



Agenda

Neighborhood Planning and Development Committee

Chairperson Ryana Parks-Shaw

Vice Chair Eric Bunch

Councilmember Nathan Willett

Councilmember Melissa Patterson Hazley

Tuesday, March 18, 2025

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 2 Minutes*****

FIRST READINGS

COUNCIL

Bough and Director of City Planning & Development

[250221](#) Sponsor: Councilmember Andrea Bough

Rezoning an area of about 25.22 acres generally located at the southeast corner of East 135th Street and Wornall Road from District M3-5 to District UR and approving a development plan which also serves as a preliminary plat to allow for a mixed use development that includes residential, office, and manufacturing uses on three lots. (CD-CPC-2024-00156)

Attachments: [Docket Memo 0.1.5](#)

Rogers

[250218](#) Sponsor: Councilmember Wes Rogers

Amending Chapter 10, Code of Ordinances, Alcoholic Beverages, by repealing and replacing Sections 10-5 and 10-331 for the purpose of updating certain requirements for employees of liquor license holders.

Attachments: [Docket Memo 250218](#)

CITY PLANNING AND DEVELOPMENT

Director of City Planning & Development

[250217](#) Sponsor: Director of City Planning and Development Department

Approving a development plan also serving as a preliminary plat on about 13.18 acres in District B3-2 generally located at 8601 N. Madison Avenue to allow for retail, office, medical, and drive-through uses.. (CD-CPC-2024-00192)

Attachments: [8601 N Madison Docket Memo](#)

Director of City Planning & Development

[250222](#) Sponsor: Director of City Planning and Development Department

Rezoning an area of about 1.83 acres generally located on three separate properties within the Columbus Park UR District, specifically for Phase 1 approximately 80 feet north of the intersection of East 5th Street and Cherry Street; Phase 2 at the northwest corner of East 5th Street and Charlotte Street; and Phase 3 located north of East 4th Street where Campbell Street ends; from District UR to District UR and approving a development plan also serving as a preliminary plat to allow for 65 residential units. (CD-CPC-2024-00177)

Attachments: [405 Cherry Street Docket Memo](#)

HEALTH DEPARTMENT

Director of Health

[250223](#) Sponsor: Director of Health Department

Accepting and approving a \$1,779,428.00 grant award amendment with the Missouri Department of Health and Senior Services to provide funding for HIV case management and other services for persons living with HIV within the eleven county Kansas City, Missouri Transitional Grant Area; and estimating and appropriating revenue in the amount of \$1,779,428.00.

Attachments: [HIV Case Management Docket Memo](#)

Director of Health

[250224](#) Sponsor: Director of Health Department

Accepting and approving a one-year \$419,678.00 contract with the Missouri Department of Health and Senior Services for a comprehensive Disease Intervention Specialist Workforce program; estimating and appropriating revenue in the amount of \$419,678.00; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date.

Attachments: [DIS Workforce Program Docket Memo](#)

Director of Health

[250229](#) Sponsor: Director of Health Department

Accepting and approving a one-year \$825,088.00 Ryan White HIV Emergency Relief Part A/ Minority AIDS Initiative Grant from the Department of Health and Human Services-Health Resources and Services Administration (HRSA); appropriating and estimating revenue in the amount of \$825,088.00; designating requisition authority; and recognizing this ordinance as having an accelerated effective date.

Attachments: [Docket Memo TMP #5311 Ryan White Part A-MAI FY26.docx](#)
[Ryan White MAI Admin-Approp Sheet.xlsx](#)

Director of Health

[250230](#) Sponsor: Director of Health Department

Accepting and approving a \$46,800.00 sub-award contract from the University of Missouri-Kansas City to evaluate the health benefits of healthy homes housing remediation; appropriating and estimating revenue in the amount of \$46,800.00; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date.

Attachments: [PHBE Docket Memo](#)

Director of Health

[250231](#) Sponsor: Director of Health Department

Accepting and approving a \$104,953.00 grant award from the Missouri Department of Health and Senior Services that funds a comprehensive HIV surveillance program in the Kansas City, Missouri area; estimating and appropriating revenue in the amount of \$104,953.00; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date.

Attachments: [HIV Surveillance FY 25 Docket Memo](#)

HELD IN COMMITTEE

Director of City Planning & Development

[250204](#) Sponsor: Director of City Planning and Development Department

Approving a major amendment to a development plan on about 60 acres in District R-7.5 generally located on the north side of N.W. 108th Street approximately 1600 feet west of N. Green Hills Road to allow for the creation of 251 residential units. (CD-CPC-2024-00198)

Attachments: [Docket Memo CD-CPC-2024-00198 Tiffany Meadows Amendment](#)

Director of City Planning & Development

[250206](#) Sponsor: Director of City Planning and Development Department

Rezoning an area of about one acre from District R-2.5 to District M1-5 generally located at the northwest corner of East U.S. 40 Highway and Lewis Avenue. (CD-CPC-2024-00105).

Attachments: [Docket Memo CD-CPC-2024-00105 May Technologies](#)

Director of City Planning & Development

[250207](#) Sponsor: Director of City Planning and Development Department

Approving an amendment to the Gasland/Nashua Area Plan on about 16.3 acres generally located south of Old N.E. Barry Road and on both sides of N. Cleveland Avenue by changing the recommended land use designation from residential low density to residential high density for a residential development. (CD-CPC-2024-00187)

Attachments: [TMP 5135](#)

Director of City Planning & Development

[250011](#) Sponsor: Director of City Planning and Development Department

Approving a major amendment to an approved development plan on about 7.2 acres in District MPD generally located at 9806 N. Oak Trafficway to allow for a drive-through restaurant. (CD-CPC-2024-00149).

Attachments: [Docket Memo 0.1.5](#)

ADDITIONAL BUSINESS

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

2. Closed Session

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

3. Those who wish to comment on proposed ordinances can email written testimony to public.testimony@kcmo.org. Comments received will be distributed to the committee and added to the public record by the clerk.

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

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

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

Adjournment



File #: 250221

ORDINANCE NO. 250221

Sponsor: Councilmember Andrea Bough

Rezoning an area of about 25.22 acres generally located at the southeast corner of East 135th Street and Wornall Road from District M3-5 to District UR and approving a development plan which also serves as a preliminary plat to allow for a mixed use development that includes residential, office, and manufacturing uses on three lots. (CD-CPC-2024-00156)

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-1469, said section to read as follows:

Section 88-20A-1469. That an area legally described as:

A tract of land situated in the Southwest Quarter of Section 20, Township 47, Range 33, in Kansas City, Jackson County, Missouri described as follows: Commencing at the Northeast corner of said Southwest Quarter-Section; Thence South 3°30'17" West, along the East line of said Quarter-Section, a distance of 73.49 feet to a point on the former South Right-of-Way of 150 Highway as shown on the plat of MARTIN CITY ACRES, a subdivision in said City and State; Thence North 85°08'41" West, along said former Right-of-Way, a distance of 660.13 feet to the Northwest corner of Lot 1, MARTIN CITY ACRES; Thence South 3°30'17" West, along the West boundary of said subdivision, a distance of 10.00 feet to the Point of Beginning; Thence continuing South 3°30'17" West, along said West boundary, a distance of 1654.64 feet to a point 337.89 feet South of the Southwest corner of said plat; Thence South 85°46'08" East, parallel to the North line of said Southwest Quarter-Section, a distance of 98.16 feet to the former centerline of a creek; Thence South 25°46'08" East, a distance of 22.89 feet, this and the following three (3) courses being along said former centerline; Thence South 46°46'08" East, a distance of 42.00 feet; Thence South 32°13'52" West, a distance of 30.00 feet; Thence South 64°13'52" West, a distance of 43.39 feet to the centerline of Storm Creek; Thence North 39°17'23" West, a distance of 18.92 feet, this and the following thirty-nine (39) courses being along said centerline; Thence North 53°52'45" West, a distance of 47.50 feet; Thence North 48°47'16" West, a distance of 44.21 feet; Thence North 39°20'51" West, a distance of 28.51 feet; Thence North 89°11'08" West, a distance of 32.22 feet;

Thence North 37°15'33" West, a distance of 23.56 feet; Thence North 42°12'04" West, a distance of 20.94 feet; Thence North 54°32'10" West, a distance of 22.64 feet; Thence North 48°12'05" West, a distance of 26.71 feet; Thence North 43°24'04" West, a distance of 26.08 feet; Thence North 70°55'03" West, a distance of 51.15 feet; Thence North 80°10'19" West, a distance of 32.61 feet; Thence North 56°34'11" West, a distance of 16.93 feet; Thence North 26°29'17" West, a distance of 29.32 feet; Thence North 12°19'35" West, a distance of 37.78 feet; Thence North 24°44'02" West, a distance of 33.06 feet; Thence North 18°35'47" West, a distance of 32.42 feet; Thence North 16°32'27" West, a distance of 16.62 feet; Thence North 30°05'42" West, a distance of 27.14 feet; Thence North 35°31'43" West, a distance of 33.67 feet; Thence North 04°38'47" East, a distance of 22.36 feet; Thence North 11°35'48" East, a distance of 13.84 feet; Thence North 59°16'21" East, a distance of 29.54 feet; Thence North 54°54'08" East, a distance of 33.27 feet; Thence South 74°09'07" East, a distance of 27.98 feet; Thence North 34°24'24" East, a distance of 12.62 feet; Thence North 10°27'56" East, a distance of 26.17 feet; Thence North 03°06'35" East, a distance of 29.96 feet; Thence North 31°53'09" West, a distance of 43.54 feet; Thence North 20°38'57" West, a distance of 25.32 feet; Thence North 44°11'09" West, a distance 29.91 feet; Thence North 54°49'17" West, a distance of 30.26 feet; Thence North 66°29'58" West, a distance of 26.27 feet; Thence South 88°04'17" West, a distance of 24.88 feet; Thence South 83°56'55" West, a distance of 25.38 feet; Thence South 82°55'57" West, a distance of 29.91 feet; Thence South 80°37'35" West, a distance of 31.12 feet; Thence South 88°45'51" West, a distance of 24.36' feet; Thence South 86°04'30" West, a distance of 52.79 feet; Thence North 80°47'32" West, a distance of 216.72 feet; Thence South 47°24'57" West, a distance of 64.73 feet; Thence South 70°49'04" West, a distance of 45.55 feet; Thence South 48°43'21" West, a distance of 197.54 feet to a point on a line 350.00 feet East of and parallel to the centerline of Wyandotte Street; Thence North 3°31'22" East, along said parallel line, a distance of 686.23 feet; Thence South 86°29'25" East, a distance of 288.27 feet; Thence North 03°31'41" West, a distance of 453.76 feet to a point on the South boundary of MARTIN CITY BUSINESS PARK, a subdivision in said City and State; Thence South 86°28'38" East, a distance of 25.03 feet to a point on the West line of the Northeast Quarter of said Southwest Quarter-Section, this and the following three (3) courses being along said plat; Thence North 3°31'22" East, a distance of 91.80 feet; Thence North 85°46'08" West, parallel to the North line of said Southwest Quarter-Section, a distance of 100.00 feet; Thence North 3°31'22" East, a distance of 56.00 feet to the Southwest corner of a tract of land described in Book B5513 at Page 599; Thence South 85°46'08" East, along said tract, a distance of 100.00 feet to a point on said West line of the Northeast Quarter of said Southwest Quarter-Section; Thence North 3°31'22" East, along said West line, a distance of 84.94 feet to a point on the South Right-of-Way of 150 Highway, said point being 59.06 feet South of the North line of said Southwest Quarter-Section; Thence South 85°08'41" East, along said Right-of-Way, a distance of 448.89 feet; Thence South 4°51'19" West, along said Right-of-Way, a distance of 10.00 feet;

Thence South 85°08'41" East, along said Right-of-Way, a distance of 216.42 feet to the Point of Beginning.

