roads shall be designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
21. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
22. The developer shall provide fire lane signage on fire access drives.
23. The developer shall submit a lighting plan of outdoor lighting prior to obtaining building permit - According to the Illumination Engineering Society Standards (IES) - A police facility should have an average maintained lighting level of 5 foot-candles (fc) in parking areas with an average to minimum ratio of 4:1, an average maintained fc level of 8fc at building entrances with an average to minimum ratio of 3:1 (G-1-22, Sec. 8.3), and an average maintained fc level of 2fc around the fencing with an average to minimum ratio of 6:1 10' inside fence/25" exterior of fence (G-1-22, Sec. 8.2.4/8.2.5).
24. 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.
25. The developer shall work with the Levee District to determine if additional storm water requirements will need to be met prior to issuance of a building permit.
26. The developer shall secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Kansas City Water Services Department, prior to recording the plat or issuance of a building permit, whichever occurs first.

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

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

..end

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

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



File #: 250972

ORDINANCE NO. 250972

Sponsor: Councilmember Crispin Rea

Authorizing the City Manager to execute a Public Access Easement with West Bottoms – Propco Master, LLC and West Bottoms – Propco Master II, LLC for an area generally located at the northwest corner of West 11th Street and Santa Fe Street.

WHEREAS, on December 15, 2022, Council approved Ordinance No. 221064 which authorized the City Manager to enter into a Predevelopment Agreement with West Bottoms Propco Master, LLC (the “Developer”) for the development of approximately 21.85 acres in the West Bottoms Area; and

WHEREAS, the Predevelopment Agreement defines and designates a Public Gather Open Space to be located at the northwest corner of West 11th Street and Santa Fe Street; and

WHEREAS, the Predevelopment Agreement requires the Developer to convey and record a permanent public access easement for the Public Gathering Open Space that is to be used for, and accessible to, the public consistent with other public parks within the city;

WHEREAS, the Developer owns the majority of the land underlying the Public Gathering Open Space in fee, legally described as follows: “Lots 17, 18, 19, 20, 21, 22, and 23, Block 43, Turner & Co's Addition to the City of Kansas, now Kansas City, a subdivision in Kansas City, Jackson County, Missouri, except the north 2.00 feet thereof. also, less and except, that 0.13 acre triangular tract of land beginning at the Southeast corner of the property described as Lots 17, 18, 19, 20, 21, 22, and 23, Block 43, Turner & Co's Addition to the City of Kansas, now Kansas City, a subdivision in Kansas City, Jackson County, Missouri, except the north 2.00 feet thereof; thence Westerly along the North right of way line of 11th Street a distance of 192.11 feet; thence Northeasterly a distance of 201.19 feet to a point on the easy line of the above described property; thence southerly along said east line a distance of 60.00 feet to the point of beginning” (“Tract 1”); and

WHEREAS, the remaining portion of the Public Gather Open Space, generally described as “that 0.13 acre triangular tract of land beginning at the Southeast corner of the property described as Lots 17, 18, 19, 20, 21, 22, and 23, Block 43, Turner & Co's Addition to the City of Kansas, now Kansas City, a subdivision in Kansas City, Jackson County, Missouri, except the north 2.00 feet thereof; thence Westerly along the North right of way line of 11th Street a distance of 192.11 feet; thence Northeasterly a distance of 201.19 feet to a point on the easy line of the above described property; thence southerly along said east line a distance of 60.00 feet to the point of

beginning,” (“Tract 2”) is leased by the Developer from the Kansas City Terminal Railway Company; and

WHEREAS, the Developer intends to convey a perpetual public access easement for said Tract 1 and include Tract 2 with the same for the duration of its leasehold interest, including future renewals, for the construction, maintenance, and use of improvements within the Public Gathering Open Space and Kansas City Terminal Railway Company consents to the same; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the City Manager is authorized to execute the Public Access Easement and Maintenance Agreement, attached hereto in substantial form.

..end

Approved as to form:

Abigail Judah
Assistant City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: Ordinance 250972

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

Authorizing the City Manager to execute a Public Access Easement with West Bottoms - Propco Master, LLC and West Bottoms - Propco Master II, LLC for an area generally located at the northwest corner of West 11th Street and Santa Fe Street.

