



Agenda

Neighborhood Planning and Development Committee

Chairperson Ryana Parks-Shaw

Vice Chair Eric Bunch

Councilmember Nathan Willett

Councilmember Melissa Patterson Hazley

Tuesday, December 16, 2025

1:30 PM

26th Floor, Council Chamber

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

PUBLIC OBSERVANCE OF MEETINGS

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

Any closed session may be held via teleconference.

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

Applicants and citizens wishing to participate have the option of attending each meeting or they may do so through the videoconference platform ZOOM, using this link:

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

Public Testimony is Limited to 2 Minutes

FIRST READINGS

BEGINNING OF CONSENTS

Director of City Planning & Development

251049 Sponsor: Director of City Planning and Development Department

Approving the plat of Tilden Station, an addition in Jackson County, Missouri, on approximately 28 acres generally located at the southeast corner of East 135th Street and Wornall Road, creating 3 lots and 6 tracts for the purpose of residential and commercial developments; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development and the Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00018)

END OF CONSENTS

HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT

Director of Housing and Community Development

251046 Sponsor: Director of Housing and Community Development Department

Authorizing the Manager of Procurement Services to execute a Central City Economic Development (CCED) funding agreement with Palestine Economic Development Corporation for construction of a 39-bed assisted living facility to be located at 35th Street and Prospect Avenue in Kansas; and authorizing the Director of the Housing and Community Development Department to expend up to \$1,918,318.64 of previously appropriated Central City Economic Development Funds.

CITY PLANNING AND DEVELOPMENT DEPARTMENT

Director of City Planning & Development

251054 Sponsor: Director of City Planning and Development Department

Vacating the 41st Street Condominium Plat in District R-2.5 generally located at the northwest corner of East 41st Street and Locust Street and directing the City Clerk to record certain documents. (CD-ROW-2025-00038)

Director of City Planning & Development

251055 Sponsor: Director of City Planning and Development Department

Vacating the Knightsbridge Business Center Condominium Plat in District B1-1 generally located at 5300 Longview Road and directing the City Clerk to record certain documents. (CD-ROW-2025-00035)

Director of City Planning & Development

251060 Sponsor: Director of City Planning and Development Department

Rezoning an area of about 441 acres generally located at the southwest corner of Eastern Avenue and Raytown Road from District MPD to District MPD and approving an amendment to an approved development plan to allow for parking, non-accessory in Area 20 as highlighted on the site plan. (CD-CPC-2025-00149)

COUNCIL

O'Neill

251056 Sponsor: Councilmember Kevin O'Neill

Approving a development plan on about 43 acres generally located at 9600 N.E. Reinking Road in District R-10 for construction of a religious assembly development. (CD-CPC-2025-00135).

O'Neill

251057 Sponsor: Councilmember Kevin O'Neill

Approving an amendment to a previously approved development plan on about 13.18 acres in District B3-2 generally located at 8601 N. Madison Avenue to allow for commercial, retail, office, medical, drive-through and additional uses allowed in the B3-2 zoning district (CD-CPC-2025-00172)

O'Neill

251059 Sponsor: Councilmember Kevin O'Neill

Rezoning an area of about 99.00 acres located at the northwest corner of N.W. Skyview Avenue and N.W. 126th Terrace from District AG-R to District R-80. (CD-CPC-202__ - _____)

Curls

251061 Sponsor: Councilmember Darrell Curls

RESOLUTION - Directing the City Manager to review current City practices pertaining to grant notifications for neighborhood associations, explore additional means of raising awareness of such grants and grant application trainings, identify potentially reliable funding options for such practices, review current City practices related to grant recipient selection, identify potentially reliable funding options for the Neighborhood Empowerment Grant program and report to Council on each of these tasks within 60 days.

Curls

251063 Sponsor: Councilperson Darrell Curls

Authorizing the Chief Procurement Officer to execute a \$400,000.00 contract with Ruskin Heights Homes Association, Inc. from previously appropriated funds to establish a neighborhood outreach team to engage high-risk individuals and prevent violent conflicts; authorizing a total expenditure of \$400,000.00 to satisfy the cost of the contracts; and recognizing this ordinance as having an accelerated effective date.

Parks-Shaw

251064 Sponsor: Mayor Pro Tem Parks-Shaw

Accepting a \$40,000.00 grant with the Health Forward Foundation and authorizing a contract within the scope of such grant to City to support the City's Connecting Kansas City Program supporting equitable digital connectivity for all residents.

WATER SERVICES DEPARTMENT

Director of Water Services

251048 Sponsor: Director of Water Services Department

Authorizing the Director of the Water Services Department to execute a \$23,800,000.00 design-build contract with Goodwin Bros Construction Co, for the Westside Wastewater Treatment Plant (WWTP) Facility Plan Project - Sludge Screening project; authorizing a maximum expenditure of \$26,180,000.00; and recognizing this ordinance as having an accelerated effective date.

Curls

251063 Sponsor: Councilperson Darrell Curls

Authorizing the Chief Procurement Officer to execute a \$400,000.00 contract with Ruskin Heights Homes Association, Inc. from previously appropriated funds to establish a neighborhood outreach team to engage high-risk individuals and prevent violent conflicts; authorizing a total expenditure of \$400,000.00 to satisfy the cost of the contracts; and recognizing this ordinance as having an accelerated effective date.

HELD IN COMMITTEE

Director of City Planning & Development

250871 Sponsor: Director of City Planning and Development Department

Rezoning an area of about 15 acres generally located at West 35th Street to the north, Pennsylvania Avenue to the east, Valentine Road to the south, and Summit Street to the west from Districts R-1.5, R-5, R-6, and UR to Districts R-1.5, R-5, R-6, UR /HO in order to designate the area as a local Historic District on the Kansas City Register of Historic Places. (CD-CPC-2025-00100).

Curls

250994 Sponsor: Councilmember Darrell Curls

Rezoning an area of 1.5 acres generally located at 1100 E. 63rd Street from Districts UR and B4-5 to District B4-5 and approving a development plan that also serves as a preliminary plat to allow for a commercial development. (CD-CPC-2025-____)

Rea

250997 Sponsor: Councilmember Crispin Rea

Amending Chapter 88, the Zoning and Development Code, by repealing Section 88-354, Marijuana Facilities, and enacting in lieu thereof a new section of like number and subject matter for the purpose of allowing marijuana dispensaries located at least 1,000 feet from residential zoning districts to operate 24 hours per day subject to approval of a special use permit.