is hereby rezoned from District M3-5 (Manufacturing) to District UR (Urban Redevelopment), all as shown outlined on a map marked Section 88-20A-1469 which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

Section B. That a development plan which also serves as a preliminary plat for the area more specifically described as follows:

A tract of land situated in the Southwest Quarter of Section 20, Township 47, Range 33, in Kansas City, Jackson County, Missouri described as follows: Commencing at the Northeast corner of said Southwest Quarter-Section; Thence South 3°30'17" West, along the East line of said Quarter-Section, a distance of 73.49 feet to a point on the former South Right-of-Way of 150 Highway as shown on the plat of MARTIN CITY ACRES, a subdivision in said City and State; Thence North 85°08'41" West, along said former Right-of-Way, a distance of 660.13 feet to the Northwest corner of Lot 1, MARTIN CITY ACRES; Thence South 3°30'17" West, along the West boundary of said subdivision, a distance of 10.00 feet to the Point of Beginning; Thence continuing South 3°30'17" West, along said West boundary, a distance of 1654.64 feet to a point 337.89 feet South of the Southwest corner of said plat; Thence South 85°46'08" East, parallel to the North line of said Southwest Quarter-Section, a distance of 98.16 feet to the former centerline of a creek; Thence South 25°46'08" East, a distance of 22.89 feet, this and the following three (3) courses being along said former centerline; Thence South 46°46'08" East, a distance of 42.00 feet; Thence South 32°13'52" West, a distance of 30.00 feet; Thence South 64°13'52" West, a distance of 43.39 feet to the centerline of Storm Creek; Thence North 39°17'23" West, a distance of 18.92 feet, this and the following thirty-nine (39) courses being along said centerline; Thence North 53°52'45" West, a distance of 47.50 feet; Thence North 48°47'16" West, a distance of 44.21 feet; Thence North 39°20'51" West, a distance of 28.51 feet; Thence North 89°11'08" West, a distance of 32.22 feet; Thence North 37°15'33" West, a distance of 23.56 feet; Thence North 42°12'04" West, a distance of 20.94 feet; Thence North 54°32'10" West, a distance of 22.64 feet; Thence North 48°12'05" West, a distance of 26.71 feet; Thence North 43°24'04" West, a distance of 26.08 feet; Thence North 70°55'03" West, a distance of 51.15 feet; Thence North 80°10'19" West, a distance of 32.61 feet; Thence North 56°34'11" West, a distance of 16.93 feet; Thence North 26°29'17" West, a distance of 29.32 feet; Thence North 12°19'35" West, a distance of 37.78 feet; Thence North 24°44'02" West, a distance of 33.06 feet; Thence North 18°35'47" West, a distance of 32.42 feet; Thence North 16°32'27" West, a distance of 16.62 feet; Thence North 30°05'42" West, a distance of 27.14 feet; Thence North 35°31'43" West, a distance of 33.67 feet; Thence North 04°38'47" East, a distance of 22.36 feet; Thence North 11°35'48" East, a distance of 13.84 feet; Thence North 59°16'21" East, a distance of 29.54 feet; Thence North

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is hereby approved, subject to the following conditions:

1. The applicant shall submit an application, gain approval, and record a final plat prior to issuance of any certificate of occupancy.
2. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
3. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
4. 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.

5. Prior to issuance of the certificate of occupancy for each lot within the plat the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy.
6. The developer shall submit an affidavit, 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.
7. The developer shall secure approval of a project plan from the City Plan Commission prior to a building permit.
8. Standpipes shall be installed in compliance with NFPA 14. (IFC-2018 § 905.1)
9. Fire hydrants shall be installed and operable before the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2)
10. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
11. Fire lane signage shall be provided on fire access drives. (IFC-2018 § 503.3)
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. Required Fire Department access roads shall be designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
14. A required Fire Department access road shall be an all-weather surface. (IFC-2012 § 503.2.3) (No Grass Pavers Allowed)
15. Required Fire Department access roads shall be a minimum unobstructed width of twenty (20) feet and 13 ft. 6 in. clearance height. Check with Streets & Traffic (KCMO Public Works) or Missouri Department of Transportation (MODOT) that may have street planning regulations that supersede the Fire Code. (IFC-2018 § 503.2.1)
16. Fire Department access roads shall be provided before construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)

17. 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)
18. Fire hydrant(s) shall be within 400 feet on a fire access road following an approved route established by the Authority Having Jurisdiction (AHJ) of any exterior portion of a building. The use of existing fire hydrant(s) may be used to satisfy this requirement otherwise a private fire hydrant(s) or hydrant system may be required. This distance may be increased to 600 feet for R-3 and U occupancy(s) or the building(s) is fully protected by an approved automatic fire sprinkler system(s). (IFC-2018: § 507.5.1)
19. The developer shall add reinforcement to the exterior doors of the multi-family units for safety. Items such as steel braces to reinforce wooden door frames or metal door frames have been proven to lower the risk of crime.
20. The developer shall ensure all units in the multi-family area have 180-degree eye viewers which will allow a person to view outside their apartment prior to opening the door.
21. Address must be determined, and location should be identified/shown on plan elevations prior to approval of final plan. Consider placing address on Monument sign near main roadway to assist first responders with location identification.
22. The lighting plan that show footcandle readings should be submitted prior to approval of the building permit. The industry standard according to the Illumination Engineering Society (IES) for average maintained footcandles for common areas/parking lots of multi-family units is 3fc with an average to minimum ratio of 4:1, 10fc at the mailbox areas with an average to minimum ratio of 3:1, and .8fc at exterior doors with an average to minimum ratio of 4:1. (G-1-22)
23. Dumpster location/screening needs to be labeled on the landscape plan prior to approval of building permit. The screening shall be 6 inches to 1 foot from the ground on at least one side if solid screening materials are proposed or a convex mirror mounted from a raised positioned angled into the dumpster area to remove concealment areas should be considered for improved security/safety of the property.
24. The developer shall identify the maximum height of plantings in close proximity to lighting elements prior to approval of building permit. The mature height of these plantings shall not impact or lessen the footcandles shown on the approved photometric plan.
25. 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 2024 acquisition rate of \$64,220.18 per acre. This requirement shall be satisfied prior to a certificate of occupancy.
26. The developer shall submit a final plan detailing recreational amenities proposed within each private open space tract serving to satisfy the parkland dedication requirements. Please note, each area shall provide recreational amenities. The final plan shall be submitted prior to release of the final plat.
 27. 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.
 28. 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.
 29. The developer shall pay impact fees as required by Chapter 39 of the City's Code of Ordinances, as required by the Land Development Division.
 30. The developer shall submit a letter to the Land Development Division from a licensed civil engineer, licensed architect, or licensed landscape architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64, Code of Ordinances, for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, and gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate of occupancy permits.
 31. 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.

32. The developer shall dedicate additional right of way and provide easements, if required, for E. 135th Street as required by the adopted major street plan and/or Chapter 88 so as to provide a minimum of 40 feet of right of way as measured from the centerline, along those areas being platted.
33. 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.
34. The developer shall obtain approval from the Transportation Development Committee for location of secondary (emergency) access within the 135th Street/Wornall Road intersection prior to obtaining associated permits and beginning construction of the improvements in the public right of way.
35. 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.
36. 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.
37. 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.
38. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
39. The proposed site grading within the existing water main easement shall be reviewed and approved by the Kansas City Water Services Director or their representative. The site design engineer shall submit a plan and profile with the actual 24" transmission main shown at field located elevations and the proposed and existing grades shown. This grading approval shall be completed prior to any plat recording or building permit issuance.
40. The developer shall provide a covenant to maintain private storm sewer main acceptable to the Kansas City Water Services Department for any private storm sewer mains prior to the issuance of any building permits.
41. The internal storm and sanitary sewers shall be private utility mains located within private storm drainage and private sanitary sewer easements and be

- covered by a covenant to maintain private storm and sanitary sewer mains acceptable to the Kansas City Water Services Department.
42. The developer shall submit covenants, conditions and restrictions to the Kansas City Water Services Department for approval by the Law Department and enter into covenant agreements for the maintenance of any private open space tracts with stream buffer zones or storm water detention area tracts, prior to recording the plat.
 43. The developer shall show the limits of the 100-year floodplain on the final plat and show the Minimum Low Opening Elevation (MLOE) of any structure on each lot that abuts a 100-year floodplain area (including detention basins and engineered surface drainage conveyances) on any plat and plan, as required by the Kansas City Water Services Department.
 44. The developer shall provide a covenant to maintain private sanitary sewer main acceptable to the Kansas City Water Services Department for any private sanitary sewer mains prior to the issuance of any building permits.
 45. The developer shall obtain a floodplain development permit from Development Services prior to beginning any construction activities with the floodplain.
 46. The developer shall submit a final stream buffer plan to the Kansas City Water Services Department for approval prior to issuance of any building permits and obtain permits for the stream buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements.
 47. The developer shall submit a preliminary stream buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements.
 48. The developer must grant a BMP easement to the City as required by the Kansas City Water Services Department, prior to recording the plat or issuance of any building permits.
 49. The developer shall secure permits to extend private 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.
 50. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Kansas City Water Services Department prior to issuance of a building permit to connect the private system to the public sewer main and depending on adequacy of the receiving system, make other improvements as may be required.

51. 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.
52. The developer shall submit a macro storm drainage study with the first plat or phase, from a Missouri-licensed civil engineer to the Kansas City Water Services Department showing compliance with current adopted standards in effect at the time of submission, including water quality BMP's, to the Kansas City Water Services Department 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, as required by the Kansas City Water Services Department.
53. 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.
54. The developer shall grant on City approved forms, a stream buffer easement to the City, as required by Chapter 88 and the Kansas City Water Services Department, prior to issuance of any stream buffer permits.
55. The developer shall provide private storm drainage and sanitary sewer easements for any private mains prior to the issuance of any building permits.

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

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

..end

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

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250221

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 rezoning from District M3-5 to District UR (Urban Redevelopment), and approval of a development plan which also serves as a preliminary plat allowing for a mix of uses that includes residential, office, and manufacturing, on 3 lots, on about 28 acres. (CD-CPC-2024-00156)

Discussion

The applicant is seeking approval for a development plan to allow for a mix of uses. The western lot will remain M3-5 (as requested by the EDC), and Lots 1 and 2 will be rezoned to UR. The lot closest to 135th Street will contain commercial uses (retail/restaurants), and the lot to the south of Lot 1 will contain residential uses. There is a regulated stream and stream buffer on the southern end of the lot.

The request is seeking the approval of entitlement only; the applicant is required to receive approval of a project plan prior to the issuance of any building permit.

The City Plan Commission heard the case on 12/18/2024 and recommended Approval with Conditions with a vote of 6-0. No public testimony was given at the hearing.

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 physical development of the property.
3. How does the legislation affect the current fiscal year?

Not applicable as this is a zoning ordinance authorizing the physical development of the property.

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

Not applicable as this is a zoning ordinance authorizing the physical development of the property.

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

Not applicable as this is a zoning ordinance authorizing the physical development of the property.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

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

Citywide Business Plan (CWBP) Impact

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

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

Prior Legislation

None

Service Level Impacts

No service level impact expected.

Other Impacts

1. What will be the potential health impacts to any affected groups?
This ordinance authorized the physical development of the property.
2. How have those groups been engaged and involved in the development of this ordinance?
This ordinance authorizes the physical development of the property, the applicant held a public engagement meeting in compliance with the Zoning and Development Code on November 26, 2024.
3. How does this legislation contribute to a sustainable Kansas City?
No information was provided to staff regarding how the legislation contributes to a sustainable Kansas City.

