



Agenda

Neighborhood Planning and Development Committee

Chairperson Ryana Parks-Shaw

Vice Chair Eric Bunch

Councilmember Nathan Willett

Councilmember Melissa Patterson Hazley

Tuesday, July 23, 2024

1:30 PM

26th Floor, Council Chamber

Webinar 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 TWO MINUTES*****

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

Director of City Planning & Development

[240592](#)

Sponsor: Director of City Planning and Development Department

Approving the plat of Limeview, an addition in Jackson County, Missouri, on approximately 6 acres generally located on the west side of Holmes Road, approximately 700 feet south of East 127th Street, creating 19 lots and 2 tracts for the purposes of detached residential homes; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents.
(CLD-FnPlat-2023-00025)

Director of City Planning & Development

240606 Sponsor: Director of City Planning and Development Department

Approving the plat of Redwood Tiffany Springs, an addition in Platte County, Missouri, on approximately 36 acres generally located at the southeast corner of North Ambassador Drive and Northwest Tiffany Springs Parkway creating two lots and one tract for the purpose of the creation of a 178-unit residential development with 35 buildings; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2022-00033)

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

HEALTH DEPARTMENT

Director of Health

240583 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 \$7,826,9961.00; and recognizing this ordinance as having an accelerated effective date.

Director of Health

240584 Sponsor: Director of Health Department

Authorizing the Director of Procurement to execute a contract amendment for Becoming a Man & Working on Womanhood Services; authorizing the Director of Health to expend \$240,000.00 for a total contract amount of \$630,000.00; and authorizing the Director of Procurement to extend the term of the contracts or increase or decrease the total contract dollar amounts upon need and appropriation without further Council approval.

Director of Health

240607 Sponsor: Director of Health Department

Accepting and approving a one-year grant award from the U.S. Department of Housing and Urban Development under the Shelter Plus Care program for homeless services in the Kansas City area; estimating and appropriating \$499,276.00 in the Health Grants Fund; authorizing a \$485,054.00 contract with SAVE, Inc., for housing assistance services for persons living with HIV in the Kansas City area; and authorizing the Director of Health to execute contract amendments without further Council approval.

CITY PLANNING

Director of City Planning & Development

240581 Sponsor: Director of City Planning and Development Department

Approving the petition to establish the West Bottoms Central Community Improvement District; establishing the West Bottoms Central Community Improvement District generally bounded by Forester Viaduct to the north, Santa Fe Street to the east, West 11th Street to the south, and Mulberry Street to the west in Kansas City, Jackson County, Missouri; requiring the annual submission of certain records; and directing the City Clerk to report the creation of the District to the Missouri Department of Economic Development and the Missouri State Auditor.

Director of City Planning & Development

240593 Sponsor: Director of City Planning and Development Department

Repealing Ordinance No. 230589 that approved the plat of Columbus Park Townhomes and enacting a new ordinance that approves the plat of Pacific Street Townhomes, an addition in Jackson County, Missouri, on approximately 0.7 acres generally located at the southwest corner of Pacific Street and Troost Avenue, creating 12 lots and 1 tract for the purpose of townhomes; accepting various easements; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2022-00013)

Director of City Planning & Development

240599 Sponsor: Director of City Planning and Development Department

Vacating an approximately 130 foot street in District R-7.5 zoning generally located on Fremont Avenue north of East 55th Terrace; and directing the City Clerk to record certain documents. (CD-ROW-2023-00053).

Director of City Planning & Development

240601 Sponsor: Director of City Planning and Development Department

Approving a development plan on about 0.35 acres in District DX-15 generally located at 1818 Main Street for a major amendment to a previously approved development plan to allow for 147 units. (CD-CPC-2024-00058)

Director of City Planning & Development

240603 Sponsor: Director of City Planning and Development Department

RESOLUTION - Approving an area plan amendment to the Greater Downton Area Plan future land use recommendation from residential medium density to downtown residential on about 0.18 acres generally located at 521 Campbell Street. (CD-CPC-2024-00070)

Director of City Planning & Development

240604 Sponsor: Director of City Planning and Development Department

Rezoning an area of about 0.18 acres from District R-1.5 to District DR-3 generally located at 521 Campbell Street. (CD-CPC-2024-00069)

Director of City Planning & Development

240605 Sponsor: Director of City Planning and Development Department

Approving the designation of the Carmen building on 101 W. Linwood Boulevard to the Kansas City Register of Historic Places (B4-5/HO Overlay) on an area of about 1.45 acres generally located between Wyandotte Street and Baltimore Avenue on the south side of West Linwood Boulevard. (CD-CPC-2024-00049)

COUNCIL

Lucas

240614 Sponsor: Mayor Quinton Lucas

RESOLUTION - Approving an amendment to the Heart of the City Area Plan on about 23.40 acres generally bounded by Agnes Avenue on the west, Emanuel Cleaver II Boulevard on the south, Indiana Avenue on the east, and 45th Street on the north, by changing the recommended land use from institutional to residential medium-high density to allow for a residential development containing approximately 290 dwelling units. (CD-CPC-2024-00064)

Rogers

240615 Sponsor: Councilmember Wes Rogers

Rezoning an area of about 15.3 acres generally located between N.W. 81st Street (extended) and N.W. 83rd Street on both sides of N.W. Milrey Drive (8199 N.W. Milrey Drive) from District R-2.5 to District R-1.5 and approving a development plan which also serves as a preliminary plat for a residential development consisting of two lots and one tract. (CD-CPC-2024-00060 and CD-CPC-2024-00061)

SEMI-ANNUAL DOCKET

Consideration of Semi-Annual Docket items.

HELD IN COMMITTEE

Rogers and Patterson Hazley

240434 Sponsor: Councilmember Wes Rogers

Amending Chapter 18, Article XIV, Section 18-367, Code of Ordinances, entitled "Adoption of International Energy Conservation Code (2021); amendments," by providing an additional path of compliance that accomplishes Strategies B-2 and B-3 of the 2022 Climate Protection & Resiliency Plan through a nationally recognized system for calculating a home's energy performance; allowing for previously approved building plans to be approved under the additional compliance path; and providing a method to further improve energy performance over time.
HELD UNTIL 08.13.24

Director of City Planning & Development

240524 Sponsor: Director of City Planning and Development Department

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

Lucas

240566 Sponsor: Mayor Quinton Lucas

Rezoning an area of about 23.40 acres with the common address of 4520 Benton Boulevard, generally bounded by Agnes Avenue on the west, Emanuel Cleaver II Boulevard on the south, Indiana Avenue on the east, and East 45th Street on the north, from District R-2.5 to District UR, and approving a development plan. (CD-CPC-2024-00063).

Patterson Hazley

240572 Sponsor: Councilmember Melissa Patterson Hazley

Directing the City Manager to negotiate and enter into a contract with a non-profit organization to improve the efficiency, affordability, and durability of homes in disinvested neighborhoods.

ADDITIONAL BUSINESS

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

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

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

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

Adjournment



File #: 240592

ORDINANCE NO. 240592

Sponsor: Director of City Planning and Development Department

Approving the plat of Limeview, an addition in Jackson County, Missouri, on approximately 6 acres generally located on the west side of Holmes Road, approximately 700 feet south of East 127th Street, creating 19 lots and 2 tracts for the purposes of detached residential homes; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2023-00025)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

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

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

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

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

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

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

Section 7. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on April 2, 2024.
..end

Approved as to form:

Eluard Alegre
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240592

Submitted Department/Preparer: City Planning

Revised 11/01/23

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

Executive Summary

Approving the plat of Limeview, an addition in Jackson County, Missouri, on approximately 6 acres generally on the west side of Holmes Road, approximately 700 feet south of East 127th Street, creating 19 lots and 2 tracts for the purposes of detached residential homes; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2023-00025)

Discussion

No waivers or deviations requested. Please see City Plan Commission Staff Report for full discussion.

Fiscal Impact

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

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

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

Additional Discussion (if needed)

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

Citywide Business Plan (CWBP) Impact

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

Prior Legislation

Case No. CD-CPC-2023-00001 – On January 18, 2023. Approved a Preliminary Plat in District O (office) on about 6 acres generally located on the west side of Holmes road, approximately 700 feet south of East 127th Street, creating 19 lots and 2 tracts.

Service Level Impacts

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

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this is a zoning ordinance authorizing the subdivision of land.

2. How have those groups been engaged and involved in the development of this ordinance?
Not applicable as this is a zoning ordinance authorizing the subdivision of land.