O'Neill

251000 Sponsor: Councilmember Kevin O'Neill

RESOLUTION - Amending the KCI Area Plan by amending the Proposed Land Use Plan and Map for an approximately 107 acre tract of land generally located at the southwest corner of Northwest 100th Street and North Platte Purchase Drive by changing the recommended land use designation from "Commercial, Residential Low Density, Open Space / Buffer, and Mixed Use Community" to "Residential Medium Density." (CD-CPC-2025-00130)

Director of City Planning & Development

251018 Sponsor: Director of City Planning and Development Department

Approving the petition to establish the Hillcrest Community Improvement District; establishing the Hillcrest Community Improvement District generally located northwest of the intersection of 83rd Street and Hillcrest Road in Kansas City, Jackson County, Missouri; determining the District to be a blighted area; determining that certain actions are reasonably anticipated to remediate blighting conditions and will serve a public purpose; requiring the annual submission of certain records; and directing the City Clerk to report the creation of the District to the Missouri Department of Economic Development and the Missouri State Auditor.

O'Neill

251019 Sponsor: Councilmember Kevin O'Neill

Rezoning an area of about 107 acres generally located on the southwest corner of Northwest 100th Street and North Platte Purchase Drive from Districts R-7.5, B3-3 and MPD to District MPD and approving a development plan that also serves as a preliminary plat to allow for a residential development. (CD-CPC-2025-00129)

Robinson

251041 Sponsor: Councilmember Melissa Robinson

Authorizing the City Manager to execute the Fourth Amendment to the Community Investment Agreement with Community Builders of Kansas City ("Community Builders"); authorizing the City Manager to execute a Second Amendment to the Escrow Agreement with Community Builders and Preferred Title of Saint Joseph, LLC; and modifying the requirements of Code Section 74-12 as it applies to the Fourth Amendment to the Community Investment Agreement and Second Amendment to the Escrow Agreement.

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 #: 251049

ORDINANCE NO. 251049

Sponsor: Director of City Planning and Development Department

Approving the plat of Tilden Station, an addition in Jackson County, Missouri, on approximately 28 acres generally located at the southeast corner of East 135th Street and Wornall Road, creating 3 lots and 6 tracts for the purpose of residential and commercial developments; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development and the Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00018)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

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

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

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

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

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

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

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

Section 7. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on December 3, 2025.

..end

Approved as to form:

Eluard Alegre
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: TMP-6248
Submitted Department/Preparer: City Planning
Revised 6/10/24

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

Executive Summary

Approving the plat of Tilden Station, an addition in Jackson County, Missouri, on approximately 28 acres generally located at the southeast corner of East 135th Street and Wornall Road, creating 3 lots and 6 tracts for the purpose of residential and commercial development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development and Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00018)

Discussion

The request is for approval of a Final Plat within the UR (Urban Redevelopment) and M3-5 (Manufacturing) districts on approximately 28 acres located at the southeast corner of East 135th Street and Wornall Road. The plat proposes the creation of three lots and six tracts to support a mixed residential and commercial development.

The proposed uses were previously approved under Case No. CD-CPC-2024-00156, which established the Preliminary Plat. That plan included a multi-unit apartment building with retail frontage along East 135th Street. A Minor Amendment to the controlling plan was approved on November 24, 2025, permitting the reuse of an existing building on the site that was originally proposed for demolition. The amendment also revised the Preliminary Plat to reflect updated lot lines that allow for the building's preservation.

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

Fiscal Impact

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

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

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

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

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

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

This legislation does not have any funding attached to it.

Citywide Business Plan (CWBP) Impact

- View the [Adopted 2025-2029 Citywide Business Plan](#)
- Which CWBP goal is most impacted by this legislation?
Inclusive Growth and Development (Press tab after selecting.)
- 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-2024-00156 – Ordinance 250221, approved a rezoning of an area of about 25 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. Approved March 20, 2025

CD-AA-2025-00102 - A request to approve a Minor Amendment to a previously approved plan in District UR and M3-5 on about 28 acres generally located at 1 E 135th Street. Approved November 24, 2025.

Service Level Impacts

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

Other Impacts

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

Not applicable as this is an ordinance authorizing the subdivision of private property.
Click or tap here to enter text.

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

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

Please provide reasoning why not:

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

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

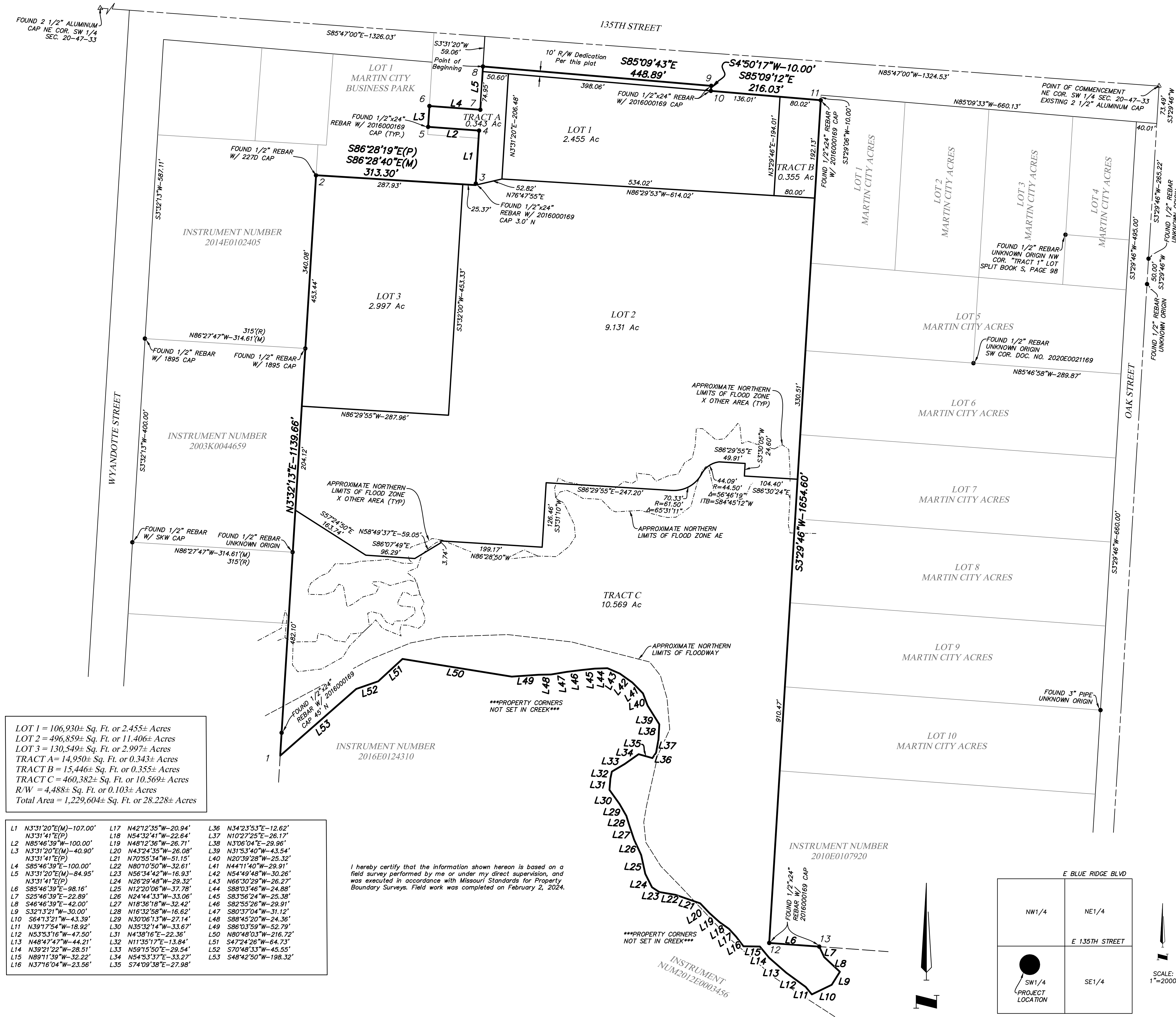
No(Press tab after selecting)

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

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

No(Press tab after selecting)

FINAL PLAT OF
TILDEN STATION
A PART OF THE NW 1/4, SECTION 20, TOWNSHIP 47S, RANGE 33W
IN KANSAS CITY, JACKSON COUNTY, MISSOURI



LOT 1 = 106,930± Sq. Ft. or 2.455± Acres
LOT 2 = 496,859± Sq. Ft. or 11.406± Acres
LOT 3 = 130,549± Sq. Ft. or 2.997± Acres
TRACT A = 14,950± Sq. Ft. or 0.343± Acres
TRACT B = 15,446± Sq. Ft. or 0.355± Acres
TRACT C = 460,382± Sq. Ft. or 10.569± Acres
R/W = 4,488± Sq. Ft. or 0.103± Acres
Total Area = 1,229,604± Sq. Ft. or 28.228± Acres

L1 N3°31'20"E(M) -107.00'	L17 N42°12'35"W -20.94'	L36 N34°23'53"E -12.62'
L2 N85°46'39"W -100.00'	L18 N54°32'41"W -22.64'	L37 N10°27'25"E -26.17'
L3 N3°31'20"E(M) -40.90'	L19 N48°12'36"W -26.71'	L38 N3°06'04"E -29.96'
L4 S85°46'39"E -100.00'	L20 N43°24'35"W -26.08'	L39 N31°53'40"W -43.54'
L5 N3°31'20"E(M) -84.95'	L21 N70°55'34"W -51.15'	L40 N20°39'28"W -25.32'
L6 S85°46'39"E -98.16'	L22 N80°10'50"W -32.61'	L41 N44°11'40"W -29.91'
L7 S25°46'39"E -22.89'	L23 N56°34'42"W -16.93'	L42 N54°49'48"W -30.26'
L8 S46°46'39"E -42.00'	L24 N66°30'29"W -26.27'	L43 N66°30'29"W -26.27'
L9 S32°13'21"W -30.00'	L25 N12°20'06"W -37.78'	L44 S88°03'46"W -24.88'
L10 S64°13'21"W -43.39'	L26 N24°44'33"W -33.06'	L45 S83°56'24"W -25.38'
L11 N39°17'54"W -18.92'	L27 N18°36'18"W -32.42'	L46 S82°55'26"W -29.91'
L12 N53°53'16"W -47.50'	L28 N16°32'58"W -16.62'	L47 S80°37'04"W -31.12'
L13 N48°47'47"W -44.21'	L29 N30°06'13"W -27.14'	L48 S88°45'20"W -24.36'
L14 N39°21'22"W -28.51'	L30 N35°32'14"W -33.67'	L49 S86°03'59"W -52.79'
L15 N89°11'39"W -32.22'	L31 N43°38'16"E -22.36'	L50 N80°48'03"W -21.72'
L16 N37°16'04"W -23.56'	L32 N11°35'17"E -13.84'	L51 S47°24'26"W -64.73'
	L33 N59°15'50"E -29.54'	L52 S70°48'33"W -45.55'
	L34 N54°53'37"E -33.27'	L53 S48°42'50"W -198.32'
	L35 S74°09'38"E -27.98'	