Discussion

This ordinance authorizes the City Manager to execute a permanent public access easement and maintenance agreement for a part of the larger SomeraRoad development in the West Bottoms referred to as The Depot. This will allow the property to be used for, and accessible to, the public consistent with other public parks within the City. The predevelopment agreement requires the Developer to enter into this easement with the City.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☐ No
2. What is the funding source?
None
3. How does the legislation affect the current fiscal year?
No affect
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 legislation does not appropriate any funds.

Citywide Business Plan (CWBP) Impact

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

221064

Service Level Impacts

None

Other Impacts

1. What will be the potential health impacts to any affected groups?
None
2. How have those groups been engaged and involved in the development of this ordinance?
NA
3. How does this legislation contribute to a sustainable Kansas City?
Adds additional greenspace for residents and visitors
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

Click or tap here to enter text.

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

No(Press tab after selecting)

Click or tap here to enter text.

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



File #: 250876

ORDINANCE NO. 250876

Sponsor: Director of City Planning and Development Department

Amending Chapter 88, the Zoning and Development Code, by repealing Subsection 88-445-06, Residential Signs, and enacting in lieu thereof a new section of like number and subject matter for the purposes of allowing digital signs for Institutional and Office Uses in residential districts and adopting new standards for such signs. (CD-CPC-2025-00128)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 88, Zoning and Development Code, is hereby amended by repealing Section 88-445-06, "Residential Signs," and enacting in lieu thereof a new section of like number and subject matter, said section to read as follows:

88-445-06 - SIGNS IN RESIDENTIAL DISTRICTS

88-445-06-A. RESIDENTIAL SIGNS

Only the following signs are allowed in residential zoning districts (including AG-R):

1. **GENERAL RULES**

a. **LIGHTING.**

Except where otherwise specified, signs in residential districts may be externally illuminated only, unless otherwise specified.

b. **FLASHING, MOVING AND SIMILAR SIGNS**

Flashing, moving, animated, wind-blown, or other signs that move or simulate movement are prohibited.

c. **TRAFFIC CONTROL SIGNS**

In addition to other signs permitted under this section, any lot or parcel containing more than 4 dwelling units, a permitted institutional use, or a permitted commercial use, may contain signs conforming with the Manual of Uniform Traffic Control Devices and not containing any commercial message.

d. **MESSAGES**

Any sign allowed under this section may bear a noncommercial message. Limited commercial messages are allowed, in accordance with express provisions of this section, but such commercial messages may not advertise or direct attention to a business or

commercial activity other than one lawfully conducted on the premises, as expressly allowed under this section.

e. **SETBACK**

Signs placed on a corner lot shall not extend forward of a diagonal line which intersects the front and side property lines of the lot at points 20 feet distant from the common intersection of the front and side property lines or, if the corner of the lot is platted on a radius, the extension of the front and side property lines to a point of common intersection. Signs placed on an interior lot shall be set back a minimum of 5 feet from the right-of-way line.

2. **DETACHED HOUSE AND SEMI-ATTACHED HOUSE**

A lot with a principal use of a detached house or semi-attached house may have:

- a. For each entrance (excluding garage entrances) to a dwelling unit, one wall sign, not to exceed 80 square inches in area.
- b. One interim sign bearing a noncommercial message or a message related to the sale, lease, rental, or construction of the home. Such sign may not exceed 8 square feet in area or 4 feet in height.
- c. Additional interim signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height. A maximum of 16 square feet of sign area is allowed per lot.
- d. During the period from 6 weeks prior to a public election to be held in Kansas City to 2 weeks after such election, each lot may display additional signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height.

3. **MULTI-UNIT BUILDINGS**

A lot with a principal use of a multi-unit building may have:

a. **WALL SIGNS**

1. One wall sign per building not to exceed 12 square feet in area. The message on such sign may include a commercial message related to the sale, lease, or rental of units in the building or complex.
2. For each building entrance providing access to multiple dwelling units, an additional sign to identify the dwelling units in that building, not to exceed 4 square feet in area, provided that no message on such sign other than a word such as "directory" or similar identifying word may be legible from a location on the public right-of-way or on

private property other than that which is part of the same complex.