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

Total Number of Units 250

Number of Affordable Units [Click or tap here to enter text.](#)

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

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

Please provide reasoning why not:
N/A

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

No(Press tab after selecting)

N/A

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



File #: 250218

ORDINANCE NO. 250218

Sponsor: Councilmember Wes Rogers

Amending Chapter 10, Code of Ordinances, Alcoholic Beverages, by repealing and replacing Sections 10-5 and 10-331 for the purpose of updating certain requirements for employees of liquor license holders.

WHEREAS, updating outdated regulations can reduce unnecessary burdens on small businesses while maintaining the same or better levels of protection of the public; and

WHEREAS, at the Alcohol Beverage Advisory Group meeting on February 24, 2025, the Group recommended that the City Council adopt proposed updates to certain requirements for liquor license employee records and verifications; and

WHEREAS, the City Council seeks to update provisions of Chapter 10 to improve the City's liquor license process while maintaining reasonable regulations and license requirements; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 10, Code of Ordinances, is hereby amended by repealing Sections 10-5 and 10-331, and enacting in lieu thereof new sections of like number and subject matter, to read as follows:

Sec. 10-5. Employees prohibited from directly participating in the retail sale, delivery, or dispensation of alcoholic beverages.

(a) It shall be unlawful for any licensee to employ an individual convicted of a sex crime to directly participate in the retail sale, delivery or dispensation of alcoholic beverages. The term "directly participate in the retail sale, delivery or dispensation of alcoholic beverages," as used in this chapter, shall include delivering, taking orders for, accepting payment for, mixing, serving or assisting in mixing or serving alcoholic beverages. It shall be unlawful for any licensee to employ an individual convicted of a sex crime to act in the capacity of, but not limited to, bar manager, bartender, waiter, waitress, cashier, sales clerk, doorman, or other person responsible for checking identification cards to determine age.

(b) An individual convicted of a sex crime for purposes of this chapter is defined as a person who is a registered sex offender as listed on the Dru Sjodin National Sex Offender Public Website.

Before hiring any individual to directly participate in the retail sale, delivery or dispensation of alcoholic beverages, each licensee shall verify that such individual is not an individual convicted of a sex crime, as described in this section. At least once every three years each licensee shall reverify that each employee who participates in the retail sale, delivery or dispensation of alcoholic beverages has not been convicted of a sex crime.

(c) The director or his authorized agents, in order to enforce the prohibitions of this section, shall have the right to inspect the licensed premises as provided in section 10-34 and examine the books, records, and papers of each licensee as provided in sections 10-35 and 10-331(g).

(d) Upon adoption of this section, but prior to its effective date, any licensee may certify under penalty of perjury on a form prescribed by the director that:

- (1) The licensee has searched the National Sex Offender Registry for the names of any employees directly participating in the retail sale, delivery or dispensation of alcoholic beverages; and
- (2) The licensee does not employ any individual convicted of a sex crime, as defined in this section, to directly participate in the retail sale, delivery or dispensation of alcoholic beverages.

(e) All retail sales-by-drink licensees shall, at all times, employ at least one individual having managerial or supervisory responsibilities at the licensed premises who has successfully completed the National Restaurant Association's ServSafe Alcohol training program or who has successfully completed a comparable program approved by the director. Each sales-by-drink licensee shall maintain a copy of such current employee's certification of completion at the licensed premises, which shall be produced to the director or his duly authorized agents upon request.

(f) Whenever it shall be shown or whenever the director has knowledge that any licensee employs a person who has been convicted of a sex crime, and such person has directly participated in the retail sale, delivery or dispensation of alcoholic beverages, the director may seek the revocation of all liquor licenses and permits from the licensee employing such person in violation of this section.

Sec. 10-331. General requirements for all licensees.

(a) *Responsibility of licensee.* Licensees at all times are responsible for the conduct of their business and at all times are directly responsible for any act or conduct of any employee on the premises which is in violation of the provisions of this chapter or the regulations of the director.

(b) *Duty to report.* In the event that any licensee or an employee of the licensee knows or should have known that an unlawful or violent act has been committed upon or about the licensed premises, the licensee, or the employee, shall immediately report the occurrence to the director and the police department. The licensee and his employees shall cooperate with any law enforcement authority, agents of the Missouri Division of Liquor Control, and the director, or the director's agents, during the course of any investigation into the occurrence.

(c) *Licenses posted on premises.*

- (1) While doing any business during the time for which a city alcoholic beverage license has been granted, all licensees shall post and keep displayed the license in a conspicuous place on the licensed premises so that any person visiting the premises may readily see the license, while the license is in effect. No licensee shall post the license or allow the license to be posted upon premises other than the premises licensed, or knowingly deface, destroy, or alter the license in any respect.
- (2) A licensee shall also keep prominently displayed on the licensed premises, at all times while the city alcoholic beverage license is in effect, all federal tax stamps and state licenses, and county licenses, if applicable, issued to the licensee or to the licensed premises.
- (3) For purposes of this chapter, if alcoholic beverages are sold, stored, distributed or consumed on the premises, and a city alcoholic beverage license is not posted in the manner as provided by this section, it shall be prima facie evidence that the premises is not licensed.

(d) *Dress code posted on premises.* All licensees that have a dress code in effect which may either allow or disallow any person from entering the licensed premises shall:

- (1) Post and display the dress code in a conspicuous place within three feet of each entrance of the licensed premises during all operational hours so that it may be readily seen by any person visiting the premises. The posted dress code shall be in a print not less than 24-point, bold type and shall list all restrictions that will either allow or disallow any person from entering the licensed premises.
- (2) Enforce the dress code as it is written and not deviate from the posted dress code by either allowing or disallowing a person from gaining entry into the licensed premises based on criteria other than what is listed on the posted dress code.
- (3) Be in compliance with public accommodations ordinances as outlined in chapter 38.

(e) *Condition of premises.* All licensees shall at all times keep the licensed premises safe, clean and sanitary and in accordance with the applicable rules, regulations and ordinances of the city.

(f) *Telephone.* All licensees shall provide the number, including unlisted numbers, of any telephone used upon the licensed premises to the director, which number(s) shall remain a part of the licensee's record. The licensee shall notify the director, within five days, of the change of any telephone number upon the licensed premises.

(g) *Books and records.*

- (1) All licensees shall keep complete and accurate records pertaining to the business. The records shall include a complete and accurate record of all purchases and gross sales of alcoholic beverages, prepared meals and food. The records shall include the names and addresses of all persons from whom alcoholic beverages are purchased, the dates, kinds and quantities of the purchases, and the dates and amounts of payments on account.
- (2) All retail sales-by drink and sales-by-package licensees shall maintain on the licensed premises at all times a current record of all employees. All retail sales-by drink and sales-by-package licensees shall ensure that employees directly participating in the sale, delivery, or dispensing of alcoholic beverages and that act in a capacity of, but not limited to, a bartender, waitress, waiter, and doorman or such other person responsible for checking identification cards to determine age, carry on their person a state or government issued photo identification which states their name and address, or, have color copies of employees state or government issued photo identification which shall be made available for immediate inspection upon request of the director or his agents or any member of the police department..
- (3) A licensee shall also keep all files, books, records, papers, state, county or city licenses, federal tax stamps, accounts and memoranda pertaining to the business conducted by the licensee, and shall also keep all records required by the director. Upon request of the director or his duly authorized agents and auditors, a licensee shall, within 48 hours, allow an inspection and audit to be made by the director or his agents of the files, books, records, papers, state, county or city licenses, federal tax stamps and accounts and memoranda, and shall allow copies to be made and taken of them. All records required to be kept by law or by regulation of the director shall be kept and preserved for a period of two years from the date the record was made. A licensee shall establish and maintain a uniform system of bookkeeping and accounts, according to generally accepted accounting practices.

(h) *Distribution of earnings or assets.* Any licensee, upon request of the director, shall file within 30 days, an affidavit showing the payment, or other distribution of all earnings or assets and the name and address of all persons to whom distribution or payment was made.

Information furnished pursuant to this provision shall be confidential, except that it may be used for the purpose of administration and enforcement of liquor control laws and ordinances.

..end

Approved as to form:

Emalea Black
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250218

Submitted Department/Preparer: Neighborhoods

Revised 6/10/24

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

Executive Summary

Amending Chapter 10, Code of Ordinances, Alcoholic Beverages, by repealing and replacing Sections 10-5 and 10-331 for the purpose of updating certain requirements for employees of liquor license holders.

Discussion

Updating outdated regulations can reduce unnecessary burdens on small businesses while maintaining the same or better levels of protection of the public; and at the Alcohol Beverage Advisory Group meeting on February 24, 2025, the Group recommended that the City Council adopt proposed updates to certain requirements for liquor license employee records and verifications; and the City Council seeks to update provisions of Chapter 10 to improve the City's liquor license process while maintaining reasonable regulations and license requirements.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
General Fund: 1000-572700-455000
3. How does the legislation affect the current fiscal year?
N/A
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Yes, the legislation will generate revenue for fiscal year 2024-26

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Yes, the legislation will generate revenue for fiscal year 2025-26.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

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

Prior Legislation

Chapter 10 of Code - Cleaning up language and formatting.

Service Level Impacts

N/A

Other Impacts

1. What will be the potential health impacts to any affected groups?
N/A
2. How have those groups been engaged and involved in the development of this ordinance?
N/A
3. How does this legislation contribute to a sustainable Kansas City?
N/A

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

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

N/A

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 #: 250217

ORDINANCE NO. 250217

Sponsor: Director of City Planning and Development Department

Approving a development plan also serving as a preliminary plat on about 13.18 acres in District B3-2 generally located at 8601 N. Madison Avenue to allow for retail, office, medical, and drive-through uses.. (CD-CPC-2024-00192)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District B3-2 (Community Business) generally located at 8601 N. Madison Avenue, and more specifically described as follows:

TRACT 1: All of Lot 5, Barry Towne - First Plat, and all of Lots 6 and 7, Barry Towne - Second Plat, both being subdivisions in Kansas City, Missouri, and all that part of the Northeast Quarter of Section 10, Township 51, Range 33, Kansas City, all being in Clay County, Missouri being described as follows: Beginning at the southeast corner of said Lot 5; thence North 60°09'55" West, along the southerly line of said Lot 5, 246.16 feet to the southwest corner thereof, said point being on the easterly right-of-way line of North Madison Avenue, as now established; thence North 39°35'01" East, along said easterly right-of-way line, 479.75 feet; thence northerly, along said easterly right-of-way line, on a curve to the left, tangent to the last described course, having a radius of 690.00 feet, a central angle of 36°31'41", an arc distance of 439.90 feet; thence South 86°56'40" East, along said easterly right-of-way line, 12.00 feet; thence northerly, along said easterly right-of-way line, along a curve to the left, having an initial tangent bearing of North 03°03'20" East, having a radius of 702.00 feet, a central angle of 28°32'38", an arc distance of 349.73 feet; thence North 25°29'18" West, along said easterly right-of-way line, 332.15 feet; thence northerly, along said easterly right-of-way line, on a curve to the right, tangent to the last described course, having a radius of 798.00 feet, a central angle of 36°19'16", an arc distance of 505.87 feet; thence northeasterly, along said easterly right-of-way line, on a curve to the right, having a common tangent with the last described course, having a radius of 26.00 feet, a central angle of 99°51'50", an arc distance of 45.32 feet to its intersection with the southerly right-of-way line of Northwest 88th Street, as now established; thence South 69°18'33" East, along said southerly right-of-way line, 662.87 feet to its intersection with the westerly right-of-way line of U.S. Highway No. 169, as now established; thence southerly, along said westerly right-of-way line, on a curve to the left, having an initial tangent bearing of South

06°25'40" West, a radius of 5839.58 feet, a central angle of 06°09'48", an arc distance of 628.18 feet; thence South 0°15'52" West, along said westerly right-of-way line, 444.00 feet; thence South 25°59'41" West along said westerly right-of-way line, 130.56 feet; thence South 37°32'25" West, along said westerly right-of-way line, 281.73 feet; thence South 52°00'49" West, along said westerly right-of-way line, 98.41 feet; thence South 46°29'06" West, along said westerly right-of-way line, 266.74 feet; thence southerly, along said westerly right-of-way line, on a curve to the left, tangent to the last described course, having a radius of 420.00 feet, a central angle of 25°51'39", an arc distance of 189.57 feet to the point of beginning, excepting therefrom Lot 5 Barry Towne - First Plat, a subdivision in Kansas City, Clay County, Missouri, and except Lots 6 and 7, Barry Towne - Second Plat, a subdivision in Kansas City, Clay County, Missouri.