All that part of the SW 1/4, Section 20, Township 47 S, Range 33 W, in Kansas City, Jackson County, Missouri, more particularly described as:
Commencing at the NE corner of said SW 1/4, thence N 85°47'00" W, along the north line of said SW 1/4, a distance of 1324.53 feet; thence S 3°31'20" W, a distance of 59.06 feet, to a point on the South right of way line of 135th Street, as now established, said point being the Point of Beginning; thence S 85°09'43" E, along the south right of way line of said 135th Street, a distance of 448.89 feet; thence S 4°50'17" W, along said right of way line, a distance of 10.00 feet; thence S 85°09'12" E, along said right of way line, a distance of 216.03 feet, to a point on the west line of MARTIN CITY ACRES, a subdivision of land in Kansas City, Jackson County, Missouri; S 3°29'46" W, along the west line of said MARTIN CITY ACRES, a distance of 1,654.60 feet to the SW corner of a tract of land recorded in Instrument No. 2010E0107920 at the Recorder of Deeds Office, Jackson County, Missouri; thence S 85°46'39" E, along the south line of said tract of land, a distance of 98.16 feet; thence southerly, southerly, then northwesterly and westerly along the centerline of creek the following courses and distances; thence S 25°46'39" E, 22.89 feet; thence S 46°46'39" E, 42.00 feet; thence S 32°13'21" W, 30.00 feet; thence S 64°13'21" W, 43.39 feet; thence N 39°17'54" W, 18.92 feet; thence N 53°53'16" W, 47.50 feet; thence N 48°47'47" W, 44.21 feet; thence N 39°21'22" W, 28.51 feet; thence N 89°11'39" W, 32.22 feet; thence N 37°16'04" W, 23.56 feet; thence N 42°12'35" W, 20.94 feet; thence N 54°32'41" W, 22.64 feet; thence N 48°12'36" W, 26.71 feet; thence N 43°24'35" W, 26.08 feet; thence N 70°55'34" W, 51.15 feet; thence N 80°10'50" W, 32.61 feet; thence N 56°34'42" W, 16.93 feet; thence N 26°29'48" W, 29.32 feet; thence N 12°20'06" W, 37.78 feet; thence N 24°44'33" W, 33.06 feet; thence N 18°36'18" W, 32.42 feet; thence N 16°32'58" W, 16.62 feet; thence N 30°06'13" W, 27.14 feet; thence N 35°32'14" W, 33.67 feet; thence N 43°38'16" E, 22.36 feet; thence N 11°35'17" E, 13.84 feet; thence N 59°15'50" E, 29.54 feet; thence N 54°53'37" E, 33.27 feet; thence S 74°09'38" E, 27.98 feet; thence N 34°23'53" E, 12.62 feet; thence N 10°27'25" E, 26.17 feet; thence N 3°06'04" E, 29.96 feet; thence N 31°53'40" W, 43.54 feet; thence N 20°39'28" W, 25.32 feet; thence N 44°11'40" W, 29.91 feet; thence N 54°49'48" W, 30.26 feet; thence N 66°30'29" W, 26.27 feet; thence S 86°03'46" W, 24.88 feet; thence S 83°56'24" W, 25.38 feet; thence S 82°55'26" W, 29.91 feet; thence S 80°37'04" W, 31.12 feet; thence S 88°45'20" W, 24.36 feet; thence S 86°03'59" W, 52.79 feet; thence N 80°48'03" W, 21.72 feet; thence S 47°24'26" W, 64.73 feet; thence S 70°48'33" W, 45.55 feet; thence S 48°42'50" W, 198.32 feet; thence N 3°32'13" E, along the east lines of tracts of land recorded as Instrument No. 2003K0044659 and Instrument No. 2014E0102405, recorded in said recorder of deeds office, and their southerly extension, a distance of 1,139.66 feet, to the SW corner of Lot 1, MARTIN CITY BUSINESS PARK, a subdivision of land in Kansas City, Jackson County, Missouri; thence S 86°28'40" E, along the south line of said Lot 1, a distance of 313.30 feet, to the SE corner of said Lot 1; thence N 3°31'20" E, along the east line of said Lot 1, a distance of 107.00 feet; thence N 85°46'39" W, a distance of 100.00 feet, to a point on the east line of said Lot 1; thence N 3°31'20" E, along the east east line, a distance of 40.90 feet, to the SW corner of a tract of land described in Instrument No. 1975K0263791 at said recorder of deeds office; thence S 85°46'39" East, along the south line of said tract, a distance of 100.00 feet; thence N 3°31'20'34" E, a distance of 84.95 feet, to the point of beginning.

The above described tract of land contains 1,229,604 Sq. Ft. or 28.228 Acres more or less.

OWNERS CERTIFICATION AND DEDICATION
The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as "TILDEN STATION"
Tract A is to be used for emergency access only and will be owned and maintained by the owner of Lot 1.
Tract B is to be used for private road access and is to be owned and maintained by the owner of Lot 1.
Tract C is to be used for Stream Buffer and is to be owned and maintained by the owner of Lot 1.

RIGHT OF ENTRANCE: The right of entrance and egress in travel along any street or drive within the boundaries of the property is hereby granted to Kansas City, Missouri, for the purpose of fire and police protection, maintenance of water mains, sanitary and storm sewer lines, collection of garbage and refuse and to the United States Postal Service for the delivery of mail; provided, however, such right of ingress and egress does not include any obligation to contribute for any damage to any private street or drive by virtue of the exercise of the rights stated herein and specifically, neither Kansas City, Missouri nor the U.S. Postal Service shall incur any liability by virtue of the exercise of such rights.

STREET DEDICATION: Streets shown hereon and not heretofore dedicated for public use as street right-of-way are hereby dedicated.

SEWER EASEMENT - A sewer easement (S/E) for the location, construction, reconstruction, maintenance, operation and repair of sewerage improvements and any and all appurtenances incidental thereto in, under, upon, over and through land lying, being and situated in Kansas City, Missouri ("The City") is hereby granted to The City. By the granting of this easement, it shall not be construed to prohibit development of any adjoining property or from the laying out, establishing and constructing pavement, surfacing of roadways, curbing and gutters and/or any portion thereof, provided, however, said easement shall be kept free from additional depth of overburden, buildings, and any other structure or obstruction (except sidewalks, roadways, pavement, grass, shrubs, fences, or curbs), which will interfere with the City in entering upon said adjacent land and easement for the purpose of laying, constructing, reconstructing, operating, repairing and maintaining such sewerage improvements and appurtenances.

DRAINAGE EASEMENT - A drainage easement (D/E) for the purpose of storm water drainage including the right to build, construct, keep, repair and maintain storm water drainage facilities under, in, over, and upon as may be necessary, being and situated in Kansas City, Missouri ("The City") is hereby granted to The City. The City shall have the right at all times to go upon the lands herein described to construct, maintain and repair the said drainage facilities as may be necessary. Nothing shall in any way interfere with the safe and unrestricted use of the land adjacent to and above said drainage facilities, nor attempt to use said property in such manner as would interfere with the proper, safe and continuous maintenance and use of said drainage facilities and specifically shall not build thereon or thereover any structure which may interfere with the maintenance and use thereof.

CROSS ACCESS: The right of ingress-egress between lots 2 and 3 along the areas shown hereon as cross access easement is hereby granted.