3. For each entrance (excluding garage entrances) to an individual dwelling unit, one wall sign, not to exceed 80 square inches in area.
4. For any multi-unit residential building containing one or more offices, as permitted under the zoning for the district, one additional wall sign is permitted, which sign may not exceed 16 square feet in area. The wall sign may bear a commercial message related to activities lawfully conducted on the premises or a noncommercial message.

b. **INCIDENTAL SIGNS**

One additional sign per driveway is permitted, which sign may not exceed 36 inches in height and 2 square feet in area. Such sign may not contain a commercial message.

c. **INTERIM SIGNS**

- (1) One interim sign bearing a noncommercial message or a message related to the sale, lease, rental, or construction of the units. Such sign may not exceed 8 square feet in area or 4 feet in height.
- (2) Additional interim signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height. A maximum of 16 square feet of sign area is allowed per lot.
- (3) During the period from 6 weeks prior to a public election to be held in Kansas City to 2 weeks after such election, each lot may display additional signs displaying noncommercial messages. No such sign may exceed 8 square feet in area or 4 feet in height.

4. **INSTITUTIONAL AND OFFICE USES**

A lot with an institutional use as its principal use, such as a church, school, police or fire station, community center, public park, an office building, or other permitted principal uses not described herein, may have:

(a) **MONUMENT SIGNS**

One monument sign per street frontage which may not exceed 32 square feet in area or 6 feet in height. One sign per lot may include changeable copy, but the changeable copy feature must use direct human intervention for

changes and may not include any form of digital or electronic display. Such sign may be internally or externally illuminated.

(b) **WALL SIGNS**

One wall sign per public entrance, which may not exceed 20 square feet in area. Such sign may not include any form of digital or electronic display. Such sign may be internally or externally illuminated.

(c) **INCIDENTAL SIGNS**

1. One sign per driveway is permitted, which may not exceed 42 inches in height and 6 square feet in area.
2. Incidental signs must be set back a minimum of 10 feet from all property lines.
3. Such sign may not contain a commercial message but may include the logo of the institutional use.

(d) **INTERIM SIGNS**

1. One interim sign bearing a noncommercial message or a message related to the sale, lease, rental, or construction of the property. Such sign may not exceed 8 square feet in area or 4 feet in height.
2. Additional interim signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height. A maximum of 16 square feet of sign area is allowed per lot.
3. During the period from 6 weeks prior to a public election to be held in Kansas City to 2 weeks after such election, each lot may display additional signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height.

(e) **DIGITAL SIGNS**

The Board of Zoning Adjustment may grant a special use permit to allow a principal use which is located on a lot that is at least six (6) acres in size, or located on a lot that is at least three (3) acres in size and is adjacent to a major arterial street, to install a digital sign face on one otherwise allowable monument sign, subject to the approval criteria in 88-525-09 and subject to the following additional requirements:

1. The sign must be located at least 100 feet from any other residentially zoned and occupied property.
2. The sign must not be located within 150 feet of a public park or a parkway or boulevard.
3. The sign must not be located on a lot that is within a designated historic district or on a lot where there exists a designated historic landmark.
4. The message or image may not change more than once every hour.
5. Changes of image must be instantaneous as seen by the human eye and may not use fading, rolling, window shading, dissolving, or similar visual effects as part of the change.
6. Digital signs must use automatic level controls to reduce light levels at night and under cloudy and other darkened conditions. All digital signs must have installed ambient light monitors and must at all times allow such monitors to automatically adjust the brightness level of the electronic sign based on ambient light conditions. Maximum brightness levels for electronic and digital signs may not exceed 5000 nits when measured from the sign's face at its maximum brightness, during daylight hours, and 500 nits when measured from the sign's face at its maximum brightness between sunset and sunrise, as those times are determined by the National Weather Service.
7. The sign may not be illuminated between the hours of 10:00 p.m. and 7:00 a.m.
8. The background color of the sign may not be white.
9. The digital display must be turned off if the display is not properly functioning.
10. Neither the proposed message to be displayed nor the character of the use on the property may be a factor in the BZA's decision.

5. HOSPITAL SIGNS

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

6. **RESIDENTIAL ENTRANCE SIGNS**

One monument sign is allowed at each street entrance, identifying the name of the residential neighborhood or multi-unit complex or building. The area of the sign face shall not exceed 32 square feet in area or 6 feet in height; however, the monument structure on which the sign is located may be approved for up to 25 feet in height through the project plan process.