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

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

Not applicable as this is a zoning ordinance authorizing the subdivision of land.
[Click or tap here to enter text.](#)

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

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

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

No(Press tab after selecting)

[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 #: 240606

ORDINANCE NO. 240606

Sponsor: Director of City Planning and Development Department

Approving the plat of Redwood Tiffany Springs, an addition in Platte County, Missouri, on approximately 36 acres generally located at the southeast corner of North Ambassador Drive and Northwest Tiffany Springs Parkway creating two lots and one tract for the purpose of the creation of a 178-unit residential development with 35 buildings; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2022-00033)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Redwood Tiffany Springs, a subdivision in Platte County, Missouri, a true and correct copy of which is attached hereto and incorporated herein by reference, is hereby approved.

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

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

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

Section 4. That the Director of City Planning and Development is hereby authorized to execute a covenant to maintain stormwater detention and BMP facilities agreement, to be in a form substantially as that attached hereto as Exhibit A and incorporated herein by reference.

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

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

Section 7. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on June 18, 2024.

..end

Approved as to form:

Eluard Alegre
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240606

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Approving the plat of Redwood Tiffany Springs, an addition in Platte County, Missouri, on approximately 36 acres generally located at the southeast corner of North Ambassador Drive and Northwest Tiffany Springs Parkway creating two lots and one tract for the purpose of the creation of a 178-unit residential development with 35 buildings; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2022-00033)

Discussion

Please see the City Plan Commission staff report for detailed information. No waivers or deviations from the Zoning and Development Code are requested.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
Not applicable as this is a zoning ordinance authorizing the subdivision of subject property.
3. How does the legislation affect the current fiscal year?
Not applicable as this is a zoning ordinance authorizing the subdivision of subject property.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
The proposed ordinance authorizes construction of public infrastructure. Once completed, the infrastructure will be accepted by the city and become the City's responsibility to maintain.

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

The ordinance authorizes the subdivision of land which would not generate revenue. Future development of the land may generate revenue.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

No account string to verify as there is no fiscal impact.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - ☒ Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
 - ☒ Ensure quality, lasting development of new growth.
 - ☐ Increase and support local workforce development and minority, women, and locally owned businesses.
 - ☐ Create a solutions-oriented culture to foster a more welcoming business environment.
 - ☐ Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
 - ☐

Prior Legislation

Case No. CD-CPC-2021-00231 – Ordinance No. 220258 approved a development plan and a rezoning to MPD on about 36 acres that allowed for the creation of a residential development.

Service Level Impacts

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

Other Impacts

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

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

No(Press tab after selecting)

Not applicable as this is a zoning ordinance authorizing the subdivision of land

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



File #: 240583

ORDINANCE NO. 240583

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 \$7,826,996.00; 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 \$7,826,961.00, 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:

25-2480-500001-472084-G50508427	CDC Public Health Infrastructure	<u>\$739,567.00</u>
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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:

25-2480-505084-B-G50508427	CDC Public Health Infrastructure	<u>\$739,567.00</u>
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Section 4. That the Director of Health is hereby authorized to expend the total sum of \$7,826,961.00 from funds appropriated to Account No. 25-2480-505084-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.

Tammy L. Queen
Director of Finance

Approved as to form:

Joseph A. Guarino
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240583

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, not previously appropriated, in the Health Grants Fund; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date.

Discussion

There are more than 7,500 violent crimes committed in Kansas City annually and youth in Kansas City, particularly Jackson County, are significantly impacted by this disproportionate violent crime rate. On average, more than 590 juveniles aged 10 to 17 are arrested by the Kansas City Police Department and referred to Jackson County Family Court each year. This equates to a juvenile crime rate of 1,967 per 100,000 youth ages 10 to 17, more than 60% higher than the national rate. The funds will support research and planning of a continuum of care that is designed to identify youth at highest risk and deliver a coordinated schedule of personalized services that deter them from criminal behavior and redirect them towards positive life outcomes.

The City of Kansas City, Missouri (KCMO) Health Department's Aim4Peace Program (A4P) has been working to reduce violence in KCMO the east patrol using the Cure Violence Model for 15 years. Aim4Peace has achieved success, in designated areas, in reducing shootings and homicides with its violence case management and mediation services, particularly with high risk individuals. Aim4Peace programming aims to remove barriers to access and opportunity for the targeted BIPOC communities served. Aim4Peace program will be the support to develop the Planning Council and see this project through.

Fiscal Impact

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

2. What is the funding source?

Health Grants Fund

25-2480-505084-G50508427 – CDC Public Health Infrastructure

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

This legislation approves, estimates, and appropriates a grant award 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.

N/A

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

This legislation leverages 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)

This legislation estimates revenue sufficient to cover the additional appropriation.

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

Service Level Impacts

The receipt of this funding from this contract will allow the KCHD to continue providing the quality/level of care to the patients seeking these specific services from the department.

Other Impacts

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

There are no anticipated health impacts to the communities.

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

N/A

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

The efforts funded through this legislation will allow the Health department to continue in its current service levels for the foreseeable future, while creating systems that will allow us to be prepared for future public health needs.

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

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:

Accepting a grant award.

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

No(Press tab after selecting)

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

No(Press tab after selecting)



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240583

Submitted Department/Preparer: Health

Revised 11/01/23

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

Executive Summary

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, not previously appropriated, in the Health Grants Fund; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date.

Discussion

The Kansas City Health Department received direct Public Health Infrastructure Grant (PHIG) funding, a CDC initiative which is designed to strengthen the backbone of public health across the entire nation. Annual appropriations for strategies under the "A2" portion of the grant are to be used in specific categories related to public health infrastructure. According to the CDC, "...key outcomes include improved organizational systems and processes and evidence of stronger public health foundational capabilities". For these purposes, funding is designed to stand up the core functions of public health capacity and is not intended for use in direct services - funding for those purposes is directly prohibited. In the upcoming year, we plan to utilize these funds to increase staff training opportunities, continue funding for our Community Wellness Ambassador program, begin data modernization efforts, and make improvements to our large public meeting spaces.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
25-2480-505084-G50508427 - CDC Infrastructure

3. How does the legislation affect the current fiscal year?
Increase revenues and appropriations by \$739,567.00
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)

This legislation estimates revenue sufficient to cover the additional appropriation.

Citywide Business Plan (CWBP) Impact

1. View the [FY23 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

The receipt of this funding from this contract will allow the KCHD to continue providing the quality/ level of care to the patients seeking these specific services from the department.

Other Impacts

1. What will be the potential health impacts to any affected groups?
No anticipated health impacts to the communities
2. How have those groups been engaged and involved in the development of this ordinance?
N/A
3. How does this legislation contribute to a sustainable Kansas City?
The efforts funded through this legislation will allow the Health department to continue in its current service levels for the foreseeable future, while creating systems that will allow us to be prepared for future public health needs.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

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

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

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 #: 240584

ORDINANCE NO. 240584

Sponsor: Director of Health Department

Authorizing the Director of Procurement to execute a contract amendment for Becoming a Man & Working on Womanhood Services; authorizing the Director of Health to expend \$240,000.00 for a total contract amount of \$630,000.00; and authorizing the Director of Procurement to extend the term of the contracts or increase or decrease the total contract dollar amounts upon need and appropriation without further Council approval.

WHEREAS, in the 2024 school year Youth Guidance served 346 students in Ruskin High School, Hickman Mills Middle School and Center Middle School; and

WHEREAS, this additional funding will allow this program to continue for another school year; NOW, THEREFORE;

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Director of Procurement is authorized to execute a contract amendment with the University of Missouri Kansas City, for \$240,000.00, and a total contract amount not to exceed \$630,000.00 for the provision of Becoming a Man & Working on Womanhood Services. A copy of the contract, in substantial form, is on file with the Director of Health.

Section 2. That the Director of Health is authorized to expend \$240,000.00 from funds previously appropriated to the following account:

25-2330-512170-B	Mental Health Initiatives	\$240,000.00
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Section 3. That the Director of Procurement is authorized to execute contract amendments and extend the contract for up to five (5) one-year renewal terms without additional Council authorization.

..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.

Tammy L. Queen
Director of Finance

Approved as to form:

Joseph A. Guarino
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240584

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

Authorizing the Director of Procurement to execute contract amendment for Becoming a Man & Working on Womanhood Services from previously appropriated funds, and authorizing the Director of Procurement to extend the term of the contracts or increase/decrease the total contract dollar amounts upon need and appropriation without further Council approval.

Discussion

Adding additional funds in the amount of \$240,000.00 to support another year of the Becoming a Man & Working on Womanhood Program.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☒ Yes ☐ No
2. What is the funding source?
Health Levy Fund

25-2330-512170
3. How does the legislation affect the current fiscal year?
This legislation authorizes the expenditure from previously appropriated funds in the amount of \$240,000.00 from the Health Levy Fund.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
N/A
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Delivers a return on investment.