BMP EASEMENT: A BMP Easement (BMP/E) for the purpose of storm water detention facilities and shall be maintained by the owners of the lots, tracts, and parcels shown within this plat, pursuant to the Covenant to Maintain Storm Water Detention Facility of the TILDEN STATION, recorded simultaneously with this plat.

EXISTING EASEMENTS as shown hereon by their respective record books and pages are subject to the terms and conditions stated therein. This plat does not modify the existing easement terms or locations. They are shown hereon only as to how the affect the subject property.

EXECUTION
IN TESTIMONY WHEREOF, the undersigned proprietor of has caused this instrument to be executed this _____ day of _____, 20____.

Owner
Martin City Venture, LLC

By: Michael Knight, Manager

ACKNOWLEDGMENT
STATE OF _____
COUNTY OF _____

BE IT REMEMBERED, that on this _____ day of _____, 20____, before me the undersigned, a Notary Public in and for said County and State, personally appeared Michael Knight, Manager, of Martin City Venture, LLC, who is known to me to be such officer and who is known to me to be the same person who executed the foregoing instrument of writing on behalf of said company, and such person acknowledged the execution of the same to be the free act and deed of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Notary Public _____ My Appointment Expires _____
Print Name

APPROVALS
CITY PLAN COMMISSION PUBLIC WORKS

Approved Date: _____
Case No.: _____
Michael J. Shaw, Director

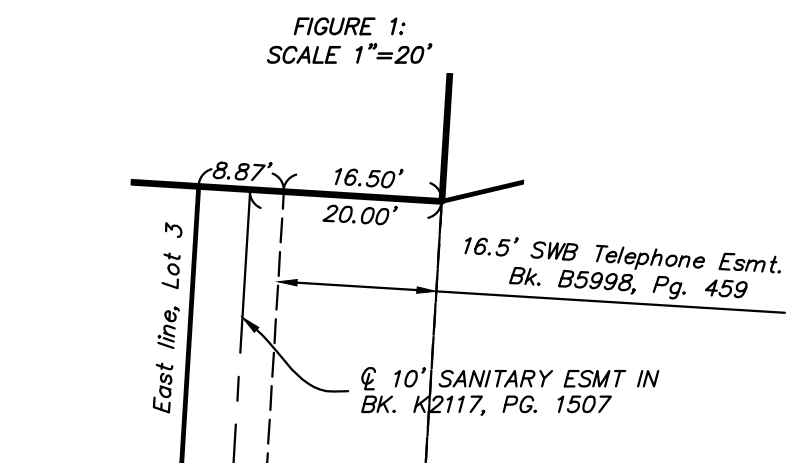
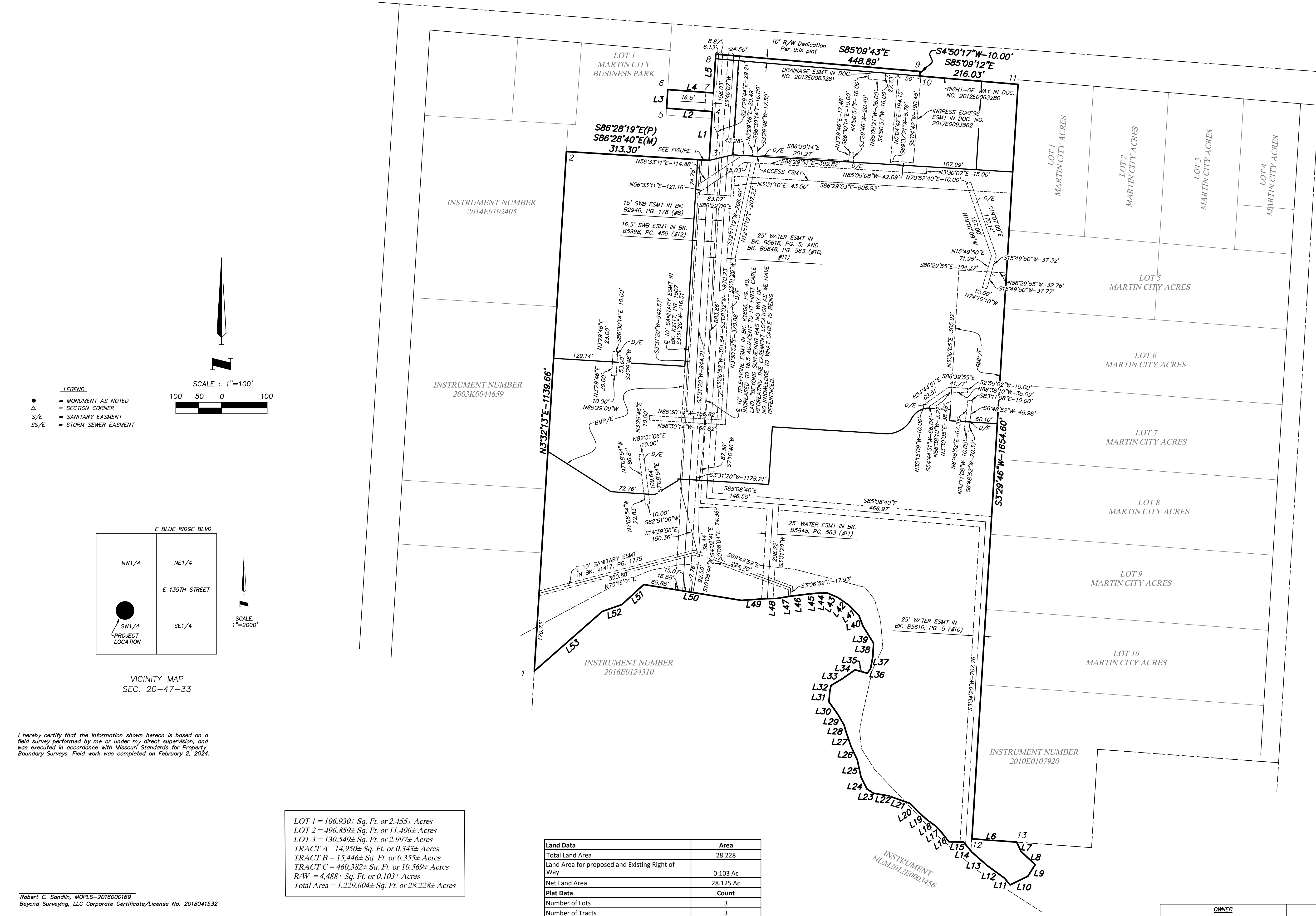
COUNCIL
This is to certify that the within Plat was duly submitted to and approved by the Council of Kansas City, Missouri, by Ordinance

No. _____ duly authenticated as passed this _____ day of _____, 20____.