TRACT 2: Non-exclusive easements for ingress/egress access as further described in the operation and easement agreement by and between BTK Development, L.L.C., MDGSI Associates, L.L.C., Dayton Hudson Corp, and Serf Company recorded May 13, 1998, as Document No. N90750 in Book 2826, page 457 in the records of Clay County, Missouri.

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, have been installed or preserved in accordance with the plan and are 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, 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.
4. Future building plans and permits shall be consistent with the proposed layout, use, square footages, and design guidelines as listed on this development plan. Section 88-516-06 of the Zoning and Development Code shall apply should any changes be proposed.
5. Prior to issuance of the certificate of occupancy for each lot within the plat the developer shall submit an affidavit, completed by a landscape architect licensed in

- the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy.
6. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
 7. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
 8. The lots showing a drive-through facility shall meet the standards of Section 88-340 of the Zoning and Development Code.
 9. Any area of the site not intended for a specific use must be landscaped or retained in its natural state, in compliance with 88-425-10-A as required.
 10. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018 § 503.2.4)
 11. Fire Department access roads shall be provided before construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
 12. 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)
 13. 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.
 14. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
 15. A required Fire Department access road shall be an all-weather surface. (IFC-2012 § 503.2.3) (No Grass Pavers Allowed)
 16. Required Fire Department access roads shall be designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018 § 503.2.3)
 17. 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.

18. 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.
19. The developer shall perform intersection level of service analysis at the intersection of N.W. Barry Road and N. Madison Avenue as an increased traffic by the new development.
20. The developer shall submit a letter to the Land Development Division from a licensed civil engineer, licensed architect, or licensed landscape architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64, Code of Ordinances, for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, and gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate of occupancy permits.
21. 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.
22. 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.
23. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
24. Water/sewer service lines shall serve only one lot or tract and shall not cross a separate lot or tract.
25. The developer shall ensure that water and fire service lines meet current Water Services Department rules and regulations prior to a certificate of occupancy.
26. The developer shall enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by the Kansas City Water Services Department, prior to recording the plat.

27. 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.
28. The developer shall grant a BMP and/or surface drainage easement to the City as required by the Kansas City Water Services Department, prior to recording the plat or issuance of any building permits.
29. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Kansas City Water Services Department prior to issuance of a building permit to connect the private system to the public sewer main and depending on adequacy of the receiving system make other improvements as may be required.
30. 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.
31. The developer shall submit a detailed micro storm drainage analysis from a Missouri-licensed civil engineer to the Kansas City Water Services Department showing compliance with the current, approved macro study on file with the City and with current adopted standards in effect at the time of submission, including water quality BMP's, prior to approval and issuance of any building permits to construct improvements on the site or prior to recording the plat, whichever occurs first. The developer shall verify and/or improve downstream conveyance systems or address solutions for impacted properties due to flow contributions from the site; and the developer shall construct any other improvements as required by the Kansas City Water Services Department as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase.
32. The developer shall provide private (water, storm drainage) easements for any private mains prior to issuance of any building permits.
33. 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.
34. 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.
35. The developer shall obtain the executed and recorded City approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include

said document(s) within the public improvement applications submitted for permitting.

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.

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250217

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

The applicant is seeking approval of a non-residential development plan acting as a preliminary plat in district B3-2 on about 13.18 acres generally located at 8601 North Madison Avenue for retail, office, and drive-thru uses.

Discussion

The submitted plan is for a non-residential development plan consisting of seven (7) lots each with a commercial building and associated parking areas. The plan lists the proposed uses as a mix of office, retail, drive thru, and medical office. The maximum height for the buildings is listed at a maximum of 35' (feet); the applicant submitted development guidelines with a mix of brick and EIFS and a list of prohibited construction materials.

The City Plan Commission heard the application at the 02/05/2025 City Plan Commission hearing; there was no public testimony attached to the case or given at the hearing. The Commission recommended approval with conditions with a 6-0 vote.

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 which authorizes the physical development of the property.
3. How does the legislation affect the current fiscal year?
Not applicable as this is a zoning ordinance which authorizes the physical development of the property.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Not applicable as this is a zoning ordinance which authorizes the physical development of the property.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this is a zoning ordinance which authorizes the physical development of the property.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

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

Citywide Business Plan (CWBP) Impact

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

Prior Legislation

CD-CPC-2022-00003 - approved a development plan and a preliminary plat to create one (1) Lot and one (1) Tract for multifamily residential uses containing 144 units. Approved via Ordinance No. 220258 on 03/31/2022

Service Level Impacts

No service level impacts expected.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this is a zoning ordinance which authorizes the physical development of the property.
2. How have those groups been engaged and involved in the development of this ordinance?
Not applicable as this is a zoning ordinance which authorizes the physical development of the property. Public engagement is required by the Zoning and Development Code. The applicant held a public engagement meeting 01/21/2025 in compliance with the Code.
3. How does this legislation contribute to a sustainable Kansas City?
The applicant did not provide information about how the proposed development contributes to a sustainable Kansas City.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:
N/A

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 #: 250222

ORDINANCE NO. 250222

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 1.83 acres generally located on three separate properties within the Columbus Park UR District, specifically for Phase 1 approximately 80 feet north of the intersection of East 5th Street and Cherry Street; Phase 2 at the northwest corner of East 5th Street and Charlotte Street; and Phase 3 located north of East 4th Street where Campbell Street ends; from District UR to District UR and approving a development plan also serving as a preliminary plat to allow for 65 residential units. (CD-CPC-2024-00177)

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-1471 said section to read as follows:

Section 88-20A-1471, That an area legally described as:

Lot 1 Block 1, Lot 1 Block 4, Lot 2 Block 5 & part of Tract B, Columbus Park
Phase 1, Kansas City, Jackson County, Missouri

is hereby rezoned from District UR (Urban Redevelopment) to District UR (Urban Redevelopment), all as shown outlined on a map marked Section 88-20A-1471, 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 a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.
2. The developer shall secure approval of a UR final plan for each phase from Development Management Division staff prior to a building permit.

3. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
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. Prior to issuance of the certificate of occupancy for each lot within the plat the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy.
7. The developer shall apply for and receive approval of a vacation of right-of-way for the portion of Campbell Street immediately adjacent to Phase 3 prior to applying for building permits for Phase 3. The developer shall provide a pedestrian easement as shown on the site plan at that time.
8. Required Fire Department access roads shall be an all-weather surface. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed)
9. Fire lane signage shall be provided on fire access drives. (IFC-2018 § 503.3)
10. 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).
11. To be approved for an exception to required approved aerial access, one- and two-family-dwellings with exterior walls exceeding 30 feet in height the developer may seek a code modification request to be installed with a fire suppression system in accordance with Section 903.3.1.3 in lieu of aerial access. (Referencing IFC §§ D105.1, 903.3.1.3)
12. Fire Department access roads shall be provided before construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
13. The proposed building shall have a Fire Department access road within 150 feet of any exterior portion of the structure. (IFC-2018: § 503.1.1)
14. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)

15. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
16. 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)
17. Fire hydrant(s) shall be within 400 feet of a fire access road following an approved route established by the Authority Having Jurisdiction (AHJ) of any exterior portion of a building. The use of existing fire hydrant(s) may be used to satisfy this requirement otherwise a private fire hydrant(s) or hydrant system may be required. This distance may be increased to 600 feet for R-3 and U occupancy(s) or if the building(s) is fully protected by an approved automatic fire sprinkler system(s). (IFC-2018: § 507.5.1)
18. Required Fire Department access roads shall be a minimum unobstructed width of twenty (20) feet and 13 ft. 6 in. clearance height. Developer check with Streets & Traffic (KCMO Public Works) or Missouri Department of Transportation (MODOT) that may have street planning regulations which supersede the Fire Code. (IFC-2018: § 503.2.1)
19. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. (IFC-2018: § 503.2.5)
20. Required Fire Department access roads shall be designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
21. The developer shall add reinforcement to the exterior doors of the property for safety - Items such as steel braces to reinforce wooden door frames or metal door frames have been proven to lower the risk of crimes.
22. 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 2024 acquisition rate of \$64,220.18 per acre. This requirement shall be satisfied prior to a certificate of occupancy.
23. All areas proposed to be counted towards satisfying the parkland dedication requirements of 88-408 shall be platted into private open space tracts.
24. 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.

25. 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.
26. The developer shall submit a letter to the Land Development Division from a licensed civil engineer, licensed architect, or licensed landscape architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64, Code of Ordinances, for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, and gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate of occupancy permits.
27. Campbell Street shall be constructed to local street standards as required by Chapter 88, including curbs, gutters, sidewalks, streetlights, relocating any utilities as may be necessary and adjusting vertical grades for the road, and obtaining a required permit from the Land Development Division for said improvement prior to recording the plat or prior to issuance of a building permit, whichever occurs first.
28. The developer shall submit plans to the Land Development Division and obtain permits to construct sidewalks along the platted frontage for 3rd Street and 4th Street and to a tie-in point with the existing sidewalks as applicable. In addition, developer shall construct associated ADA ramps at the proposed entrance drives as necessary for the type of drive approach.
29. 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.
30. 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.

31. 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.
32. 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.
33. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
34. The developer shall submit water main extension plans designed by a Missouri professional engineer for the new public water mains and public fire hydrants. The plans shall meet the Kansas City Water Services rules and regulations for water main extensions and shall be approved and under contract (permitted) prior to either final plat recording or building permit issuance. Private water mains and services shall be sized by a Missouri professional engineer and calculations reviewed and approved by the Kansas City Water Services Department staff. It is anticipated that additional public fire hydrants will be necessary to meet the max. 300' spacing along the perimeter streets. New demands may require distribution system improvements to upsize and replace water mains.
35. The developer shall provide a covenant 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.
36. The developer shall provide a private water main easement for the private water mains prior to the issuance of any building permits.
37. The internal sanitary sewers shall be private mains and be located within a private sanitary sewer main easement and be covered by a covenant to maintain private sanitary sewer main document acceptable to the Kansas City Water Services Department prior to the issuance of any permits and prior to recording the final plat, whichever occurs first.
38. The developer shall provide a private storm sewer main easement for the private storm sewer mains prior to the issuance of any building permits.
39. The internal water lines shall be private mains and be located within a private water main easement and be covered by a covenant to maintain private water main document acceptable to the Kansas City Water Services Department prior to the issuance of any permits and prior to recording the final plat, whichever occurs first.

40. The developer shall provide a covenant 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.
41. The internal storm sewers shall be private mains and be located within a private storm sewer main easement and be covered by a covenant to maintain private storm sewer main document acceptable to the Kansas City Water Services Department prior to the issuance of any permits and prior to recording the final plat, whichever occurs first.
42. The developer shall grant a BMP easement that encompasses the storm water detention to the City as required by the Kansas City Water Services Department, prior to recording the plat or issuance of any building permits.
43. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri.
44. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Kansas City Water Services Department evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the disturbed area to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system and manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted, and the developer shall secure permits to construct any improvements required by the Kansas City Water Services Department prior to recording the plat.
45. 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.
46. The developer shall enter into a covenant agreement for the maintenance of any storm water detention area tracts as required by the Kansas City Water Services Department, prior to recording the plat.
47. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Kansas City Water Services Department prior to issuance of a building permit to connect the private system to the public sewer main and depending on adequacy of the receiving system make other improvements as may be required.