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 authorizes the expenditure from previously appropriated funds.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Housing and Healthy Communities (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - ☐ Utilize planning approaches in neighborhoods to reduce blight, ensure sustainable 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

Service Level Impacts

In the 2023 school year, Youth Guidance served 306 students. The next year (SY 2024), Youth Guidance served 346 students. In Kansas City, Missouri, Youth Guidance currently serves Ruskin High School, Hickman Mills Middle School, and Center Middle

School through the Becoming a Man (BAM) and Working on Womanhood (WOW) programs.

Youth Guidance utilizes pre and post assessments to measure changes in the self-reported growth of students. Youth Guidance is working with the KCHD to build robust measures of student growth in the areas of Social Emotional Development, Social Emotional Learning, and Trauma Exposure and Symptoms.

Other Impacts

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

Youth in the Working on Womanhood (WOW) program will receive support with trauma exposure and symptoms, depression, generalized anxiety, social anxiety, self esteem, prosocial behaviors, and peer problems.

Youth in the Becoming a Man (BAM) program will receive support in building competencies in the areas of relationships (both with adults and peers), learning and school engagement, and resiliences (for example: perseverance, assertiveness, optimism, trust, action orientation, empathy, emotion control).

Youth 6th to 12th grade will receive services from the program. Youth also benefit from individual counseling sessions with BAM and WOW counselors, group counseling session

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

BAM and WOW participants have provided monthly success stories of youth in the program. These monthly success stories all demonstrate positive changes in behavior and thinking over time in both BAM and WOW participants.

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

This legislation seeks to empower Kansas City youth to have the emotional, relational, and general life skills to be successful in school and beyond.

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

No (Press tab after selecting)

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:

Contract previously reviewed by CREO.

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

No(Press tab after selecting)

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

No(Press tab after selecting)



File #: 240607

ORDINANCE NO. 240607

Sponsor: Director of Health Department

Accepting and approving a one-year grant award from the U.S. Department of Housing and Urban Development under the Shelter Plus Care program for homeless services in the Kansas City area; estimating and appropriating \$499,276.00 in the Health Grants Fund; authorizing a \$485,054.00 contract with SAVE, Inc., for housing assistance services for persons living with HIV in the Kansas City area; and authorizing the Director of Health to execute contract amendments without further Council approval.

WHEREAS, this funding helps people with HIV in the Greater Kansas City area to obtain and maintain permanent housing, helping persons in our community move from homelessness to stable housing; and

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

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

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY

Section 1. That a grant award agreement between the City of Kansas City, Missouri, acting through its Director of Health, and the U.S. Department of Housing and Urban Development (HUD) under the Shelter Plus Care program, whereby HUD will provide funding to improve the lives of homeless men, women, and children through housing assistance programs for the period beginning August 1, 2024, through July 31, 2025, for an amount not to exceed \$499,276.00 is hereby accepted and approved. A copy of the grant award, in substantial form, is on file with the Director of Health

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

25-2480-500001-477706-G50501825	Shelter Plus Care	\$499,276.00
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Section 3. That the sum of \$499,276.00 is hereby appropriated from the Unappropriated Fund Balance of the Health Grants Fund in the following accounts:

25-2480-505018-A-G50501825	Shelter Plus Care	\$ 39,222.00
25-2480-505018-B-G50501825	Shelter Plus Care	<u>460,054.00</u>
	TOTAL	\$499,276.00

Section 4. That the Director of Health is hereby authorized to expend the sum of \$499,276.00 from funds previously appropriated to Accounts No. 25-2480-505018-A-G50501825 and 25-2480-505018-B-G50501825.

Section 5. Authorizing the Director of Health to execute a \$485,054.00 contract with SAVE, Inc., which includes funding of \$460,054.00 from the Shelter Plus Care (25-2480-505018-G50501825) grant award and a \$25,000.00 match from Health Levy (25-2330-502421) funds to provide permanent supportive housing services for Persons Living with HIV (PLWH) as part of the Health Department's HIV Services Care and Prevention Program. Copies of the grant award and contract, in substantial form, are on file with the Director.

Section 6. That the Director is authorized to execute contract amendments and extend the Save Inc., contract for up to five (5) one-year renewal terms without additional Council authorization

..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.

Tammy L. Queen
Director of Finance

Approved as to form:

Joseph A. Guarino
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240607

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 one-year grant award from the U.S. Department of Housing and Urban Development under the Shelter Plus Care program for homeless services in the Kansas City area; estimating and appropriating \$499,276.00 in the Health Grants Fund; designating requisitioning authority; authorizing a \$485,054.00 contract with SAVE Inc. for housing assistance services for persons living with HIV in the Kansas City area from previously appropriated funds; and authorizing the Director to execute contract amendments without further Council approval.

Discussion

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

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

1. SAVE Inc. was included as a project sponsor in the federal application for a renewal grant agreement under the funding opportunity, "Notice of Funding Opportunity (NOFO) for the Fiscal Year (FY) 2023 CoC Program Competition." Because SAVE Inc. is included as a project sponsor in the approved application and budget for this grant, replacing SAVE Inc. with another agency would require prior approval from both the federal agency involved in this project (HUD), and the local CoC (the Greater Kansas City Coalition to End Homelessness) responsible for local rank/review and allocation recommendations.

2. As a Project Sponsor for both this grant and HOPWA (Housing Opportunities for Persons with HIV/AIDS), SAVE Inc. has more than 20 years of experience providing housing services to Persons Living with HIV (PLWH) under the annual HOPWA award included in the City of Kansas City's federal Community Development Block Grant.
3. SAVE Inc.'s experience providing housing services for PWH and knowledge of housing regulations is essential to the success of this Permanent Supportive Housing project.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
2480-505018-G50501825
Health Grant Funds
3. How does the legislation affect the current fiscal year?
This legislation estimates, appropriates, and approves a grant award in the current fiscal year in the amount of \$499,276.00.
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?
This legislation leverages 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)

This legislation estimates revenue sufficient to cover the additional appropriation.

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

N/A

Service Level Impacts

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

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

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

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

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

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

Housing

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

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

KPI: Percent residents satisfied with accessibility of affordable housing

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

Other Impacts

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

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

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

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

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

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

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

No (Press tab after selecting)

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

Yes - I have submitted documents for CREO Review (Press tab after selecting)

Please attach or copy and paste CREO's review.

[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)

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



File #: 240581

ORDINANCE NO. 240581

Sponsor: Director of City Planning and Development Department

Approving the petition to establish the West Bottoms Central Community Improvement District; establishing the West Bottoms Central Community Improvement District generally bounded by Forester Viaduct to the north, Santa Fe Street to the east, West 11th Street to the south, and Mulberry Street to the west in Kansas City, Jackson County, Missouri; requiring the annual submission of certain records; and directing the City Clerk to report the creation of the District to the Missouri Department of Economic Development and the Missouri State Auditor.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the petition to establish the West Bottoms Central Community Improvement District (the "District") as a political subdivision in accordance with Sections 67.1401 through 67.1571, RSMo., otherwise known as the Missouri Community Improvement District Act (the "Act"), and which is attached to this ordinance as Exhibit 1, is hereby approved in its entirety.

Section 2. That the District is hereby established for the purposes set forth in the petition, which the District shall have all the powers and authority authorized by the petition, the Act, and by law, and shall continue to exist for a period of twenty-seven (27) years, unless extended pursuant to Section 67.1481.6, RSMo.

Section 3. That the District shall annually submit its proposed budget, annual report and copies of written resolutions passed by the District's board to the City pursuant to Section 67.1471, RSMo.

Section 4. That upon the effective date of this ordinance, the City Clerk is hereby directed to report the creation of the District to the Missouri Department of Economic Development and state auditor pursuant to Section 67.1421.6, RSMo., by sending a copy of this ordinance to said entities.

Section 5. That the District shall enter into a cooperative agreement with the City, the form of which shall be substantially similar to that which is attached to this ordinance as Exhibit 2.

..end

Approved as to form:

Eluard Alegre
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240581

Submitted Department/Preparer: City Planning

Revised 11/01/23

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

Executive Summary

Approving the petition to establish the West Bottoms Central Community Improvement District; establishing the West Bottoms Central Community Improvement District generally bounded by Forester Viaduct to the north; Santa Fe Street to the east; West 11th Street to the south; and Mulberry Street to the west in Kansas City, Jackson County, Missouri; requiring the annual submission of certain records; and directing the City Clerk to report the creation of the District to the Missouri Department of Economic Development and the Missouri State Auditor.

Discussion

This ordinance would approve a petition to establish the West Bottoms Central Community Improvement District for a 27-year timeframe, unless extended. This CID would not overlap any other CID, and is made up of 12 parcels which have a total of two owners.

The District will have the authority to impose a sales and use tax not to exceed 1%, subject to the approval by qualified voters of the District. The District will also have the authority to levy Special Assessments against real property within the District in an annual amount not to exceed \$2.00 (i) per Operational Square Foot of building space for improved Lots, and (ii) per square foot of the Lot for vacant or non-operational Lots.