Quinton Lucas, Mayor Marilyn Sanders, City Clerk

Plat Dedication: TILDEN STATION	
Private Open Space Dedication: 2.274	
Record As: Plat	

FINAL PLAT OF
TILDEN STATION
A PART OF THE NW 1/4, SECTION 20, TOWNSHIP 47S, RANGE 33W
IN KANSAS CITY, JACKSON COUNTY, MISSOURI



	NORTHING:	EASTING:
1	987642.849	2761035.839
2	988780.274	2761106.145
3	988761.027	2761418.836
4	988867.818	2761425.409
5	988875.181	2761325.586
6	988916.001	2761328.193
7	988908.639	2761427.916
8	988993.423	2761433.140
9	988955.566	2761890.405
10	988945.602	2761879.562
11	988927.350	2762094.811
12	987275.925	2761993.917
13	987268.698	2762091.805

FLOOD NOTE:

This property lies within Floodway areas in Zone AE, defined as the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachments; Flood Zone AE special flood hazard area where base flood elevations determined; Flood Zone X, other flood areas of 0.2% annual chance flood; Flood zone X areas determined to be outside the 0.2% annual chance floodplain, as shown on the Flood Insurance Rate Map, prepared by the Federal Emergency Agency's National Flood Insurance Program for Kansas City, Jackson County, Missouri, Map Number 28095C03886, and 28095C03896 and both dated January 20, 2017.

GENERAL NOTES:

The bearings shown hereon are based on the State Plane Coordinate System, Missouri West Zone NAD 83

The subject property address is: 1 East 135th Street.

The accuracy standard for this survey is "Urban."

Coordinate shown hereon are State Plane, Missouri West Zone NAD83.

TITLE NOTE:

Title information shown hereon was taken from First American Title Insurance Company Commitment for Title Insurance, No. NCS-1261805-STLO Effective Date: April 24, 2025 at 8:00 A.M.

REFERENCE SURVEY

Survey by Weiskirch & Parks Engineers, Inc. Dated 1/3/17 and recorded in Book 145 at Page 87, as Doc. No. 2017E0093862

Robert C. Sandlin, MOPLS-2016000169
Beyond Surveying, LLC Corporate Certificate/License No. 2018041532

OWNER

Martin City Venture, LLC
4600 Madison Ave
Kansas City, Mo
Phone: 816-886-8413

29390 W 119th Street, Olathe, KS 66061
Office: 913-717-8538
COPYRIGHT © 2025-Beyond Surveying, LLC
www.beyondsurveying.com



CITY PLAN COMMISSION STAFF REPORT

CLD-FnPlat-2025-00018

Tilden Station Final Plat



KANSAS CITY
Planning & Dev

December 3, 2025

Docket # C2

Request

Final Plat

Applicant

Daniel Sneed
Wallace Design Collective

Owner

Michael Knight

Site Information

Location	1 E 135th St
Area	28 Acres
Zoning	UR & M3-5
Council District	6 th
County	Jackson
School District	Grandview

Surrounding Land Uses

North: Commercial, B2-2
South: Industrial, M3-5
East: Industrial, M3-5
West: Industrial, M3-5

Land Use Plan

The Martin City Area Plan recommends Neighborhood Mixed Use and Industrial for this location. The proposed Final Plat aligns with this designation. See Plat Review for more information.

Major Street Plan

135th Street is identified as an Activity Street in this location.

Approval Process



Overview

The applicant seeks approval of a Final Plat in Districts UR (Urban Redevelopment) and M3-5 (Manufacturing) about 28 acres generally located at the southeast corner of East 135th Street and Wornall Road, allowing for the creation of 3 lots and 6 tracts for a residential and commercial development.

Existing Conditions

The subject site is currently undeveloped. There is an associated regulated stream with the subject site on the southern end.

Neighborhoods

This site is located within the Center Planning and Development Council, Martin City Community Improvement District, and South Kansas City Alliance.

Required Public Engagement

Section 88-505-12, Public Engagement does not apply to this request.

Controlling Case & Related Cases

CD-CPC-2024-00156 – Ordinance 250221, approved a rezoning of an area of about 25 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. Approved March 20, 2025

CD-AA-2025-00102 - A request to approve a Minor Amendment to a previously approved plan in District UR and M3-5 on about 28 acres generally located at 1 E 135th Street. Approved November 24, 2025.

Project Timeline

The application for the subject request was filed on June 9, 2025. Scheduling deviations have occurred due to requested amendments to the controlling plan.

Professional Staff Recommendation

Docket #C2 Approval Subject to Conditions

Page 1 of 3

VICINITY MAP



PLAT REVIEW

The request is for approval of a Final Plat within the UR (Urban Redevelopment) and M3-5 (Manufacturing) districts on approximately 28 acres located at the southeast corner of East 135th Street and Wornall Road. The plat proposes the creation of three lots and six tracts to support a mixed residential and commercial development.

The proposed uses were previously approved under Case No. CD-CPC-2024-00156, which established the Preliminary Plat. That plan included a multi-unit apartment building with retail frontage along East 135th Street. A Minor Amendment to the controlling plan was approved on November 24, 2025, permitting the reuse of an existing building on the site that was originally proposed for demolition. The amendment also revised the Preliminary Plat to reflect updated lot lines that allow for the building's preservation.

No public streets are proposed or dedicated with this Final Plat.

Final Plats are the legal instruments used to formally subdivide land in accordance with the layout approved in the Preliminary Plat, which is often presented in multiple phases, as this proposed plat is. The review of a Final Plat includes verification that all required public utilities have been properly extended and accepted by the City, and that stormwater detention covenants have been finalized and reviewed for compliance. This Final Plat is consistent with the previously approved Preliminary Plat and complies with all applicable lot and building standards outlined in Section 88-260 of the Zoning and Development Code.