48. The developer shall secure permits to extend 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.
49. 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.
50. The developer shall provide a private sanitary sewer main easement for the private sanitary sewer mains prior to the issuance of any building permits.
51. The developer shall provide a covenant 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.

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

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

..end

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

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250222

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 1.83 acres generally located on three separate properties within the Columbus Park UR District, specifically for Phase 1 approximately 80 feet North of the intersection of East 5th Street and Cherry Street, Phase 2 at the NW corner of East 5th Street and Charlotte Street, and Phase 3 located north of East 4th Street where Campbell Street ends, from District UR to District UR and approving a development plan acting as a preliminary plan to allow for 65 residential units. (CD-CPC-2024-00177)

Discussion

The proposed development consists of three properties to be developed in phases. Phase 1 will have 35 townhome units, Phase 2 will have 12 townhome units, and Phase 3 will have 17 units. The proposed layout of each phase is relatively similar to what was approved through the Columbus Park UR Plan, however the building type has changed and the density has decreased overall. Phase 3 will not be extending Campbell Street north to East 3rd Street and is proposing to vacate the unimproved right-of-way. At the time of vacating the right-of-way, the applicant will provide a pedestrian easement to connect to the existing sidewalk. The development proposes rear loaded garages for each unit, open space in phases 1 and 3, and construction materials that complement the surrounding area (brick veneer, fiber cement siding, and stucco).

The City Plan Commission heard the proposed plan at the 02/05/2025 hearing; there was no public testimony submitted in advance or given at the hearing. The Commission recommended approval with conditions with a 6-0 vote.

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 physical development of the property.

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

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

Citywide Business Plan (CWBP) Impact

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

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

Prior Legislation

Ordinance No. 090441 - rezoning approximately 20 acres generally bounded by 3rd Street on the north, approximately 100 feet east of Gillis Street on the east, 5th Street on the south and Cherry Street on the west to district URD an approving a development plan for the same.

Service Level Impacts

No service level impacts anticipated.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this is a zoning ordinance authorizing the physical development of the property.
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 physical development of the property. Public engagement is required by the Zoning and Development Code, the applicant held a public engagement meeting on 01/23/2025.
3. How does this legislation contribute to a sustainable Kansas City?
The application was reviewed against the KC Spirit Playbook, the proposal prioritizes infill development a goal found in the Playbook (SEG, Sustainable and Equitable Growth).
4. Does this legislation create or preserve new housing units?
Yes (Press tab after selecting)

Total Number of Units 64
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:
N/A

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 #: 250223

ORDINANCE NO. 250223

Sponsor: Director of Health Department

Accepting and approving a \$1,779,428.00 grant award amendment with the Missouri Department of Health and Senior Services to provide funding for HIV case management and other services for persons living with HIV within the eleven county Kansas City, Missouri Transitional Grant Area; and estimating and appropriating revenue in the amount of \$1,779,428.00.

WHEREAS, Ryan White Part B funding will help ensure that all residents with HIV within the Kansas City Transitional Grant Area (KC-TGA) have access to medical care and support services; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That a grant award amendment in the amount of \$1,779,428.00 between the City of Kansas City, Missouri, acting through its Director of Health, and the Missouri Department of Health and Senior Services, whereby the State will provide funding for HIV case management, referral for healthcare support, and early intervention services for persons living with HIV within the eleven county Kansas City, Missouri Transitional Grant Area for the period beginning April 1, 2025 through March 31, 2026, is hereby accepted and approved. A copy of the contract, 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:

25-2480-500001-474350-G50242228	HIV Case Management 26	\$1,779,428.00
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Section 3. That \$1,779,428 is hereby appropriated from the Unappropriated Fund Balance of the Health Grants Fund in the following accounts:

25-2480-505404-A-G50242228	HIV Case Management 26	\$ 312,216.00
25-2480-505404-B-G50242228	HIV Case Management 26	1,465,212.00
25-2480-505404-C-G50242228	HIV Case Management 26	<u>2,000.00</u>
	TOTAL	\$1,779,428.00

Section 4. That the Director of Health is designated as requisitioning authority for Account No. 25-2480-505404-G50242228 and is hereby authorized to expend the sum of \$1,779,428.00 from funds previously appropriated in the account to fund the agreement.

..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 #: 250223

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 award from Missouri Department of Health and Senior Services in the amount of \$1,779,428 to provide Ryan White Part B Funded Medical Case Management, Referral for Healthcare Support Services, and Early Intervention Services for persons living with HIV within the eleven county Kansas City, Missouri Transitional Grant Area (KC-TGA) AND authorize the Director of Health to subcontract for Medical Case Management, Early Intervention Services, and Referral for Healthcare Support Services. Grant Award Agreement is a sub-award of the Ryan White HIV Emergency Relief grant provided to the Missouri Department of Health and Senior Services, The Ryan White Part B Recipient. Sub-awards will be distributed to local AIDS Service Organizations to provide the core medical and support services listed above. Grant period is April 1, 2025 to March 31, 2026.

Discussion

Similar to the City' Ryan White Part A award, Ryan White Part B funds are provided to the State of Missouri to provide core medical and support services for low income persons living with HIV. Missouri Department of Health and Senior Services Contracts with Kansas City Health Department to add additional support to the Case Management, Linkage to Care, and Resource and Referral programs.

Fiscal Impact

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

Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

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

Prior Legislation

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

Service Level Impacts

Ryan White Program Part B funds ensure that low income residents living with HIV have access to life saving medical treatment and support services that empower individuals to overcome barriers to care. Viral Load Suppression for those engaged vs not engaged with the Ryan White Program has a meaningful impact. In the KC-TGA of those enrolled in Ryan White 11% were not virally suppressed compared to the overall population of persons with HIV in the jurisdiction with 20% not virally suppressed (SOURCE CY22 Surveillance data). When individuals with HIV are virally suppressed they are unable to transmit HIV to others and thus the Ryan White programs also impact the community by preventing the spread of HIV.

Other Impacts

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

Impact to overall persons living with HIV will include better health outcomes as described above and improved quality of life. Populations disproportionately impacted by the HIV epidemic include men who have sex with men, men and women of color, transgender women, and intravenous drug users.

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

The Kansas City- TGA has an active Integrated HIV Prevention and Care Planning Council composed of various stakeholders in the community including 33% of the membership persons living with HIV, including members of the groups described above. Planning Council makes decisions on appropriations and is provided ongoing reporting from KCHD to monitor progress and effectiveness of the funded services. Part B Funds are allocated at the discretion of the Missouri Department of Health and Senior Services however the Planning Council takes into consideration the impact of those funds when determining which services to fund with Part A.

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

Prevents the spread of HIV and improves quality of life for those living with HIV. Federal Investments in public health such as Ryan White also reduce the local burden to provide safety net services and care.

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

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

Example: No subcontracting

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

No(Press tab after selecting)

Click or tap here to enter text.

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



File #: 250224

ORDINANCE NO. 250224

Sponsor: Director of Health Department

Accepting and approving a one-year \$419,678.00 contract with the Missouri Department of Health and Senior Services for a comprehensive Disease Intervention Specialist Workforce program; estimating and appropriating revenue in the amount of \$419,678.00; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date.

WHEREAS, STD's/STI's remain a substantial health challenge facing both Kansas City and the United States as a whole as reported cases of chlamydia, gonorrhea and syphilis continue to increase each year during the last five to six year period; and

WHEREAS, these infections remain common, costly and challenge the health and wellness of millions of people across the United States. Congenital syphilis (transmitted from mother to newborn) has significantly increased nationwide since 2015, while Kansas City, Missouri reported 2 cases in 2019, 7 cases in 2020 and 9 cases in 2022 and 2023; and

WHEREAS, early detection and treatment can help prevent future infections and improve health outcomes for affected members of the community; NOW THEREFORE

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That a contract between the City of Kansas City, Missouri, acting through its Director of Health, and the Missouri Department of Health and Senior Services, whereby the Missouri Department of Health and Senior Services will provide funding for a Comprehensive Disease Intervention Specialist Workforce Program throughout the Kansas City, Missouri area for the period beginning January 1, 2025 through December 31, 2025, for an amount not to exceed \$419,678.00, is hereby accepted and approved. A copy of the contract, 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:

25-2480-500001-475220-G50240926	Disease Intervention Specialist	\$419,678.00
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Section 3. That \$419,678.00 is hereby appropriated from the Unappropriated Fund Balance of the Health Grants Fund in the following accounts:

25-2480-505414-A-G50240926	Disease Intervention Specialist	\$383,382.83
25-2480-505414-B-G50240926	Disease Intervention Specialist	18,944.00
25-2480-505414-C-G50240926	Disease Intervention Specialist	<u>17,351.17</u>
	TOTAL	\$419,678.00

Section 4. That the Director of Health is designated as requisitioning authority for Account No. 25-2480-505414-G50240926 and is hereby authorized to expend the sum of \$419,678.00 from funds previously appropriated in the account to fund the agreement.

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

..end

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 #: 250224

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 contract with the Missouri Department of Health and Senior Services for a comprehensive Disease Intervention Specialist Workforce program; estimating and appropriating the sum of \$419,678.00; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date.

Discussion

The contract provides funding support for 4.6 FTE Disease Investigation Staff (DIS) at Kansas City Health Department. The primary role of the DIS is to identify persons with STDs and link them and their partners to care and treatment through targeted and effective disease investigation and interventions. DIS staff play a vital role in notifying members of the community of potential exposures and connecting those in need to Health Department resources like testing and treatment. DIS can also provide maternal case management for congenital syphilis and HIV cases.

STI's remain a substantial health challenge facing both Kansas City and the United States as a whole. Reported cases of chlamydia, gonorrhea and syphilis increased over the last 5-6-year period. These infections remain common, costly and challenge the health and wellness of millions of people across the United States. Congenital syphilis (transmitted from mother to newborn) has significantly increased nationwide since 2015, while KCMO reported 2 cases in 2019, 7 cases in 2020 and 9 cases in 2022 and 2023. And

The impact of the STD/STI epidemic does not fall equally across all populations and regions. Adolescents and young adults, men who have sex with men and pregnant women are disproportionately impacted by STDs/STIs. Social determinants of health contribute to an unequal burden of STDs/STIs in Black American, Indian/Alaska Native, and Hispanic communities. and

STD/STI rates per 100,000 population in Kansas City continue to exceed the national objectives for gonorrhea, chlamydia and syphilis. This grant provides for funding to continue KCHD's comprehensive STD/STI program to address focused testing and treatment efforts as well as to conduct primary prevention. Funds also provide for partner services which involves interviewing cases for individuals that may have been exposed and could benefit from testing and treatment if necessary.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
Health Grants Fund - 2480
3. How does the legislation affect the current fiscal year?
This legislation estimates and appropriates funding 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.
No
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)

Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

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

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

Prior Legislation

[Click or tap here to list prior, related ordinances/resolutions.](#)

Service Level Impacts

The receipt of this funding from this contract will allow the KCHD to continue providing quality care to the patients seeking these specific services from the department. Early detection and treatment can help prevent future infections and improve health outcomes for affected members of the community.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Sexually transmitted infections (STIs) affect people of all races and ethnicities, but disproportionately affect racial and ethnic minorities.
2. How have those groups been engaged and involved in the development of this ordinance?
No
3. How does this legislation contribute to a sustainable Kansas City?

Contributes to the department's DIS Workforce program sustainability by providing funding that results in the provision of a comprehensive STD/STI program that provides enhanced, quality medical assistance to those residents experiencing applicable medical conditions.

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

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

Example: No subcontracting

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

No(Press tab after selecting)

Click or tap here to enter text.