The District is directed to submit proposed budgets, annual reports, and copies of resolutions passed by the District board per State statute in addition to entering into a cooperative agreement with the City. The City Clerk is directed to report the creation of this district to the Missouri Department of Economic Development and the Missouri State auditor.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☒ Yes ☐ No
2. What is the funding source?
1000-642044-B CID Support, General Fund

3. How does the legislation affect the current fiscal year?
There are City expenses incurred related to the mailing of notices. These expenses are off-set by reimbursement fees charged to the District.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
There are no recurring costs associated with this legislation.
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)
Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

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



Prior Legislation

210565- Amending Chapter 74, Code of Ordinances, by enacting a new Article VII that establishes the City's comprehensive policy for the approval of new community improvement districts and existing community improvement districts; repealing Second Committee Substitute for Resolution No. 120605 and Resolution No. 130844; and setting an effective date of forty-five days after adoption of this ordinance.

Service Level Impacts

This ordinance will have no impact on existing service levels.

Other Impacts

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

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

Click or tap here to enter text.

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

No(Press tab after selecting)

Click or tap here to enter text.

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



File #: 240593

ORDINANCE NO. 240593

Sponsor: Director of City Planning and Development Department

Repealing Ordinance No. 230589 that approved the plat of Columbus Park Townhomes and enacting a new ordinance that approves the plat of Pacific Street Townhomes, an addition in Jackson County, Missouri, on approximately 0.7 acres generally located at the southwest corner of Pacific Street and Troost Avenue, creating 12 lots and 1 tract for the purpose of townhomes; accepting various easements; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2022-00013)

WHEREAS, on August 8, 2023, City Council passed Ordinance No. 230589, which approved the plat of Columbus Park Townhomes; and

WHEREAS, when the developer went to record the plat, they discovered a previously approved plat in Jackson County named Columbus Park Townhomes; and

WHEREAS, the Jackson County Recorder of Deeds does not permit the recording of plats with identical names; and

WHEREAS, this ordinance repeals Ordinance No. 230589 and approves the plat with a new name – Pacific Street Townhomes; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Pacific Street Townhomes, a subdivision in Jackson County, Missouri, a true and correct copy of which is attached hereto and incorporated herein by reference, is hereby approved.

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

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

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

Section 5. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on August 16, 2022.

Approved as to form:

Eluard Alegre
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240593

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 the plat of Pacific Street Townhomes, an addition in Jackson County, Missouri, on approximately 0.7 acres generally located at the southwest corner of Pacific Street and Troost Avenue, creating 12 lots and 1 tract for the purpose of townhomes; accepting various easements; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2022-00013)

Discussion

This is an amendment to Ordinance 230589, which named this plat as Columbus Park townhomes

Fiscal Impact

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

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

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

Additional Discussion (if needed)

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

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - ☐ Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
 - ☒ Ensure quality, lasting development of new growth.
 - ☐ Increase and support local workforce development and minority, women, and locally owned businesses.
 - ☐ Create a solutions-oriented culture to foster a more welcoming business environment.
 - ☐ Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
 - ☐

Prior Legislation

Ordinance 230589 approved this plat. This ordinance is a amendment to update the name to County standards.

Service Level Impacts

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

Other Impacts

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

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

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

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



File #: 240599

ORDINANCE NO. 240599

Sponsor: Director of City Planning and Development Department

Vacating an approximately 130 foot street in District R-7.5 zoning generally located on Fremont Avenue north of East 55th Terrace; and directing the City Clerk to record certain documents. (CD-ROW-2023-00053).

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Council of Kansas City does hereby find and declare that on the 13th day of December 2023, a petition was filed with the City Clerk of Kansas City by Herb Hardwick of Hardwick Law Firm, LLC for the vacation of a street beginning at the Northwest corner of Lot 27, Country Aire Estates, a subdivision in the City of Kansas City, Jackson County, Missouri; Thence South a distance of 130.88 feet along the West line of said Lot 27, said line also being the East right-of-way line of Fremont Avenue as established by said subdivision, to the North right-of-way line of 55th Street Terrace as also established by said subdivision; Thence West a distance of 50.00 feet to the Southeast corner of Lot 8, Blue Vista, a subdivision in said City, County, and State; Thence North 130.88 feet along the East line of said Lot 8, said line also being the West right-of-way line of Fremont Avenue as established by last said subdivision, to the North line of the Southwest 1/4 of Section 36, Township 49 North, Range 33 West; Thence East 50.00 feet along said North line to the point of beginning; giving the distinct description of the street to be vacated, and also the names of the persons and corporations owning or claiming to own the property fronting thereon, and that the consent of the persons and corporations

owning or claiming to own three-fourths of the front feet of the property immediately adjoining said street has been obtained in writing, that said consent has been acknowledged as deeds are acknowledged, and was duly filed with the petition for such vacation in the City Clerk's Office.

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

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

Section 4. That a vacation of a street beginning at the northwest corner of Lot 7, of said Block 4, Bonfils Heights, also being the east right-of-way of Wyoming Street, as now established; thence North 00°04'22" West, along said east right-of-way line, 15.01 feet, to the southwest corner of Lot 6, of said Block 4, Bonfils Heights; thence South 87°18'45' East, along the south line of said Lot 6, 144.87 feet, to the southeast corner of said Lot 6; thence South 00°04'22" East, along the east line of said Block 4, Bonfils Heights, 15.01 feet, to the northeast corner of Lot 11, of said Bonfils Heights; thence North 87°18'45" West, along the south line of Lots 7, 8, 9, 10, and 11, of said Block 4, Bonfils Heights, 144.87 feet, to the point of beginning, containing 2172 square feet or 0.05 acres more or less be and the same is hereby vacated.

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

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

..end

Approved as to form:

Sarah Baxter
Senior Associate City Attorney

Approved by the City Plan Commission

Secretary

STATE OF MISSOURI)



File #: 240601

ORDINANCE NO. 240601

Sponsor: Director of City Planning and Development Department

Approving a development plan on about 0.35 acres in District DX-15 generally located at 1818 Main Street for a major amendment to a previously approved development plan to allow for 147 units. (CD-CPC-2024-00058)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District DX-15 (Downtown Mixed-Use 15) generally located at 1818 Main Street, and more specifically described as follows:

All of the South 1/2 of Lot 476 and all of Lots 477 and 478, except that part now in Main Street, and except that part in alley, Block 35, McGee's Addition, a subdivision in Kansas City, Jackson County, Missouri.

is hereby approved, subject to the following conditions:

1. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
2. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to a certificate of occupancy.
3. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.
4. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
5. All tenant loading or move-in activities shall be accommodated via the alley and parking garage and comply with the Streetcar Authority.

6. The developer shall coordinate with the Public Works Department and Streetcar Authority prior to applying for any building permit. The applicant shall receive approval from the Streetcar Authority regarding garbage pickup schedules to ensure there is no conflict with streetcar operations.
7. The developer shall be responsible for payment in the amount of \$1,480.00 to the tree fund in lieu of providing the required number of street trees. Twenty-four shrubs shown on the development plan shall serve as alternative compliance to the required number of general landscaping trees per 88-425-04. This requirement shall be satisfied prior to a certificate of occupancy.
8. The applicant shall receive approval of an administrative adjustment to the lighting levels at the property line prior to a building permit.
9. The developer shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC-2018 § 507.1)
10. 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)
11. Buildings which have an occupiable floor greater than 75 feet above grade shall meet high-rise requirements (IFC 2018 Sec 914.3)..
12. New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. (IFC 2018 510.1 and NFPA1221)
13. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2023 acquisition rate of \$64,220.18 per acre. This requirement shall be satisfied prior to a certificate of occupancy.
14. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks and Recreation Department's Forestry Division prior to beginning work in the public right-of-way.
15. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the disturbed area to simulate natural runoff

conditions and reduce small storm discharge to the combined sewer system and manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted prior to issuance of any building permits, and the developer shall secure permits to construct any improvements required by the Land Development Division prior to issuance of any certificate of occupancy.

16. The developer shall submit a letter to the Land Development Division from a licensed civil engineer, licensed architect, or licensed landscape architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64, Code of Ordinances, for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, and gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division prior to issuance of any certificate of occupancy permits including temporary certificate of occupancy permits.
17. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right-of-way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
18. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit to connect the private system to the public sewer main and depending on adequacy of the receiving system, make other improvements as may be required.
19. The developer shall submit plans for grading, siltation, and erosion control to the Land Development Division for review and acceptance, provide a copy of the Storm Water Pollution Prevention (SWPP) plan submitted to the Missouri Department of Natural Resources (MDNR) and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
20. Branch service lines one-and-one-half inches and larger in diameter for domestic water services or fire protection lines shall be connected to the main by cutting in a minimum 6" branch service tee, installing three gate valves, and two solid sleeves on the main. Line valves on the main shall be the same nominal size as the main.

21. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to a certificate of occupancy. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
22. No water service line will be less than 1-1/2" in diameter where three or more units or a commercial building will be served by one domestic service line and meter.
23. For all work under the streetcar a track access permit must be applied for with public works and the plumber must be track access certified

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

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

..end

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

Ahnna Nanoski, AICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240601

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Approving a development plan on about 0.35 acres for a major amendment to a previously approved development plan to allow for 147 units in District DX-15 generally located at 1818 Main Street. (CD-CPC-2024-00058)

Discussion

Please reference the staff report for additional discussion.

Fiscal Impact

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

2. This fund has a structural imbalance. ☐ Yes ☒ No
3. Account string has been verified/confirmed. ☐ Yes ☒ No

Additional Discussion (if needed)

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

Citywide Business Plan (CWBP) Impact

1. View the [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

See staff report. Case CD-CPC-2023-00120, Ord No. 230858 previously approved 118 residential units.

Service Level Impacts

N/A

Other Impacts

1. What will be the potential health impacts to any affected groups?
This ordinance was no evaluated for potential health impacts.

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

This project complies with the public engagement requirements in section 88-505-12.

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

This ordinance will allow 147 residential units to be built. Increased density on the streetcar line will contribute to the sustainability of growth in the downtown area, especially along transit corridors.

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

Yes (Press tab after selecting)

Total Number of Units 147

Number of Affordable Units 0

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

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

Please provide reasoning why not:

[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 #: 240603

RESOLUTION NO. 240603

Sponsor: Director of City Planning and Development Department

RESOLUTION - Approving an area plan amendment to the Greater Downtown Area Plan future land use recommendation from residential medium density to downtown residential on about 0.18 acres generally located at 521 Campbell Street. (CD-CPC-2024-00070)

WHEREAS, on October 20, 2019, the City Council by Resolution No. 190565 adopted the Greater Downtown Area Plan; and

WHEREAS, after further review it has been deemed appropriate to amend the Greater Downtown Area Plan as it affects the above-described property by changing the recommended land use from residential medium density to downtown residential; and

WHEREAS, the City Plan Commission considered this amendment to the Greater Downtown Area Plan on July 3, 2024; and

WHEREAS, after all interested persons were given an opportunity to present testimony, the City Plan Commission did, on July 3, 2024, recommend approval of the proposed amendment to Greater Downtown Area Plan to the City Council; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section A. That the Greater Downtown Area Plan is hereby amended as to that area described above by changing the recommended land use from residential medium density to downtown residential.

Section B. That the amendment to the Greater Downtown Area Plan is consistent and complies with the KC Spirit Playbook, adopted on April 20, 2023, by Ordinance 230520, and is adopted as a supplement to the KC Spirit Playbook.

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

..end



Legislation Text

File #: 240604

ORDINANCE NO. 240604

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 0.18 acres from District R-1.5 to District DR-3 generally located at 521 Campbell Street. (CD-CPC-2024-00069)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code, is hereby amended by enacting a new section to be known as Section 88-20A-1439, rezoning an area of about 0.18 acres generally located from District R-1.5 (Residential 1.5) to District DR-3 (Downtown Residential 3) at 521 Campbell Street, said section to read as follows:

Section 88-20A-1439. That an area legally described as:

East Kansas; W 75' of Lots 5 and 6, Blk 70.

is hereby rezoned from District R-1.5 (Residential 1.5) to DR-3 (Downtown Residential 3), all as shown outlined on a map marked Section 88-20A-1439, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

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

..end

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

Ahnna Nanoski, AICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240604

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Rezoning an area of about 0.18 acres generally located at 521 Campbell Street from District R-1.5 to District DR-3. (CD-CPC-2024-00069).

Discussion

This ordinance will change the zoning on a property with an existing, nonconforming structure. The change in zoning will allow the existing building type. See staff report for additional details.

Fiscal Impact

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

2. This fund has a structural imbalance. ☐ Yes ☒ No
3. Account string has been verified/confirmed. ☐ Yes ☒ No

Additional Discussion (if needed)

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

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - ☐ Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
 - ☒ Ensure quality, lasting development of new growth.
 - ☐ Increase and support local workforce development and minority, women, and locally owned businesses.
 - ☐ Create a solutions-oriented culture to foster a more welcoming business environment.
 - ☐ Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
 - ☐

Prior Legislation

None. Companion Resolution to amend the Greater Downtown Area Plan.

Service Level Impacts

Not applicable as the legislation is changing the zoning on a privately owned property.

Other Impacts

1. What will be the potential health impacts to any affected groups?
This ordinance did not evaluate potential health impacts.

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

Public engagement per section 88-505-12 was completed for this ordinance.

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

This ordinance will change the zoning to allow more uses on the property and encourage reuse of an existing mixed-use building.

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

Yes (Press tab after selecting)

Total Number of Units 7

Number of Affordable Units 0

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

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

Please provide reasoning why not:

This ordinance is for rezoning private property.

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 #: 240605

ORDINANCE NO. 240605

Sponsor: Director of City Planning and Development Department

Approving the designation of the Carmen building on 101 W. Linwood Boulevard to the Kansas City Register of Historic Places (B4-5/HO Overlay) on an area of about 1.45 acres generally located between Wyandotte Street and Baltimore Avenue on the south side of West Linwood Boulevard. (CD-CPC-2024-00049)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code, is hereby amended by enacting a new section to be known as Section 88-20A-1440, rezoning an area of approximately 1.45 acres generally located between Wyandotte Street and Baltimore Avenue on the south side of West Linwood Boulevard District B4-5 (Heavy Business/Commercial (Dash 5)) to B4-5/HO (B4-5/Historic Overlay), said section to read as follows:

Section 88-20A-1440, That an area legally described as:

Lots 1 Thru 5 and Lots 28 to 31, Inclusive, Block 1, Hyde Park.

is hereby rezoned from District B4-5 (Heavy Business/Commercial (Dash 5)) to B4-5/HO (B4-5/Historic Overlay), all as shown outlined on a map marked Section 88-20A-1440, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

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

..end

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

Ahnna Nanoski, AICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240605

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Approving a local landmark designation for the Carmen Building at 101 West Linwood Boulevard to the Kansas City Register of Historic Places (H/O Overlay).

Discussion

The City Plan Commission heard from Development Management Division and Historic Preservation Division staff regarding the applicant request on June 5, 2024. The applicant (Old Hyde Park Historic District Neighborhood Association) also presented at the hearing. The staff report included a letter from the property owner's representative asking that the request be continued to a later date to ensure they could be present. The City Plan Commission continued the application to July 3rd.

At the July 3rd City Plan Commission staff provided a brief review of the application. The property owner was not in attendance. The Commission voted to approve the rezoning to Historic Overlay (H/O Overlay) without conditions. Public engagement was completed in accordance with the Zoning and Development Code, public testimony was provided at the June 5th City Plan Commission hearing and was attached to the staff report.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
Not applicable as this is a zoning ordinance authorizing the designation of the Carmen Building as a local landmark.
3. How does the legislation affect the current fiscal year?
Not applicable as this is a zoning ordinance authorizing the designation of the Carmen Building as a local landmark.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.

Not applicable as this is a zoning ordinance authorizing the designation of the Carmen Building as a local landmark.

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

Not applicable as this is a zoning ordinance authorizing the designation of the Carmen Building as a local landmark.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

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

Citywide Business Plan (CWBP) Impact

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

Prior Legislation

CH-PRES-2024-00001 – To consider the nomination to the Kansas City Register of Historic Places (H/O Overlay) at 101 West Linwood Boulevard, approved.

Service Level Impacts

No impacts expected.

Other Impacts

1. What will be the potential health impacts to any affected groups?
This zoning ordinance authorizes the designation of a local landmark for the Carmen Building to the Kansas City Register of Historic Places (H/O Overlay) which is not expected to have health impacts.
2. How have those groups been engaged and involved in the development of this ordinance?
This ordinance requires public engagement prior to a recommendation from the City Plan Commission. The applicant held a public engagement meeting on May 13, 2024.
3. How does this legislation contribute to a sustainable Kansas City?
This ordinance will allow for the re-use of a historic building, which aligns with the Historic Preservation goals found in the KC Spirt Playbook.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

This zoning ordinance does not require CREO review.

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

No(Press tab after selecting)

Click or tap here to enter text.