PLAT ANALYSIS

Standards	Meets	Notes
Lot and Building Standards (88-260)	Yes	Application meets standards set by the controlling UR Plan.
Parkland Dedication (88-408)	Yes	Must be satisfied prior to Certificate of Occupancy of apartment building.

SPECIFIC REVIEW CRITERIA

Final Subdivision Plats (88-555-04)

In reviewing and making decisions on zoning and development code text amendments, the City Planning and Development Director, City Plan Commission, and City Council must consider at least the following factor:

No final plat may be approved unless the decision-making body finds that the proposed subdivision conforms with the approved preliminary plat with all applicable regulations and standards of this zoning and development code.

The requested Final Plat is in conformance with the controlling plan and all standards as required by 88-555-04 of the Zoning and Development Code.

ATTACHMENTS

1. Conditions Report
2. Applicant's Submittal Professional Staff Recommendation

City staff recommends APPROVAL SUBJECT TO CONDITIONS as stated in the conditions report.

Respectfully Submitted,



Matthew Barnes, AICP

Lead Planner



Plan Conditions

Report Date: November 25, 2025

Case Number: CLD-FnPlat-2025-00018

Project: Tilden Station

Condition(s) by City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / matthew.barnes@kcmo.org with questions.

1. That prior to submitting documents for the final approval of conditions the applicant ensure that the Title Report is current within 90 days or submit an updated Title Report.
2. That prior to submitting documents for final approval the applicant shall upload Paid Tax Receipts for the most recent applicable year.
3. That prior to submitting documents for the final approval of conditions the applicant update the plat to reflect the correct City Plan Commission Date, Ordinance Number, and Council Approval Date by utilizing the Official City Signature Block found under Table 8 in the 2025 Director's Minimal Submittal Requirements and insert Case No. CLD-FnPlat-2025-00018.
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 Certificate of Occupancy.
5. Should any of the tract area change based on site plan approval of the Final Plan the tracts must be re-platted.
6. That a Final Plan must be submitted and approved prior to recording the Final Plat.
7. Should the developer wish to record the plat prior to approval of the Final Plan the amenity tracts must be removed from this plat and dedicated through a separate Final Plat.

Condition(s) by Parks & Recreation. Contact Richard Sanchez at (816) 513-7678 / richard.sanchez@kcmo.org with questions.

8. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2025 acquisition rate of \$20,065.67 per acre. This requirement shall be satisfied prior to certificate of occupancy.
9. Prior to the recording of the Final Plat, the applicant must gain approval of Final Plans for any residential uses to allow the Parks and Recreation Department may evaluate the Parkland Dedication requirements.

Condition(s) by Parks & Recreation. Contact Virginia Tharpe at / virginia.tharpe@kcmo.org with questions.

10. The developer shall be responsible for tree preservation in an easement or platted tract, mitigation planting, or payment of cash-in-lieu of preservation or mitigation planting, or any combination thereof in accordance with 88-424. Should the developer choose to pay cash-in-lieu of preservation or mitigation of all or a portion of the required area, the amount due shall be based upon the rate specified in 88-424. This requirement shall be satisfied prior to issuance of certificate of occupancy, or prior to the recording of the final plat, whichever occurs first.
11. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way.

Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

12. 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.
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.

Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

14. The developer shall integrate into the existing street light system any relocated existing street lights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.
15. 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 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, 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 occupancy permits.
16. 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.

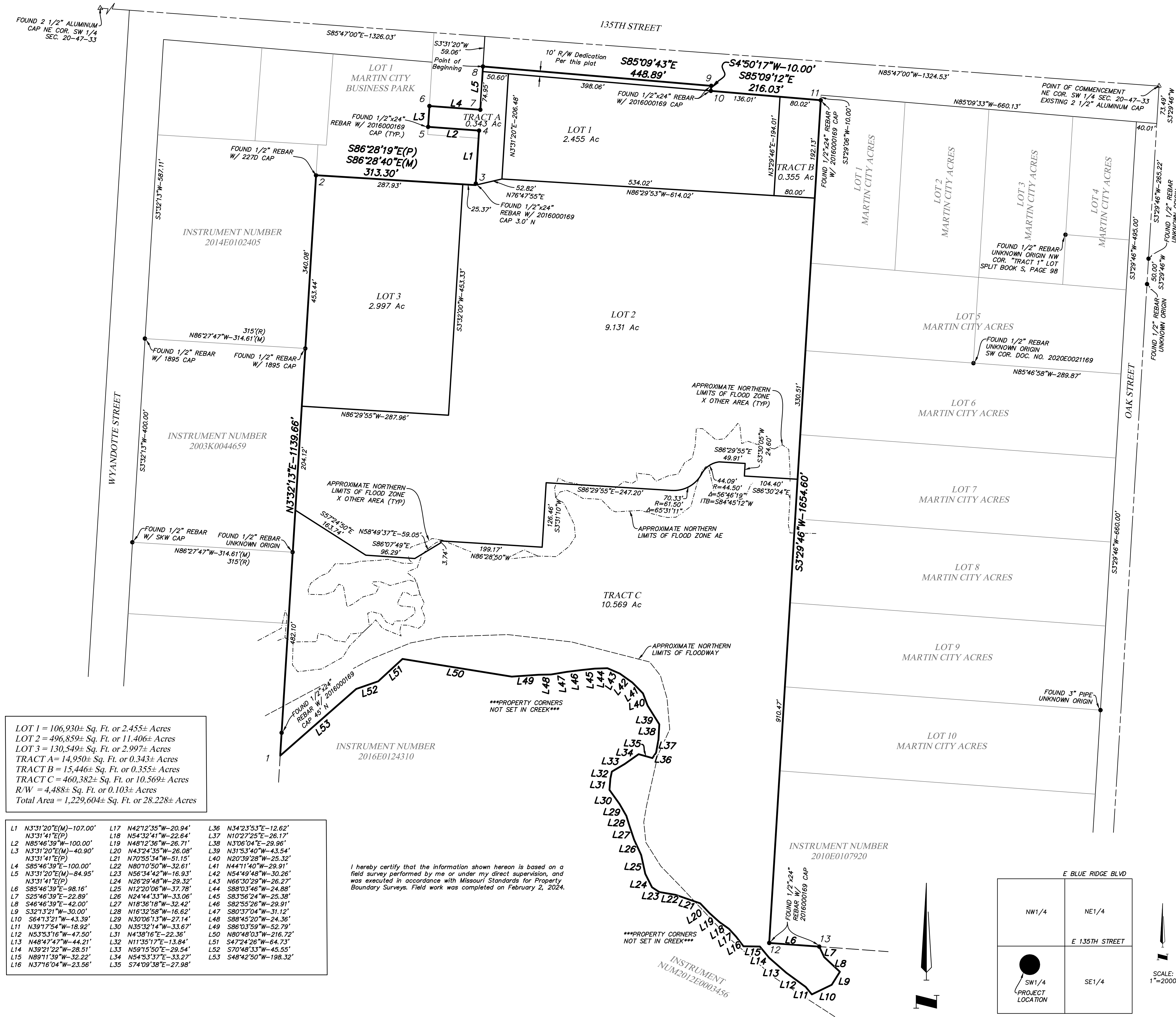
Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.