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



File #: 250229

ORDINANCE NO. 250229

Sponsor: Director of Health Department

Accepting and approving a one-year \$825,088.00 Ryan White HIV Emergency Relief Part A/ Minority AIDS Initiative Grant from the Department of Health and Human Services-Health Resources and Services Administration (HRSA); appropriating and estimating revenue in the amount of \$825,088.00; designating requisition authority; and recognizing this ordinance as having an accelerated effective date.

WHEREAS, Ryan White Part A and Minority AIDS Initiative funds provide core medical and related support services to improve access and reduce disparities in health outcomes in metropolitan areas hardest hit by HIV/AIDS.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That a one-year \$825,088.00 Ryan White HIV Emergency Relief Part A/ Minority AIDS Initiative (“MAI”) Grant between the City of Kansas City, Missouri, acting through its Director of Health, and the U.S. Department of Health and Human Services, Division of Health Resources and Services Administration (“HRSA”), acting through its Director of Administration, whereby HRSA will provide funding for persons living with HIV/AIDS in the eleven county Kansas City Transitional Grant Area (KC-TGA) for a period beginning March 1, 2025 through February 28, 2026, is hereby accepted and approved. A copy of the agreement, 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:

25-2730-500001-479740-G50244826	HRSA Ryan White Grant FY26	\$773,562.00
25-2730-500001-479880-G50501926	Minority Aids Initiative 26	<u>51,526.00</u>
	TOTAL	\$825,088.00

Section 3. That \$825,088.00 is hereby appropriated from the Unappropriated Fund Balance of the HRSA Ryan White Fund:

25-2730-505003-A-G50244826	HRSA Ryan White Grant FY26/	\$106,260.00
25-2730-505003-B-G50244826	HRSA Ryan White Grant FY26	667,302.00
25-2730-505019-A-G50501926	Minority Aids Initiative 26	7,678.00
25-2730-505019-B-G50501926	Minority Aids Initiative 26	<u>43,848.00</u>

TOTAL \$825,088.00

Section 4. The Director of Health is designated as requisitioning authority for Account No. 25-2730-505003-G50244826 and 25-2730-505019-G50501926 and is hereby authorized to expend the sum of \$825,088.00 from funds previously appropriated in the account to fund the agreement.

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 #: 250229

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 funds in the amount of \$825,088 as part of the Ryan White HIV Emergency Relief Part A/ Minority AIDS Initiative (MAI) Grant from the Department of Health and Human Services-Health Resources and Services Administration (HRSA). The grant period is effective March 1, 2025 to February 28, 2026. This award provides partial funding of approximately 28% of annual Formula funding and 18% annual Minority AIDS Initiative (MAI) funding based on the continuation of FY 2024 program requirements and funding levels. Final awards will be processed when HRSA receives the full FY2025 appropriation for the program.

Discussion

Ryan White Part A/MAI funds provide core medical and related support services to improve access and reduce disparities in health outcomes in metropolitan areas hardest hit by HIV/AIDS. The Kansas City Transitional Grant Area (KC-TGA) qualifies as one of the metropolitan areas due to the level of incidence of HIV within the eleven county region. To qualify, a metropolitan area must average 1,000 new cases of HIV over the previous five year period.

Service area consist of Cass, Clay, Clinton, Jackson, Platte, Lafayette, and Ray counties in MO and Johnson, Leavenworth, Miami, and Wyandotte counties in KS. Kansas City Health Department acts as the Administrator for all Ryan White Part A/MAI Programing in the KC-TGA.

The KC-TGA Ryan White Continuum of Care provided core medical and support services for 2757 individuals in calendar year 2022. Services will be contracted out to sub-recipient agancies to provide the community with Outpatient/Ambulatory Medical Care, Oral Health Services, Medical Case Management, Early Intervention Services, Referral for Healthcare Support Services, Mental Health/Substance Abuse treatment, Health Education, Housing services, and other professional services. The comprehensive system of care is monitored for the quality, programmatic and fiscal integrity by the City of Kansas City Missouri Health Department, HIV Services Division.

Ryan White funding is appropriated annually by Congress. The awards for Part A are split into formula and supplemental funds. Formula funds are awarded based on the number of new cases of HIV/AIDS in the funded service area. Supplemental funds are awarded based on demonstrated need and quality of local plans in the annual application. The KC-TGA has received Part A Ryan White funding for over 30 years.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
HRSA Ryan White Fund - 2730
3. How does the legislation affect the current fiscal year?
This legislation estimates and appropriates funding 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.
No
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)

Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

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

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

Prior Legislation

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

Service Level Impacts

Ryan White Program Part A and MAI ensure that low income residents living with HIV have access to life saving medical treatment and support services that empower individuals to overcome barriers to care. Viral Load Suppression for those engaged vs not engaged with the Ryan White Program. In the KC-TGA of those enrolled in Ryan White 11% were not virally suppressed compared to the overall population of persons with HIV in the jurisdiction with 20% not virally suppressed (SOURCE CY22 Surveillance data). When individuals with HIV are virally suppressed they are unable to transmit HIV to others and thus the Ryan White programs also impact the community by preventing the spread of HIV.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Impact to overall persons living with HIV will include better health outcomes as described above and improved quality of life. Populations disproportionately impacted by the HIV epidemic include men who have sex with men, men and women of color, transgender women, and intravenous drug users. Minority AIDS Initiative funding is used to serve the following populations in the KC-TGA:

*Young Men who have Sex with Men of Color (AA/Black & Hisp/Lat), Ages 13-29

* African American/Black Males & Females, Non-MSM, Ages 13-44

*Transgender People of Color (AA/Black & Hisp/Lat), All Ages

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

The Kansas City- TGA has an active Integrated HIV Prevention and Care Planning Council composed of various stakeholders in the community including 33% of the membership persons living with HIV, including members of the groups described above. Planning Council makes decisions on appropriations and is provided ongoing reporting from KCHD to monitor progress and impact of the funding.

3. How does this legislation contribute to a sustainable Kansas City?
Prevents the spread of HIV and improves quality of life for those living with HIV. Federal Investments in public health such as Ryan White also reduce the local burden to provide safety net services and care.
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 is 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)



APPROPRIATION TRANSACTION
CITY OF KANSAS CITY, MISSOURI

DEPARTMENT: Health Department

BUSINESS UNIT: KCMBU DATE: 2/26/2025 JOURNAL ID:

LEDGER GROUP: ADMIN BUDGET PERIOD: 2025

Table with columns: FUND, DEPT ID, ACCOUNT, PROJECT, AMOUNT. Rows include funding entries such as 2730 505003 601100 G50244826 \$ 106,260.00.

TOTAL 825,088.00

DESCRIPTION:

Accepting and approving funds in the amount of \$825,088 as part of the Ryan White HIV Emergency Relief Part A/ Minority AIDS Initiative (MAI) Grant from the Department of Health and Human Services-Health Resources and Services Administration (HRSA). The grant period is effective March 1, 2025, to February 28, 2026. This award provides partial funding of approximately 28% of annual Formula funding and 18% annual Minority AIDS Initiative (MAI) funding based on the continuation of FY 2024 program requirements and funding levels; Appropriating and estimating revenue in the amount of \$825,088.00; and recognizing this ordinance as having an accelerated effective date.

APPROVED BY: DATE APPROVED BY: DEPARTMENT HEAD DATE



REQUEST FOR SUPPLEMENTAL REVENUE

CITY OF KANSAS CITY, MISSOURI

DEPARTMENT: Health Department

BUSINESS UNIT: KCMBU

DATE: 2/26/2025

JOURNAL ID: _____

LEDGER GROUP: REVENUE

<u>FUND</u>	<u>DEPT ID</u>	<u>ACCOUNT</u>	<u>PROJECT</u>	<u>AMOUNT</u>
2730	500001	479740	G50244826	\$773,562.00
2730	500001	479880	G50501926	\$51,526.00
TOTAL				825,088.00

DESCRIPTION:

Accepting and approving funds in the amount of \$825,088 as part of the Ryan White HIV Emergency Relief Part A/ Minority AIDS Initiative (MAI) Grant from the Department of Health and Human Services-Health Resources and Services Administration (HRSA). The grant period is effective March 1, 2025, to February 28, 2026. This award provides partial funding of approximately 28% of annual Formula funding and 18% annual Minority AIDS Initiative (MAI) funding based on the continuation of FY 2024 program requirements and funding levels; Appropriating and estimating revenue in the amount of \$825,088.00; and recognizing this ordinance as having an accelerated effective date.

APPROVED BY:	DATE	APPROVED BY: DEPARTMENT HEAD	DATE
_____	_____	_____	_____



File #: 250230

ORDINANCE NO. 250230

Sponsor: Director of Health Department

Accepting and approving a \$46,800.00 sub-award contract from the University of Missouri-Kansas City to evaluate the health benefits of healthy homes housing remediation; appropriating and estimating revenue in the amount of \$46,800.00; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date.

WHEREAS, the Health Department, through the Childhood Lead Poisoning Prevention & Healthy Homes Program, will partner as a sub-recipient in a Housing and Urban Development (HUD) Technical Studies grant to assess the health benefits of the Department’s LeadSafe KC program, specifically focusing on reducing asthma, injuries from falls, and poisonings; and

WHEREAS, the Health Department will provide subject matter expertise, share data on completed LeadSafe KC projects, and contribute to fulfilling the grant's publishing goals; NOW THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That a contract between the City of Kansas City, Missouri, acting through its Director of Health, and the University of Missouri-Kansas City, whereby the University of Missouri-Kansas City will provide \$46,800.00 in funding to evaluate the health benefits of healthy homes housing remediation performed under the Department’s Lead Safe KC program, for the period beginning September 1, 2024 through September 1, 2027, is hereby accepted and approved. A copy of the agreement, 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:

25-2480-500001-472935-G50508727 PHBE Public Health and the Bui \$46,800.00

Section 3. That \$46,800.00 is hereby appropriated from the Unappropriated Fund Balance of the Health Grants Fund:

25-2480-505087-A-G50508727 PHBE Public Health and the Bui \$46,800.00

Section 4. That the Director of Health is designated as requisitioning authority for Account No. 25-2480-505087-G50508727 and is hereby authorized to expend the sum of \$46,800.00 from funds previously appropriated in the account to fund the agreement

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 #: 250230

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 to accept a \$46,800.00 sub award contract from the University of Missouri, Kansas City to evaluate the health benefits of healthy homes housing remediation.

Discussion

Project Justification - The Health Department, through the Childhood Lead Poisoning Prevention & Healthy Homes Program will partner as a sub-recipient in a Housing and Urban Development (HUD) Technical Studies grant examining the health benefits of the Department LeadSafe KC program. These benefits will be measured in terms of a decrease in asthma, injuries from falls, and poisonings. Project Description - The scope of services the Health Department will provide include subject matter expertise, providing Health Department data regarding completed LeadSafe KC projects and contributing to the fulfillment of the grant publishing goals. Term - The term for this project will be 36 months.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
Health Grants Fund 2480. Department of Housing and Urban Development, Office of Healthy Homes and Lead Hazard Control via Curators of the University of Missouri on behalf of UMKC.
3. How does the legislation affect the current fiscal year?
This legislation estimates and appropriates funding 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.
Funds for this reimbursement grant will be invoiced monthly over the period of performance (36 months). This is a one time grant.
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)

Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

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

Prior Legislation

N/A

Service Level Impacts

The work on this project will help determine what types of home repairs are most effective at decreasing asthma, injuries from falls and poisonings.

Other Impacts

1. What will be the potential health impacts to any affected groups?
This legislation will help determine which types of home repair have the best health benefits for the occupants in terms of decreasing asthma, injuries from falls and poisonings.
2. How have those groups been engaged and involved in the development of this ordinance?
The affected groups have been engaged in a previous grant related to the same project.
3. How does this legislation contribute to a sustainable Kansas City?
This ordinance will help direct housing repair efforts to provide beneficial and sustainable health improvements for Kansas City residents.
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 resolution is for accepting grant funds as a subrecipient and does result in a contract opportunity

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 #: 250231

ORDINANCE NO. 250231

Sponsor: Director of Health Department

Accepting and approving a \$104,953.00 grant award from the Missouri Department of Health and Senior Services that funds a comprehensive HIV surveillance program in the Kansas City, Missouri area; estimating and appropriating revenue in the amount of \$104,953.00; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date.