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



File #: 240614

RESOLUTION NO. 240614

Sponsor: Mayor Quinton Lucas

RESOLUTION - Approving an amendment to the Heart of the City Area Plan on about 23.40 acres generally bounded by Agnes Avenue on the west, Emanuel Cleaver II Boulevard on the south, Indiana Avenue on the east, and 45th Street on the north, by changing the recommended land use from institutional to residential medium-high density to allow for a residential development containing approximately 290 dwelling units. (CD-CPC-2024-00064)

WHEREAS, on April 21, 2011, the City Council by Resolution No. 110159 adopted the Heart of the City Area Plan; and

WHEREAS, after further review it has been deemed appropriate to amend the Heart of the City Area Plan as it affects that area of approximately 23.40 acres generally bounded by Agnes Avenue on the west, Emanuel Cleaver II Boulevard on the south, Indiana Avenue on the east, and 45th Street on the north, by changing the recommended land use from institutional to residential medium-high density to allow for a residential development containing approximately 290 dwelling units; and

WHEREAS, the City Plan Commission considered such amendment to the Proposed Land Use Map on July 3, 2024; and

WHEREAS, after all interested persons were given an opportunity to present testimony, the City Plan Commission did on July 3, 2024, recommend approval of the proposed amendment to the Heart of the City Area Plan; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section A. That the Heart of the City Area Plan is hereby amended as to the Proposed Land Use Plan and Map for that area of approximately 23.40 acres generally bounded by Agnes Avenue on the west, Emanuel Cleaver II Boulevard on the south, Indiana Avenue on the east, and 45th Street on the north by changing the recommended land use from institutional to residential medium-high density.

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

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

..end

**No Docket
Memo Provided
for Ordinance
No. 240614**



File #: 240615

ORDINANCE NO. 240615

Sponsor: Councilmember Wes Rogers

Rezoning an area of about 15.3 acres generally located between N.W. 81st Street (extended) and N.W. 83rd Street on both sides of N.W. Milrey Drive (8199 N.W. Milrey Drive) from District R-2.5 to District R-1.5 and approving a development plan which also serves as a preliminary plat for a residential development consisting of two lots and one tract. (CD-CPC-2024-00060 and CD-CPC-2024-00061)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code, is hereby amended by enacting a new section to be known as Section 88-20A-1441 rezoning an area of about 15.3 acres generally located between N.W. 81st Street (extended) and N.W. 83rd Street on both sides of N.W. Milrey Drive (8199 N.W. Milrey Drive) from District R-2.5 (Residential 2.5) to District R-1.5 (Residential 1.5), said section to read as follows:

Section 88-20A-1441. That an area legally described as:

All that part of the South Half of the Southeast Quarter of Section 12, Township 51 North, Range 34 West in Kansas City, Platte County, Missouri, more particularly described as follows:

Commencing at the Southeast corner of the Southeast Quarter of said Section 12; thence North 89 degrees 42 minutes 16 seconds West, along the South line of the Southeast Quarter of said Section 12, a distance of 1308 feet, to a point on the Southerly extension of the East line of Tract "C" Tiffany Manor, 2nd Plat, a subdivision in Kansas City, Platte County, Missouri; thence North 0 degrees 24 minutes 40 seconds East along the East line and its extension of said Tract "C" and along the West line and its extension of Tract "A", Tiffany Manor, a subdivision in Kansas City, Platte County, Missouri, a distance of 535 feet, to the True Point of Beginning of subject tract; thence continuing North 0 degrees 24 minutes 40 seconds East, along the East line of said Tract "C" and along a line parallel to the East line of the Southeast Quarter of said Section 12, a distance of 428.64 feet, to the Northeast corner of said Tract "C"; thence North 89 degrees 46 minutes 28 seconds West, along the North line of said Tract "C", a distance of 10 feet to the Southeast corner of Tract 4, Tiffany Manor, 3rd Plat, a subdivision in

Kansas City, Platte County, Missouri; thence North 0 degrees 24 minutes 40 seconds East along the East line of said Tiffany Manor, 3rd Plat, a distance of 355 feet to a point on the North line of the South Half of the Southeast Quarter of said Section 12, said point also being on the South line of Lot 14, Berry View Square – Third Plat, a subdivision in Kansas City, Platte County, Missouri; thence South 89 degrees 46 minutes 28 seconds East along the North line of the South Half of the Southeast Quarter of said Section 12 and along the South line and its extension of said Lot 14 and along the South line and its extension of Lots 13, 12 and 11, Berry View Square, Second Plat, a subdivision in Kansas City, Platte County, Missouri, a distance of 882 feet; thence South 0 degrees 24 minutes 40 seconds West, along a line parallel to the East line of the Southeast Quarter of said Section 12, a distance of 660 feet to a point on the North line of said Tract "A"; thence North 89 degrees 46 minutes 28 seconds West, along the North line of said Tract "A" and along a line 660 feet South of and parallel to the North line of the South Half of the Southeast Quarter of said Section 12, a distance of 75 feet; thence South 60 degrees 54 minutes 18 seconds West, along the Northwesterly line of said Tract "A", a distance of 253.93 feet; thence North 89 degrees 42 minutes 16 seconds West along a line parallel to the South line of the Southeast Quarter of said Section 12, a distance of 576 feet to the True Point of Beginning, subject to that part, if any, in streets, roadways, highways or other public rights-of-way.

is hereby rezoned from District R-2.5 (Residential 2.5) to District R-1.5 (Residential 1.5), as shown outlined on a map marked Section 88-20A-1441, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

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

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

4. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to a certificate of occupancy.
5. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
6. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
7. The developer shall submit a revised landscape plan and tree preservation plan prior to the issuance of any building permit.
8. The developer shall be responsible for tree preservation in an easement or platted tract, mitigation planting, or payment of cash-in-lieu of preservation or mitigation planting, or any combination thereof in accordance with 88-424. Should the developer choose to pay cash-in-lieu of preservation or mitigation of all or a portion of the required area, the amount due shall be based upon the rate specified in 88-424. This requirement shall be satisfied prior to issuance of a certificate of occupancy, or prior to the recording of the final plat, whichever occurs first.
9. Required Fire Department access roads shall be a minimum unobstructed width of twenty (20) feet and 13 ft. 6 in clearance height.
10. A required Fire Department access road shall be an all-weather surface. (IFC-2012: § 503.2.3) Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5) Required fire department access roads shall designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
11. The developer shall provide fire lane signage on fire access drives.
12. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
13. The developer shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC-2018 § 507.1)
14. The project shall provide appropriate signage and distinction of fire access on the northwest access road.

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)
16. Fire hydrant distribution shall follow IFC-2018 Table C102.1.
17. A full flow fire meter shall be required when the fire protection service line serves more than one building, or combination service lines 6 inches and larger, or that have private fire hydrants connected to them.
18. Branch service lines one-and-one-half inches and larger in diameter for domestic water services or fire protection lines shall be connected to the main by cutting in a minimum 6" branch service tee, installing three gate valves, and two solid sleeves on the main. Line valves on the main shall be the same nominal size as the main.
19. No water service line will be less than 1-1/2" in diameter where three or more units or a commercial building will be served by one domestic service line and meter.
20. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to a certificate of occupancy.
21. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
22. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri.
23. The developer shall obtain the executed and recorded City approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting.
24. The developer shall submit plans for grading, siltation, and erosion control to the Kansas City Water Services Department for review and acceptance, and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
25. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by Kansas City Water Services Department prior to issuance of a building permit to connect the private system to the public sewer

main and depending on adequacy of the receiving system, make other improvements as may be required.

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.
27. The internal sanitary and storm sewers shall be private service lines.

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

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

..end

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

Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240615

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Rezoning an area of about 15.3 acres generally located between N.W. 81st Street (extended) and N.W. 83rd Street on both sides of N.W. Milrey Drive (8199 N.W. Milrey Drive) from District R-2.5 to District R-1.5 and approving a development plan which also serves as a preliminary plat for a residential development consisting of two lots and one tract. (CD-CPC-2024-00060 and CD-CPC-2024-00061)

Discussion

This ordinance will rezone about 15.3 acres to district R-1.5 to allow for 150 residential units.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
No fiscal impact identified.
3. How does the legislation affect the current fiscal year?
No fiscal impact identified
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
No fiscal impact identified.
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)

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

Citywide Business Plan (CWBP) Impact

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

Prior Legislation

There is no prior legislation related to the subject property.

Service Level Impacts

No service level impacts are anticipated with the proposed ordinance.

Other Impacts

1. What will be the potential health impacts to any affected groups?
No potential health impacts were identified with the proposed ordinance.
2. How have those groups been engaged and involved in the development of this ordinance?
The applicant was required to comply with the Public Engagement requirements (88-505-12)
3. How does this legislation contribute to a sustainable Kansas City?
The applicant preserved a 30' buffer of mature trees along the eastern and northeastern perimeters of the site.