7. **INTERIM SUBDIVISION DEVELOPMENT SIGNS**

As an interim use accessory to the permitted activity of lawful subdivision development in a development which will contain at least 20 dwelling units, interim identification signs are permitted, provided that such signs may not exceed 100 square feet in sign area nor more than 15 feet in height; if there is more than one such sign, such signs must be at least 1,000 feet apart. Each such sign may remain in place until 90 percent of the lots in the sector are sold, but no longer than 18 months from the date of erection. All such signs must be located at least 15 feet from the pavement edge or edge of the street or thoroughfare to which it is directed, but not within the sight triangle. All such signs must be within the development or within 2000 feet of the development. These signs may not be illuminated.

8. **GROUP HOMES**

A lot with a principal use of a group home may have:

- (a) For each entrance (excluding garage entrances) one wall sign, not to exceed 80 square inches in area.
- (b) One interim sign bearing a noncommercial message or a message related to the sale, lease, rental, or construction of the home. Such sign may not exceed 8 square feet in area or 4 feet in height.
- (c) Additional interim signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height. A total of 16 square feet of sign area is allowed per lot.
- (d) During the period from six weeks prior to a public election to be held in the city to two weeks after such election, each

lot may display additional signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height.

9. **OTHER PRINCIPAL USES AND VACANT LOTS**

A lot with a principal use not described in this section, or a vacant lot may have:

- (a) One interim sign bearing a noncommercial message or a message related to the sale, lease, rental, or construction of the property. Such sign may not exceed 8 square feet in area or 4 feet in height.
- (b) Additional interim signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height. A total of 16 square feet of sign area is allowed per lot.
- (c) During the period from six weeks prior to a public election to be held in the city to two weeks after such election, each lot may display additional signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height.

10. **AUXILIARY PARKING**

Signs to identify parking areas allowed by special use permit shall be approved in conjunction with such special use permit, although no sign may exceed 12 square feet in area or 6 feet in height. Such signs may show only the hours in which the parking lot is open and the persons authorized to use the parking area.

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

..end

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

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250876

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Amending Chapter 88, Zoning and Development Code, by repealing Subsection 88-445-06-A, Residential Signs, and enacting in lieu thereof a new section of like number and subject matter for the purposes of allowing digital signs for Institutional and Office Uses in residential districts and adopting new standards for such signs.

Discussion

The purpose of the proposed text amendment is to address increasing trends toward modern sign technologies, specifically regarding monument signs. The City's sign code, Section 88-445, restricts digital signage in all districts. For signs in residential districts, the current ordinance prohibits both digital or electronic displays, such as electronic message centers. Changeable copy features are permitted, but must use "direct human intervention" for changes to the sign message or display.

The proposed text amendment would permit Institutional and Office uses in residential districts that are located on a lot that is at least 6 acres in size, or a lot of at least 3 acres adjacent to a major arterial, to erect one digital monument sign, pursuant to approval of a Special Use Permit by the Board of Zoning Adjustment. The digital monument sign would remain subject to the existing area and height limits in 88-445-06-A, 4. that limit monument signs to 32 square feet in area and 6 feet in height.

Staff received written testimony opposed to this text amendment in advance of the CPC hearing. A representative of the KC Neighborhood Advisory Council spoke at the CPC hearing in opposition to the text amendment.

City Plan Commission voted 5-1 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 an amendment to the zoning and development code.
3. How does the legislation affect the current fiscal year?
Not applicable as this is an amendment to the zoning and development code.
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 amendment to the zoning and development code.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this is an amendment to the zoning and development code.

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 direct 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

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

Service Level Impacts

No service level impacts expected.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this is an amendment to the zoning and development code.
2. How have those groups been engaged and involved in the development of this ordinance?
Not applicable as this is an amendment to the zoning and development code.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this is an amendment to the zoning and development code.
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 as this is an amendment to the zoning and development 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)



File #: 250938

ORDINANCE NO. 250938

Sponsor: Director of Health Department

Accepting and approving a grant award amendment from the Centers of Disease Control and Prevention to provide additional funding to assist in workforce development and meeting public health foundational capabilities in the Kansas City, Missouri area; estimating and appropriating the additional sum of \$739,567.00 in the Health Grants Fund for a total amount of \$8,566,528.00; and recognizing this ordinance as having an accelerated effective date.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That a grant award amendment from the Centers for Disease Control and Prevention, whereby the Centers for Disease Control and Prevention will provide funding to assist in workforce development and meeting public health foundational capabilities health in Kansas City, Missouri, for the period beginning December 1, 2022 through November 30, 2027, for an additional amount of \$739,567.00, for a total amount not to exceed \$8,566,528.00, is hereby accepted an approved. A copy of the grant, in substantial form, is on file with the Director of Health