WHEREAS, human immunodeficiency virus (“HIV”) surveillance is responsible for identifying and coordinating the reporting of the HIV disease in a seven-county region of Missouri; and

WHEREAS, HIV surveillance provides the data and statistical information needed to apply and maintain funds that support Ryan White activities that assist those living with HIV in the Kansas City metropolitan area; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That a \$104,953.00 grant award amendment between the City of Kansas City, Missouri, acting through its Director of Health, and the Missouri Department of Health and Senior Services whereby the Missouri Department of Health and Senior Services will provide funds to operate a comprehensive HIV surveillance program in the Kansas City, Missouri area and in the Missouri counties of Jackson, Platte, Clay, Cass and Ray, is hereby accepted and approved. A copy of the grant award agreement, 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 amounts:

25-2480-500001-473570-G50242526	HIV/AIDS Surveillance 26	\$104,953.00
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Section 3. That the sum of \$104,953.00 is hereby appropriated from the Unappropriated Fund Balance of the Health Grants Fund in the following accounts:

25-2480-505416-A-G50242526	HIV/AIDS Surveillance 26	\$103,411.00
25-2480-505416-B-G50242526	HIV/AIDS Surveillance 26	750.00
25-2480-505416-C-G50242526	HIV/AIDS Surveillance 26	<u>792.00</u>
	TOTAL	\$104,953.00

Section 4. That the Director of Health is designated as requisitioning authority of Account No. 25-2480-505416-G50242526 and is hereby authorized to expend the sum of \$104,953.00 from funds previously appropriated in the account to fund the agreement.

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 #: 250231

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 \$104,953.00 grant award from the Missouri Department of Health and Senior Services that provides funding for a comprehensive human immunodeficiency virus (HIV) surveillance program in the Kansas City, Missouri area; estimating and appropriating \$104,953.00 in the Health Grants Fund; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date

Discussion

IV surveillance is responsible for identifying and coordinating the reporting of HIV disease in a seven-county region of Missouri. Routine contact with physicians, hospitals and laboratories facilitates their reporting, and the aggregate numbers and returned to the community as statistical reports which support numerous grant applications and prevention activities. HIV surveillance provides the data and statistical information needed to apply and maintain funds that support Ryan White activities that assist those living with HIV in the Kansas City metropolitan area.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
Health Grants Fund - 2480
3. How does the legislation affect the current fiscal year?
This legislation estimates and appropriates funding 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.
No

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)

Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

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

Prior Legislation

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

Service Level Impacts

Many public health programs are funded based on the needs of the community and impact upon individual citizens and high-risk groups. This program allows for direct analysis of data surrounding those living with HIV and how to best provide the available resources (case management, medications housing, transportation) to those individuals.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Case surveillance data provide the basis for our understanding of the burden of disease and are used to guide public health action at the federal, state, and local levels. Knowing how many people are diagnosed with HIV infection each year—and the stage of disease at diagnosis—is important for planning and resource allocation and for monitoring trends and disparities between groups. Laboratory data (e.g., viral load and CD4 counts) are essential for monitoring whether people are receiving the vital HIV medical care services they need to live long, healthy lives and reduce transmission to others. With these data, state and local level staff can identify people with HIV who may not be receiving care and help them to return to care.
2. How have those groups been engaged and involved in the development of this ordinance?
No
3. How does this legislation contribute to a sustainable Kansas City?
Promoting economic vitality, social equality and environmental quality in addressing public health initiatives is often times dependent upon federal, state and local funding; however, the goal of these programs is to promote and protect all citizens of Kansas City on a continuing, ongoing and sustainable basis
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:

No subcontracting

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

No(Press tab after selecting)

Click or tap here to enter text.

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

No(Press tab after selecting)



File #: 250204

ORDINANCE NO. 250204

Sponsor: Director of City Planning and Development Department

Approving a major amendment to a development plan on about 60 acres in District R-7.5 generally located on the north side of N.W. 108th Street approximately 1600 feet west of N. Green Hills Road to allow for the creation of 251 residential units. (CD-CPC-2024-00198)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a major amendment to a development plan in District R-7.5 (Residential) generally located on the north side of N.W. 108th Street approximately 1600 feet west of N. Green Hills Road, and more specifically described as follows:

All that part of the Northwest Quarter of Section 29, Township 52 North, Range 33 West, Kansas City, Platte County, Missouri, being described as follows: Beginning at the southwest corner of said Northwest Quarter; thence North 00°05'10" East, along the west line of said Northwest Quarter, a distance of 2640.06 feet to the northwest corner of said Northwest Quarter; thence South 89°44'37" East, along the north line of said Northwest Quarter, a distance of 984.48 feet; thence South 00°12'51" West, a distance of 2638.39 feet to a point on the south line of said Northwest Quarter; thence North 89°50'26" West, along said south line, a distance of 978.57 feet to the point of beginning.

is hereby approved, subject to the following conditions:

1. That Committee Substitute for Ordinance No. 230199, As Amended, including all conditions provided therein, shall remain in full force and effect and shall apply to this amendment to the development plan.
2. That deviations to the lot and building standards are hereby approved to allow 251 5,000-square-foot lots.
3. That deviations to the required front and rear yard setbacks for 251 lots are hereby approved as shown in the approved plan.
4. That the developer shall provide a swale at the rear of lots along the western boundary of the Tiffany Meadows development which abut the existing Tiffany Lakes Neighborhood. The additional storm water flow shall be conveyed to the

natural drainageways or detention facilities provided within the Tiffany Meadows project boundaries.

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.

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250204

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 major amendment to a development plan on about 60 acres to allow for the creation of 251 units with deviations to the required lot and building standards of the R-7.5 Zoning District generally located on the north side of Northwest 108th Street approximately 1600 feet west of North Green Hills Road. (CD-CPC-2024-00198)

Discussion

The applicant is seeking approval of a Major Amendment to a Development Plan in District R-7.5 on about 60 acres generally located on the north side of Northwest 108th Street approximately 1600 feet west of North Green Hills Road. This application for the Major Amendment only updates the deviations to the Lot and Building Standards for the Front and Rear Setbacks. There are no proposed changes to the lot layout, vehicular circulation, pedestrian connections, utility connections, or any other aspect of the Development Plan.

The approved plan subdivided the existing 60 acre unplatted parcel of land into 251 single unit residential lots. The development proposes one (1) point of ingress and egress on Northwest 108th Street. All proposed internal roads are public, and the developer will be responsible for a street tree planting plan. The proposed plan does comply with the Code requirement of providing connections to abutting properties. The current plan shows a connection to Northwest 109th Terrace to the west and will serve as a future connection. The developer is also proposing a future connection to the north.

Pedestrian circulation is compliant with 88-450 (Pedestrian Standards) of the Code. The developer is proposing adequate pedestrian circulation and connections to amenities (pool, pickleball, open space and a dog park).

A landscape plan has not been submitted by the applicant at this point. The applicant must submit a Project Plan prior to recording the Final Plat application for each phase

to ensure that all landscaping complies with the Zoning and Development Code. Staff will require street trees and the landscape buffer along Northwest 108th Street to comply with Code. The applicant will also be responsible to comply with the landscape requirements when the vehicular use area adjacent to the proposed pool is constructed.

Case No. CD-CPC-2022-00050/Ordinance 230199, originally approving this development, included several waivers to the lot and building standards. The applicant is requesting to further amend deviations to two sections of the Zoning and Development Code as shown in the comparison table:

	Zoning Code Requirement	Previously Approved Deviation	New Requested Deviation
Lot Area	7500 Square Feet	5000 Square Feet	-
Lot Width	50 Feet	49 Feet	-
Front Yard Setback	25% of Lot Depth, Max of 30 Feet	25 Foot Setback	20 Foot Setback
Side Yard Setback	10% of Lot Width, Max of 8 Feet	5 Feet	-
Side Yard Setback on Corner Lots	15 Feet	10 Feet	-
Rear Yard Setback	25% of Lot Depth, Max of 30 Feet	25 Foot Setback	15 Foot Setback

There was public testimony from neighbors living in the adjacent Tiffany Lake neighborhood who are concerned about stormwater and impervious area. The developer agreed to install a swale on the west side of the development abutting Tiffany Lakes to manage stormwater runoff.

Staff Recommendation: Approval with Conditions
 CPC Recommendation: Approval with Conditions

Fiscal Impact

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

2. What is the funding source?
 Not applicable as this is an ordinance authorizing the private development of land.

3. How does the legislation affect the current fiscal year?
 Not applicable as this is an ordinance authorizing the private development 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 private development 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 private development of land.

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 direct fiscal impact.

Citywide Business Plan (CWBP) Impact

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

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

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

Prior Legislation

Case No. CD-CPC-2022-00050 - Ordinance 230199, approved by City Council on March 3, 2023, rezoned about 59.47 acres from District AG-R to District R-7.5 and approving a development plan and a preliminary plat to develop 251 detached homes generally located at Northwest 108th Street and North Green Hills Road.

Service Level Impacts

Not applicable as this is an ordinance authorizing the private development 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 private development 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 private development of land.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this is an ordinance authorizing the private development 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 private development 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 an ordinance authorizing the private development 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 an ordinance authorizing the private development 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 #: 250206

ORDINANCE NO. 250206

Sponsor: Director of City Planning and Development Department

Rezoning an area of about one acre from District R-2.5 to District M1-5 generally located at the northwest corner of East U.S. 40 Highway and Lewis Avenue. (CD-CPC-2024-00105).

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-1472, rezoning an area of about one acre from District R-2.5 (Residential) to District M1-5 (Manufacturing) generally located at the northwest corner of East U.S. 40 Highway and Lewis Avenue, said section to read as follows:

Section 88-20A-1472. That an area legally described as:

All of Lot 4, Ford C. Turpins 2nd Addition, a subdivision in the City of Kansas City, Jackson County, Missouri, and All of Lot 3, Ford C. Turpins 2nd Addition, a subdivision in the City of Kansas City, Jackson County, Missouri, Except the following described tract: Beginning at the Southwest corner of said Lot 3, said corner being the intersection of the West right of way line of Lewis Avenue as now established and recorded in said Ford C. Turpins 2nd Addition and the Northerly right of way line of East U.S. 40 Highway as now established; thence along the said Northerly right of way line the following three courses, North 74 degrees 42 minutes 43 seconds West a distance of 227.80 feet; thence North 15 degrees 17 minutes 17 seconds East a distance of 5.00 feet; thence North 74 degrees 42 minutes 43 seconds West a distance of 72.20 feet to the Southeast of Lot 2 of said subdivision; thence along the East line of said Lot 2, North 15 degrees 26 minutes 58 seconds East a distance of 203.24 feet; thence South 74 degrees 37 minutes 20 seconds East a distance of 250.49 feet to a point on the said West right of way line of said Lewis Avenue; thence along said West right of way line South 02 degrees 02 minutes 17 seconds West a distance 213.54 to the Point of Beginning.

is hereby rezoned from R-1.5 (Residential) to M1-5 (Manufacturing), all as shown outlined on a map marked Section 88-20A-1472, 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 and development plan hereinabove, all public notices and hearings required by the Zoning and Development Code have been given and had.

..end

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

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250206

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 1 acre generally located at the northwest corner of East US 40 Highway and Lewis Avenue from District R-2.5 (Residential) to District M1-5 (Manufacturing). (CD-CPC-2024-00105).