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

Total Number of Units 150
Number of Affordable Units unknown

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

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 #: 240434

[COMMITTEE SUBSTITUTE FOR]ORDINANCE NO. 240434

Sponsor: Councilmember Wes Rogers

Amending Chapter 18, Article XIV, Section 18-367, Code of Ordinances, entitled “Adoption of International Energy Conservation Code (2021); amendments,” by providing an additional path of compliance that accomplishes Strategies B-2 and B-3 of the 2022 Climate Protection & Resiliency Plan through a nationally recognized system for calculating a home’s energy performance; allowing for previously approved building plans to be approved under the additional compliance path; and providing a method to further improve energy performance over time. ***HELD UNTIL 08.13.24***

WHEREAS, Committee Substitute for Ordinance No. 220364 (“Ordinance”) adopting the 2021 International Energy Conservation Code with amendments (“KCMO Energy Code”) was passed by the City Council on October 13, 2022; and

WHEREAS, the effective date of the Ordinance was July 1, 2023, but it also provided a mandatory date for the implementation of the KCMO Energy Code of September 29, 2023; and

WHEREAS, the existing compliance paths in the KCMO Energy Code shall remain unchanged and intact for full use and this ordinance adds an additional compliance path; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 18, Article XIV, Section 18-367, Code of Ordinances of the City of Kansas City, Missouri, is hereby amended to read as follows:

Sec. 18-367. Adoption of International Energy Conservation Code (2021); amendments.

The International Energy Conservation Code (2021), promulgated by the International Code Council, is adopted and incorporated in this article by reference as if fully set forth, except as it is amended by the following provisions of this section. Provisions of this article are in addition to the provisions of the International Energy Conservation Code. The following provisions coinciding with provisions of the International Energy Conservation Code supersede, or delete, when indicated, the corresponding provisions of the International Energy Conservation Code.

In addition, the IECC Appendix CC: Zero Energy Commercial Building Provisions is an option for builders to voluntarily implement.

All references within the model codes to any building, electrical, gas, mechanical, plumbing, sewage disposal, elevator, energy conservation, or existing building code shall be construed to be a reference to the respective building, electrical, gas, mechanical, plumbing, sewage disposal, elevator, energy conservation, or existing building code specifically adopted by reference in articles II through XIV of this chapter.

Chapter 1 [CE], SCOPE AND ADMINISTRATION is deleted. See Article I of this chapter.

C405.12 Electrical for future use on new buildings with electrical services

1. Provide 2-inch conduit run up to attic for future photovoltaic systems.
2. Provide 2-inch conduit run into parking areas for future electric vehicle charging stations.

Chapter 1 [RE], SCOPE AND ADMINISTRATION is deleted. See Article I of this chapter.

Table R402.4.1.1. Under 'Walls'. Amend first sentence to read: "Corners and headers shall be sealed and the junction of the foundation and sill plate shall be sealed."

R403.3.7, Exception. In IRC projects building framing cavities may be used as ducts or plenums where sealed to prevent leakage through the thermal envelope.

R404.4 Electrical for future use on new buildings with electrical services

1. Provide 2-inch conduit run up to attic for future photovoltaic systems.
2. Provide 2-inch conduit run into garage areas for future electric vehicle charging stations.

The following sections are amended /added to the referenced model code, leaving the Prescriptive Option, Total Building Performance Option, and the Energy Rating Index Option intact and unchanged:

R401.2 Application. Amend to read: "Residential buildings shall comply with Section R401.2.5 and one of Sections R401.2.1, R401.2.2, R401.2.3, or R401.2.4; OR residential buildings shall comply with Section R401.2.6 only."

R401.2.6 KCMO Compliance Path.

The KCMO Compliance Path requires compliance with Section R409.

R409 KCMO Compliance Path:

1. Submit a Home Energy Rating System (HERS) "Projected Report" based on the building plans showing an index score of 68 or better (better means a score of 68 or lower) by a RESNET certified Energy Rater with each permit application, along with a

statement by the applicant that they are utilizing the KCMO Compliance Path, and one Energy Code Analysis (ECA) sheet showing one wall section and one plan view marking the thermal envelope.

2. 3rd Party Inspections and Testing performed during construction by a RESNET certified Energy Rater and required to be submitted prior to Temporary or Full Certificate of Occupancy:

- a. Insulation Inspection(s)
- b. Duct Leakage Testing
- c. Whole House Leakage Testing

3. As a condition of Temporary or Full Certificate of Occupancy, submit a Final Compliance report verifying the score of 68 by a RESNET certified Energy Rater

4. As a condition of Temporary or Full Certificate of Occupancy, post a permanent certificate inside the building which lists:

- a. the predominant R-values of insulation installed in ceilings, roof, wall, and foundation components;
- b. the U-factors and solar heat gain coefficient (SHGC) of fenestration;
- c. the results of the duct and whole house leakage tests;
- d. the types, sizes and efficiencies of heating, cooling and service water-heating equipment; and
- e. if on-site photovoltaic panel systems have been installed, the array capacity, inverter efficiency, panel tilt and orientation.

When utilizing this R409 KCMO Compliance Path in conjunction with a Master Building Plan, the submitted HERS Projected Report must contemplate the most energy intensive combined variables of the plan options to include directional orientation. Additionally, items 1 through 3 above are required for the first build only of each Master Building Plan. Subsequent builds of the same Master Building Plan are not required to repeat item 1. Item 4 is required as a condition for every Temporary or Full Certificate of Occupancy, regardless of plan type or number of times built.

No additional documentation shall be required for plan review and/or permitting under this R409 KCMO Compliance Path.

Section 2. That previously approved Master Buildings Plans under the KCMO Energy Code shall have an opportunity to change to the R409 KCMO Compliance Path if so designated in writing and with the submission of required documents outlined in Section 1 within 30 days of the effective date of this ordinance.

Section 3. That previously approved Master Building Plans that were approved prior to September 29, 2023 (the mandatory implementation date of Ordinance), are eligible for use and permits when using the R409 KCMO Compliance Path. In such instances, applicant shall submit a letter detailing the previously approved Master Building Plan they are using, and that any conflicting energy notes on that plan are now voided and replaced with the details of the documentation, inspections and testing required for the R409 KCMO Compliance Path as outlined in Section 1.

Further, regardless of chosen compliance path, all residential plan reviews are subject to City Code Section 2-2300, Permitting Standards.

Section 4. That the City may endeavor to create a systematic method to reduce the HERS score required in R409 KCMO Compliance Path in keeping with Strategies B-2 and B-3 of the 2022 Climate Protection & Resiliency Plan. Such reductions shall occur no more than once every three years from the effective date of this Ordinance, shall be published at least one year in advance of their effective date(s), shall not exceed the equivalent of a 6% reduction over any 3-year period from the prior score, and shall be based on analyzing data from the prior time period's actual HERS scores. (Following such schedule would result in a HERS score of 50 by the year 2040 as recommended in Strategy B-3.).
..end

Approved as to form:

Eluard Alegre
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240434

Submitted Department/Preparer: Finance

Revised 6/10/24

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

Executive Summary

Amending Chapter 18, Article XIV, Section 18-367, Code of Ordinances, entitled "Adoption of International Energy Conservation Code (2021); amendments," by providing an additional path of compliance that accomplishes Strategies B-2 and B-3 of the 2022 Climate Protection & Resiliency Plan through a nationally recognized system for calculating a home's energy performance; allowing for previously approved building plans to be approved under the additional compliance path; and providing a method to further improve energy performance over time.

Discussion

This ordinance would create an alternative compliance plan to satisfy the goals of the International Energy Code. Multiple departmental presentations have been given on this subject, please reference presentations for additional information.

Fiscal Impact

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

No fiscal impact.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

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

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - ☐ Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
 - ☒ Ensure quality, lasting development of new growth.
 - ☒ Increase and support local workforce development and minority, women, and locally owned businesses.
 - ☐ Create a solutions-oriented culture to foster a more welcoming business environment.
 - ☐ Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
 - ☐

Prior Legislation

220364- Adoption of International Energy Conservation Code (2012)

Service Level Impacts

Uncertain as to the impacts of creating an alternative compliance path.

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?
Uncertain

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

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 #: 240524

ORDINANCE NO. 240524

Sponsor: Director of City Planning and Development Department

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

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

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

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

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

is hereby approved, subject to the following conditions:

1. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, has been installed or preserved in accordance with the plan and is healthy prior to a certificate of occupancy.
2. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to a certificate of occupancy.
3. The developer shall receive approval of an administrative adjustment to the bicycle parking requirements or receive approval of a variance prior to a building permit.
4. The developer shall secure approval of a project plan for the areas labeled "Future Phases" of the project from the City Plan Commission prior to a building permit.
5. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
6. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.
7. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to a certificate of occupancy.
8. All signage shall conform to 88-445 and shall require a sign permit prior to installation.