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

26-2480-500001-472084-G50508427	CDC Public Health Infrastructure	\$739,567.00
---------------------------------	----------------------------------	--------------

Section 3. That the additional sum of \$739,567.00 is hereby appropriated from the Unappropriated Fund Balance of the Health Grants Fund in the following account:

26-2480-505084-B-G50508427	CDC Public Health Infrastructure	\$739,567.00
----------------------------	----------------------------------	--------------

Section 4. That the Director of Health is hereby authorized to expend the total sum of \$8,566,528.00 from funds appropriated to Account No. 26-2480-505084-G50508427 for the contract.

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

..end

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

William Choi
Interim Director of Finance

Approved as to form:

Joseph A. Guarino
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250938

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 amendment from the Centers of Disease Control and Prevention to provide additional funding to assist in workforce development and meeting public health foundational capabilities in the Kansas City, Missouri area; estimating and appropriating the additional sum of \$739,567.00 in the Health Grants Fund for a total amount of \$8,566,528.00; and recognizing this ordinance as having an accelerated effective date.

Discussion

The annual appropriation of A2 Public Health Infrastructure grant funding allows the health department to either continue funding, or begin funding, 12 core public health activities which otherwise would lack a funding mechanism. Public Health in Missouri is funded to the lowest per capita in the country at \$7 per person across the state, and this CDC project is dedicated to supporting the basic public health infrastructure and core public health activities as needed by local and state public health agencies. This funding will allow for us to improve our laboratory capacity, retain nurses, train our staff, improve our meeting spaces, and modernize our data systems to ensure that as an agency we are as prepared as possible to meet the many demands placed upon Public Health in the current environment.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
Health Grants Fund 2480
3. How does the legislation affect the current fiscal year?
Estimates and Appropriates funding

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

N/A

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

Leverage outside funding

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

N/A

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

Acceptance of this funding will allow for several programs to ensure continued levels of service delivery. Our Community Wellness Ambassador program is fully funded through this mechanism and would be without support otherwise. We have planned upgrades to our public meeting spaces, ensuring that we are able to serve the community with up to date technology for our hybrid meetings, and we have a mechanism to fund staff training to ensure that our employees are up to date with current best practices in Public Health.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Click or tap here to enter text.
2. How have those groups been engaged and involved in the development of this ordinance?

No

3. How does this legislation contribute to a sustainable Kansas City?
Click or tap here to enter text.

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:

Example: No subcontracting

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

No(Press tab after selecting)

Click or tap here to enter text.

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

No(Press tab after selecting)



File #: 250941

ORDINANCE NO. 250941

Sponsor: Director of Health Department

Authorizing the Chief Procurement Officer to execute five contracts in the amount of \$400,000.00 each with qualified community-based organizations Ruskin Heights, Independence Plaza, North Town Fork Creek, Marlborough Heights and Ivanhoe from previously appropriated funds to establish neighborhood outreach teams to engage high-risk individuals and prevent violent conflicts; authorizing a total expenditure of \$2,000,000.00 to satisfy the cost of the contracts; and recognizing this ordinance as having an accelerated effective date.

WHEREAS, the Cure Violence Global model is a nationally recognized public health approach proven to reduce shootings and homicides; and

WHEREAS, the City will contract with community-based organizations to hire and manage Neighborhood Outreach Teams that implement the model with high fidelity; and

WHEREAS, each team will detect and interrupt potential violent conflicts, identify and treat highest-risk individuals, mobilize the community and shift behavior norms, and collect and report data for ongoing monitoring and evaluation; and

WHEREAS, target expansion will allow Kansas City to deploy evidence-based strategies in real time, strengthen collaboration with local organizations, and improve public safety outcomes in neighborhoods most affected by violence, NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY

Section 1. That the Manager of Procurement Services is authorized to execute five contracts in the amount of \$400,000.00 each with Ruskin Heights, Independence Plaza, North Town Fork Creek, Marlborough Heights, and Ivanhoe community-based organizations to establish Neighborhood Outreach Teams for the purpose of implementing the Cure Violence Global model of violence prevention initiatives for a total expenditure of \$2,000,000.00.