Discussion

The subject property is currently split zoned; the applicant is proposing to rezone the subject property from district R-2.5 (Residential) to district M1-5 (Manufacturing). The applicant has requested a rezoning to allow for the construction of a warehouse on the property, an expansion of May Technologies to the south. The majority of the lot is zoned M1-5. The rezoning will create a consistent zoning district throughout the lot. The future land use at this location is light industrial; no area plan amendment is required.

Staff recommended approval. There was no public testimony at the City Plan Commission meeting. The City Plan Commission unanimously recommended approval.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
Not applicable as this is an ordinance authorizing a rezoning of land.
3. How does the legislation affect the current fiscal year?
Not applicable as this is an ordinance authorizing a rezoning 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 a rezoning 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 a rezoning of land.

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 direct fiscal impact.

Citywide Business Plan (CWBP) Impact

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

Prior Legislation

There is no prior legislation that pertains to the rezoning of this property.

Service Level Impacts

Not applicable as this is an ordinance authorizing the rezoning of a parcel land.

Other Impacts

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

Not applicable as this is an ordinance authorizing the rezoning of a parcel 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 rezoning of a parcel land.

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

Not applicable as this is an ordinance authorizing the rezoning of a parcel 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 rezoning of a parcel 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 an ordinance authorizing the rezoning of a parcel 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 an ordinance authorizing the rezoning of a parcel 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 #: 250207

RESOLUTION NO. 250207

Sponsor: Director of City Planning and Development Department

Approving an amendment to the Gashland/Nashua Area Plan on about 16.3 acres generally located south of Old N.E. Barry Road and on both sides of N. Cleveland Avenue by changing the recommended land use designation from residential low density to residential high density for a residential development. (CD-CPC-2024-00187)

WHEREAS, on January 5, 2012, the City Council by Resolution No. 110952 adopted the Gashland-Nashua Area Plan; and

WHEREAS, after further review it has been deemed appropriate to amend the Gashland-Nashua Area Plan as it affects that area of approximately 16.3 acres generally located north of Missouri Route 152, south of Old N.E. Barry Road, east of Missouri Route 152 and west of N. Kensington Avenue by changing the recommended land use designation from residential low density to residential high density; and

WHEREAS, the City Plan Commission considered such amendment to the Proposed Land Use Map on January 15, 2025; and

WHEREAS, after all interested persons were given an opportunity to present testimony, the City Plan Commission did on January 15, 2025, recommend approval of the proposed amendment to Gashland-Nashua Area Plan; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section A. That the Gashland-Nashua Area Plan is hereby amended as to the Proposed Land Use Plan and Map for that area of approximately 16.3 acres generally located south of Old N.E. Barry Road and on both sides of N. Cleveland Avenue by changing the recommended land use designation from residential low density to residential high density for a residential development

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

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

..end



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250207

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 Gashland/Nashua Area Plan by amending the Proposed Land Use Plan and Map for three tracts of land, totaling 16.3 acres generally located north of Missouri Route 152, south of NE Barry Road, east of Missouri Route 152 and west of N. Kensington Avenue by changing the recommended land use designation from “residential low density” to “residential high density.” (CD-CPC-2024-00187)

Discussion

Monarch Townhomes will be comprised of 29 four-plexes for a total of 116 dwelling units that will sit on just over 16 acres of undeveloped land north of Missouri Route 152 and south of NE Barry Road, commonly known as “Old Barry.” The undeveloped site is comprised of three parcels and forms the general shape of a scalene triangle due to the alignment of 152, constructed in the 1980s. The subject properties are currently zoned R-80 and R-7.5. Neither of these zoning districts permit multi-unit residential structures. The applicant is proposing to rezone the subject properties to R-1.5 to allow for the residential development and proposed density of 7.11 units per acre. The proposed rezoning and density requires that the developer submit an application to amend the Gashland/Nashua Area Plan from Residential Low Density to Residential High Density. The applicant will be required to vacate N. Cleveland Avenue prior to the issuance of any building permits. The applicant has stated they have an interest in vacating NE Barry Road west of N. Cleveland Avenue.

Staff recommends approval for the proposed area plan amendment. On January 15th, 2025 the City Plan Commission (CPC) voted 5-0 to approve the area plan amendment.

No public input was sent to staff and no one testified in opposition to the application at the City Plan Commission hearing.

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 resolution.
3. How does the legislation affect the current fiscal year?
Not applicable, as this is a zoning resolution.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Not applicable, as this is a zoning resolution.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Potentially.

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 resolution has no direct fiscal impact.

Citywide Business Plan (CWBP) Impact

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

No prior legislation is associated with the subject property.

Service Level Impacts

No service level impacts were identified.

Other Impacts

1. What will be the potential health impacts to any affected groups?
No potential health impacts were identified.
2. How have those groups been engaged and involved in the development of this ordinance?
The applicant held the required public engagement on April 16th, 2024.
3. How does this legislation contribute to a sustainable Kansas City?
No information related to the sustainability of this project was submitted to the City.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

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 #: 250011

ORDINANCE NO. 250011

Sponsor: Director of City Planning and Development Department

Approving a major amendment to an approved development plan on about 7.2 acres in District MPD generally located at 9806 N. Oak Trafficway to allow for a drive-through restaurant. (CD-CPC-2024-00149).

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a major amendment to an approved development plan in District MPD (Master Planned Development) generally located at 9806 N. Oak Trafficway and more specifically described as follows:

A tract of land in the Southwest Quarter of Section 35, Township 52 North, Range 33 West of the 5th Principal Meridian in Kansas City, Clay County, Missouri being bounded and described by or under the direct supervision of Jason S. Roudebush, P.L.S. 2002014092 as follows: Commencing at the Southeast corner of said Southwest Quarter; thence North 00°19'32" East, on the East line of said Southwest Quarter, 831.13 feet; thence leaving said East line, North 89°40'28" West, 50.00 feet on point on the Existing Westerly right-of-way line of North Oak Traffic way, as know established, also being the Northeast corner of QuikTrip Store 221R, a subdivision of land in said Kansas City, Recorded as Instrument Number 2017031605 in Book I at Page 8.1 in Clay County Recorder of Deeds Office, of so being the Point of Beginning of the tract of land to be herein described: thence leaving said Existing Westerly right-of-way line, Southwesterly y on the Existing Northerly right-of-way line of N.E. 97th Street, as established by said QuikTrip Store 221R, along a curve to the right having an initial tangent bearing of South 00°19'32" West with a radius of 15.00 feet, a central angle of 89°59'55" and an arc distance of 23.56 feet; thence North 89°40'33" West, on said Existing Northerly right-of-way line, 287.67 feet to a point on the Easterly line of 97 at North Oak, a subdivision of land in said Kansas City recorded as Instrument Number 2021024642 in Book I at Page 136.4 in said Clay County Recorder of Deeds Office; thence North 00°19'49" East, on said Easterly line, 1,039.16 feet to the Northeast corner of said 97 at North Oak, also being a point on the Easterly line of Northland Cathedral, a subdivision of land in said Kansas City Recorded as Instrument Number R42190 in Cabinet F at Sleeve 36

in said Clay County Recorder of Deeds Office; thence South 88°54'51" East, on said Easterly line, 302.61 feet to a point on said Existing Westerly right-of-way line; thence leaving said Easterly line, South 00°19'32" West, on said Existing Westerly right-of-way line, 1,020.14 feet to the Point of Beginning. Containing 313,818 square feet or 7.20 acres, more or less.

is hereby approved, subject to the following conditions:

1. This major amendment shall also serve as an MPD final plan for Lot 4.
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. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
4. 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.
5. Prior to issuance of the certificate of occupancy for each lot within the plat the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy.
6. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
7. 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.
8. Ordinance No. 220235, including all conditions provided therein, shall remain in full force and effect.
9. The developer shall provide an additional layer of landscape screening along the drive-through fronting N. Oak Trafficway with varieties of *Juniperus virginiana*, *Thuja occidentalis*, or *Viburnum*.

10. Spillover light from signage on any lot within the MPD onto R-zoned property or public rights-of-way may not exceed 2 lux, measured at grade along the property line.
11. All lighting shall not exceed the recommended levels of the Illuminating Engineering Society on all lots within the MPD.
12. The developer shall submit a letter to the Land Development Division from a licensed civil engineer, licensed architect, or licensed landscape architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64, Code of Ordinances, for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, and gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate of occupancy permits.
13. The developer shall pay impact fees as required by Chapter 39 of the City's Code of Ordinances, as required by the Land Development Division.
14. The developer shall ensure that water and fire service lines meet current Water Services Department rules and regulations prior to a certificate of occupancy.
15. Trees shall not be planted in the existing water easement along North Oak. Any grading within the existing water easement shall receive pre-approval from the Kansas City Water Department.
16. The developer shall submit a detailed micro storm drainage analysis from a Missouri-licensed civil engineer to the Kansas City Water Services Department showing compliance with the current, approved macro study on file with the City and with current adopted standards in effect at the time of submission, including water quality BMP's, prior to approval and issuance of any building permits to construct improvements on the site or prior to recording the plat, whichever occurs first. The developer shall verify and/or improve downstream conveyance systems or address solutions for impacted properties due to flow contributions from the site; and the developer shall construct any other improvements as required by the Kansas City Water Services Department as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase.

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

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.

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250011

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 7.2 acres generally located at 9806 N Oak Trafficway from District MPD to District MPD and approving a development plan to allow for a major amendment to a Master Planned Development for a drive-through restaurant. (CD-CPC-2024-00149).

Discussion

The plan proposes amending the use of Lot 4 from auto repair, limited (oil change) to a drive-through eating and drinking establishment. Popeye's is the proposed tenant for Lot 4, whereas the previously approved plan showed a drive-through restaurant for Popeye's on Lot 5. The proposed building is 2,700 square feet with two drive-through lanes fronting N Oak Trafficway.

Access to Lot 4 is from the private drive to the west. Vehicles will circulate counterclockwise on the site through the parking area and drive-through. 27 parking spaces are provided on Lot 4 and there are no proposed changes to the other lots within the plan area.

Landscape screening will be installed between the drive-through and North Oak Trafficway and the private drive to the north. Stormwater detention basin is proposed between the drive-through and N Oak Trafficway

Proposed building materials include wood siding, brick, and EIFS.

CPC recommended approval. Staff received one formal letter of testimony in opposition to the project and at least 3 calls from other neighbors with concerns about another fast-food drive-through along this corridor across from residences.

The proposed plan does not greatly contribute to any of the Citywide Business Plan goals and objectives.

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 of a property by a private developer.
3. How does the legislation affect the current fiscal year?
Not applicable as this is a zoning ordinance authorizing physical development of a property by a private developer.
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 public improvements with the propose ordinance; therefore, there is not anticipated future fiscal impact on the City.
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 direct fiscal impact.

Citywide Business Plan (CWBP) Impact

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

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

Prior Legislation

Case No. CD-CPC-2021-00208 – Ordinance 220235 9700 N Oak - A request to approve a major amendment to the approved MPD (Master Planned Development District) preliminary development plan, which also serves as preliminary plat to create five (5) lots and one (1) tract on about 7.2 acres, generally located at the northwest corner of N. Oak Trfy and NE. 97th St. *Approved March 28, 2022*

Case No. CD-CPC-2023-00131 – Ordinance 240510 - approval of a major amendment to a previously approved Master Planned Development to allow for an oversized menu board monument sign in district MPD on about 1.4 acres generally located at the northwest corner of NE 97th Street and N Oak Trafficway. *Approved 6/27/2024*

Service Level Impacts

None

Other Impacts

1. What will be the potential health impacts to any affected groups?
This ordinance was not evaluated for potential health impacts. Nearby residents expressed concern about trash, vehicle exhaust, noise, and spillover lighting.
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 is not expected to contribute to a sustainable Kansas City. The ordinance authorizes development of a drive-through restaurant (one of five permitted for this Master Planned Development). The proposed development doesn't enhance pedestrian and mixed-use development even though it is within walking distance of a large apartment complex and residential neighborhoods.

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 project.

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)