9. The developer shall be responsible for tree preservation in an easement or platted tract in accordance with 88-424. This requirement shall be satisfied prior to issuance of a certificate of occupancy, or prior to the recording of the final plat, whichever occurs first.
10. Prior to any certificate of occupancy is issued for each phase, a final plat must be approved by the City and recorded with the County Recorder of Deeds.
11. Prior to the first certificate of occupancy issued a sign must be placed at the terminus of N.W. 109th Street stating "End City Maintenance".
12. The developer shall enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by the Land Development Division, prior to recording the plat.
13. The north half of N.W. 108th Street shall be improved to collector street standards as required by Chapter 88, to current standards, including curbs, gutters, sidewalks, streetlights, relocating any utilities as may be necessary, and adjusting vertical grades for the road, and obtaining required permits from the Land Development Division for said improvement prior to recording the plat or prior to issuance of a building permit, whichever occurs first.
14. The developer shall submit a macro storm drainage study with the first plat or phase, from a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including water quality BMP's, to the Land Development Division for review and acceptance for the entire development area, and submit a micro storm drainage study with each subsequent plat or phase showing compliance with the approved macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a building permit, whichever occurs first, as required by the Land Development Division.
15. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
16. The developer shall pay impact fees as required by Chapter 39 of the City's Code of Ordinances, as required by the Land Development Division.
17. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of

- a building permit to connect the private system to the public sewer main and depending on adequacy of the receiving system, make other improvements as may be required.
18. The developer shall secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first.
 19. The developer shall obtain the executed and recorded City approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting.
 20. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right-of-way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
 21. The developer shall submit plans for grading, siltation, and erosion control to the Land Development Division for review and acceptance, provide a copy of the Storm Water Pollution Prevention (SWPP) plan submitted to the Missouri Department of Natural Resources (MDNR) and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
 22. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri.
 23. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2). Fire hydrant distribution shall follow IFC-2018 Table C102.1.
 24. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1)
 25. All required Fire Department access roads shall be an all-weather surface. (IFC-2012: § 503.2.3). Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5) Required Fire Department access roads shall designed to

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

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

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

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

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

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

..end

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

Ahnna Nanoski, AICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240524

Submitted Department/Preparer: City Planning

Revised 11/01/23

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

Executive Summary

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

Discussion

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

Fiscal Impact

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

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

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

Citywide Business Plan (CWBP) Impact

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

Prior Legislation

See staff report.

Service Level Impacts

No impact expected.

Other Impacts

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

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

Private development proposal, privately funded.

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

No(Press tab after selecting)

Click or tap here to enter text.

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



File #: 240566

ORDINANCE NO. 240566

Sponsor: Mayor Quinton Lucas

Rezoning an area of about 23.40 acres with the common address of 4520 Benton Boulevard, generally bounded by Agnes Avenue on the west, Emanuel Cleaver II Boulevard on the south, Indiana Avenue on the east, and East 45th Street on the north, from District R-2.5 to District UR, and approving a development plan. (CD-CPC-2024-00063).

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code, is hereby amended by enacting a new section to be known as Section 88-20A-1426, rezoning an area of about 23.40 acres with the common address of 4520 Benton Boulevard from District R-2.5 (Residential 2.5) to District UR (Urban Redevelopment) and approving a development plan, said section to read as follows:

Section 88-20A-1426. That an area legally described as:

All of Lot 1 of the Minor Subdivision recorded with the Jackson County, Missouri Recorder of Deeds on March 27, 2024 as Instrument Number 2024E0018905.

is hereby rezoned from District R-2.5 (Residential 2.5) to District UR (Urban Redevelopment), all as shown outlined on a map marked Section 88-20A-1426, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof. 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 a development plan for the area legally described above is hereby approved, subject to the following conditions:

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

..end

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

*Diane Binckley, AICP
Secretary, City Plan Commission*

Approved as to form:

*Sarah Baxter
Senior Associate City Attorney*



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240566

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Rezoning an area of about 23.40 acres with the common address of 4520 Benton Boulevard, generally bounded by Agnes Avenue on the west, Emanuel Cleaver II Boulevard on the south, Indiana Avenue on the east, and East 45th Street on the north, from District R-2.5 to District UR, and approving a development plan. (CD-CPC-2024-00063).

Discussion

This ordinance would rezone the property located at 4520 Benton Boulevard from a medium-density residential (R-2.5) district to an urban redevelopment (UR) district. Additionally, this ordinance would also approve the submitted development plan attached to this ordinance.

Fiscal Impact

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

No account string to verify as no fiscal impact is expected.

Citywide Business Plan (CWBP) Impact

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

Prior Legislation

Ordinance CS 240408 passed on 5/2/2024 authorized the sale of the subject project from the City to the applicant.

Service Level Impacts

N/A

Other Impacts

1. What will be the potential health impacts to any affected groups?
This ordinance was not evaluated for potential health impacts.
2. How have those groups been engaged and involved in the development of this ordinance?
Public Engagement per 88-505-12 was completed.
3. How does this legislation contribute to a sustainable Kansas City?
This ordinance will allow the construction of 290 new affordable residential units

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

Total Number of Units 290

Number of Affordable Units 290

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 #: 240572

ORDINANCE NO. 240572

Sponsor: Councilmember Melissa Patterson Hazley

Directing the City Manager to negotiate and enter into a contract with a non-profit organization to improve the efficiency, affordability, and durability of homes in disinvested neighborhoods.

WHEREAS, the City Council adopted the Climate Action Plan in 2022 and expressed its desire to improve the energy efficiency of existing homes; and

WHEREAS, home improvements can increase comfort, reduce utility costs, and ensure homes can withstand the anticipated effects of climate change; and

WHEREAS, home improvements have also been shown to improve indoor air quality and thermal comfort, improving resident health and reducing healthcare expenses; and

WHEREAS, together, these benefits can improve the affordability of homes; and

WHEREAS, City Council desires to improve the efficiency, affordability, and durability of homes in disinvested neighborhoods in Kansas City; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the City Manager is hereby directed to identify a suitable non-profit organization and enter into a contract with said organization in an amount not to exceed \$500,000.00 for the purposes of improving the efficiency, affordability, and durability of existing homes in historically disinvested communities. Said contract shall include the following provisions requiring the non-profit organization to:

- (a) Facilitate energy efficiency improvements such as furnace, insulation, roof replacement or other strategies that reduces energy consumption;
- (b) Develop and implement a community-wide education initiative on the importance and benefits of energy efficiency;
- (c) Collaborate with locally owned rehab companies and home building materials suppliers

- (d) Reduce natural gas system leakage where feasible;
- (e) Prioritize owner occupied homes with household incomes not in excess of \$60,000.00 or on a fixed income in areas with a high heat index, minimal tree canopy coverage;
- (f) Develop and implement a plan with community partners to improve not less than 50 homes per year that meet these criteria
- (g) Track and report household HERS scores before and after improvements.

Section 2. That the sum of \$500,000.00 is hereby appropriated from the Unappropriated Balance of the Shared Success Fund to the following account:

25-

Section 3. That the City Manager is hereby designated as requisitioning authority for Account No. _____.

Section 4. 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.

Tammy L. Queen
Director of Finance

Approved as to form:

Joseph A. Guarino
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240572

Submitted Department/Preparer: Housing

Revised 6/10/24

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

Executive Summary

Directing the City Manager to negotiate and enter into a contract with a non-profit organization to improve the efficiency, affordability, and durability of homes in disinvested neighborhoods.

Discussion

This ordinance directs the City Manager to identify and contract with a non-profit organization for the purposes of improving the efficiency, affordability, and durability of existing homes in historically disinvested communities. The contract shall not exceed \$500,000. The ordinance establishes various provisions that the non-profit must meet to be considered for this contract.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
The ordinance appropriates from the unappropriated balance of the Shared Success Fund and appropriates funds to 25-2590-555313-619080.
3. How does the legislation affect the current fiscal year?
Reduces Shared Success Fund by \$500,000.
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)

The Shared Success Fund has Unappropriated Fund Balance available to support the proposed amount. The unreserved fund balance of the Shared Success Fund is \$743,175.46 as of 7/8/2024.

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

Adoption of Climate Action Plan 2022

Service Level Impacts

N/A

Other Impacts

1. What will be the potential health impacts to any affected groups?
This will improve the efficiency, affordability and durability of homes in disinvested neighborhoods. Home improvements have also been shown to improve indoor air quality and thermal comfort, improving resident health and reducing healthcare expenses.

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

N/A

3. How does this legislation contribute to a sustainable Kansas City?
This legislation will contribute to a sustainable Kansas City by facilitating energy efficient improvements for homes.

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)?
Yes(Press tab after selecting)