Section 2. That the Director of the Health Department is authorized to expend \$2,000,000.00 from previously appropriated funds in Account No. 26-2000-501905-B, Blueprint for Violence Prevention, to satisfy the cost of the contracts.

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

..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.

William Choi
Interim Director of Finance

Approved as to form:

Joseph A. Guarino
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250941

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

Kansas City, Missouri ranks 8th nationwide in homicides per capita despite being the 37th U.S. largest city, with 182 killings in 2020. The City's Aim4Peace program addresses this crisis by focusing on neighborhoods with the highest levels of violence, where 90% of survivors served by the Hospital Response Team (HRT) identify as BIPOC.

To strengthen this effort, the City proposes a **\$2,000,000 investment divided by 5 selected neighborhoods** to expand the Cure Violence Global model and Prevention Initiatives. This funding will support five Neighborhood Outreach Teams—one per each of the five neighborhoods which are Ruskin Heights, Independence Plaza, North Town Fork Creek, Marlborough Heights, and Ivanhoe—to directly engage individuals at highest risk of violence and mediate conflicts before they escalate.

Discussion

The Cure Violence model is a nationally recognized public health approach proven to reduce shootings and homicides. Through this grant, the City will contract with community-based organizations to hire and manage Neighborhood Outreach Teams that implement the model with high fidelity.

Each team will:

- Detect and interrupt potentially violent conflicts
- Identify and treat highest-risk individuals
- Mobilize the community and shift behavior norms
- Collect and report data for ongoing monitoring and evaluation

This targeted expansion will allow Kansas City to deploy evidence-based strategies in real time, strengthen collaboration with local organizations, and improve public safety outcomes in neighborhoods most affected by violence.

Fiscal Impact

1. Is this legislation included in the adopted budget?

☒ Yes ☐ No

2. What is the funding source?
2000-501905 Blueprint for Violence Prevention
3. How does the legislation affect the current fiscal year?
Authorizes expenditures of funds appropriated in the current fiscal year
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Work on these projects will be performed in the current fiscal year and next fiscal year.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Reduction in violence

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)

N/A

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

Blueprint Violence Prevention Fund

Service Level Impacts

Service Level Impact and Key Performance Indicators (KPIs)

The expansion of the Cure Violence Model through the five Neighborhood Outreach Teams will deliver measurable improvements in violence prevention and community engagement in Kansas City's most affected neighborhoods. Key Performance Indicators will include:

- **Conflict Mediation Effectiveness** – At least **75% of Aim4Peace street conflict mediations** are resolved without conditions.
- **Community Events** - Number of community events held
- **High-Risk Individual Engagement** – Number of at-risk individuals identified and actively engaged in intervention services.
- **Data Reporting and Fidelity Monitoring** – Percentage completion rates of key forms such as the monitoring of the number of case notes completed per worker and the number of participants per worker.

Meeting these benchmarks will ensure that the City's investment produces tangible outcomes, strengthens public safety infrastructure, and contributes to long-term reductions in neighborhood violence.

Other Impacts

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

The program is expected to significantly reduce violence among populations disproportionately impacted, lowering rates of injury, trauma, and related health complications. By addressing these disparities, it will also reduce the burden on healthcare and emergency systems. Prevention strategies, supportive services, and alternatives to violence will foster safer environments, improve mental health outcomes, and strengthen overall community well-being.

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

Community leaders, neighborhood associations, and local organizations have actively advocated for the expansion of neighborhood-based teams modeled after the successful Aim4Peace approach, sharing their priorities with council representatives to ensure the ordinance reflects the needs of impacted groups. The Health Department's competitive procurement process identified qualified organizations to deliver outreach and support services aligned with community priorities.

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

By offering alternatives to violence, case management, and long-term support, this legislation reduces harm, strengthens community resilience, and promotes safer, healthier neighborhoods. Through the neighborhood partnership with the City, the neighborhood-based teams modeled after Aim4Peace provides coordinated services to individuals impacted by violence and advances the City's long-term sustainability and public safety goals.

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:

Solicited RFP

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.