17. The developer shall provide private storm drainage and sanitary sewer easements for any private mains prior to the issuance of any building permits.
18. 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, as amended, commonly known as the Development Regulations.
19. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to KC Water showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to KC Water for review and acceptance for the disturbed area, and submit 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 KC Water.
20. The owner/developer must submit plans for grading, siltation, and erosion control to KC Water 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.
21. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by KC Water prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required.
22. The developer must 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 KC Water, prior to recording the plat or issuance of a building permit whichever occurs first.
23. The developer must grant a BMP Easement to the City as required by KC Water, prior to recording the plat or issuance of any building permits.
24. The developer shall submit a Preliminary Stream Buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements.
25. The developer shall submit a final stream buffer plan to KC Water 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.
26. The developer must grant on City approved forms, a STREAM BUFFER Easement to the City, as required by Chapter 88 and KC Water, prior to issuance of any stream buffer permits.
27. The developer must obtain a Floodplain Development Permit from Development Services prior to beginning any construction activities with the floodplain.

Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.

28. The developer must 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 flood prone area (including detention basins and engineered surface drainage conveyances) on any plat and plan, as required by KC Water.
29. The developer must submit covenants, conditions and restrictions to KC Water for review by the Law Department for approval and enter into covenant agreements for the maintenance of any private open space tracts with stream buffer zones or stormwater detention area tracts, prior to recording the plat.
30. 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 KC Water.
31. The developer shall provide a Covenant to Maintain Private Storm Sewer Main acceptable to KC Water for any private storm sewer mains prior to the issuance of any building permits.
32. The developer shall provide a Covenant to Maintain Private Sanitary Sewer Main acceptable to KC Water for any private sanitary sewer mains prior to the issuance of any building permits.

FINAL PLAT OF
TILDEN STATION
A PART OF THE NW 1/4, SECTION 20, TOWNSHIP 47S, RANGE 33W
IN KANSAS CITY, JACKSON COUNTY, MISSOURI



LOT 1 = 106,930± Sq. Ft. or 2.455± Acres
LOT 2 = 496,859± Sq. Ft. or 11.406± Acres
LOT 3 = 130,549± Sq. Ft. or 2.997± Acres
TRACT A = 14,950± Sq. Ft. or 0.343± Acres
TRACT B = 15,446± Sq. Ft. or 0.355± Acres
TRACT C = 460,382± Sq. Ft. or 10.569± Acres
R/W = 4,488± Sq. Ft. or 0.103± Acres
Total Area = 1,229,604± Sq. Ft. or 28.228± Acres

L1	N3°31'20"E(M)-107.00'	L17	N42°12'35"W-20.94'	L36	N34°23'53"E-12.62'
L2	N85°46'39"W-100.00'	L18	N54°32'41"W-22.64'	L37	N10°27'25"E-26.17'
L3	N3°31'20"E(M)-40.90'	L19	N48°12'36"W-26.71'	L38	N3°06'04"E-29.96'
L4	S85°46'39"E-100.00'	L20	N43°24'35"W-26.08'	L39	N3°31'40"W-43.54'
L5	N3°31'20"E(M)-84.95'	L21	N70°55'34"W-51.15'	L40	N20°39'28"W-25.32'
L6	S85°46'39"E-98.16'	L22	N80°10'50"W-32.61'	L41	N44°11'40"W-29.91'
L7	S25°46'39"E-22.89'	L23	N56°34'42"W-16.93'	L42	N54°49'48"W-30.26'
L8	S46°46'39"E-42.00'	L24	N66°29'48"W-29.32'	L43	N66°30'29"W-26.27'
L9	S32°13'21"W-30.00'	L25	N12°20'06"W-37.78'	L44	S88°03'46"W-24.88'
L10	S64°13'21"W-43.39'	L26	N24°44'33"W-33.06'	L45	S83°56'24"W-25.38'
L11	N39°17'54"W-18.92'	L27	N18°36'18"W-32.42'	L46	S82°55'26"W-29.91'
L12	N53°53'16"W-47.50'	L28	N16°32'58"W-16.62'	L47	S80°37'04"W-31.12'
L13	N48°47'47"W-44.21'	L29	N30°06'13"W-27.14'	L48	S88°45'20"W-24.36'
L14	N39°21'22"W-28.51'	L30	N35°32'14"W-33.67'	L49	S86°03'59"W-52.79'
L15	N89°11'39"W-32.22'	L31	N43°38'16"E-22.36'	L50	N80°48'03"W-216.72'
L16	N37°16'04"W-23.56'	L32	N11°35'17"E-13.84'	L51	S47°24'26"W-64.73'
		L33	N59°15'50"E-29.54'	L52	S70°48'33"W-45.55'
		L34	N54°53'37"E-33.27'	L53	S48°42'50"W-198.32'
		L35	S74°09'38"E-27.98'		

All that part of the SW 1/4, Section 20, Township 47 S, Range 33 W, in Kansas City, Jackson County, Missouri, more particularly described as:
Commencing at the NE corner of said SW 1/4, then N 85°47'00" W, along the north line of said SW 1/4, a distance of 1324.53 feet; then S 3°31'20" W, a distance of 59.06 feet, to a point on the South right of way line of 135th Street, as now established, said point being the Point of Beginning; then S 85°09'43" E, along the south right of way line of said 135th Street, a distance of 448.89 feet; then S 4°50'17" W, along said right of way line, a distance of 10.00 feet; then S 85°09'12" E, along said right of way line, a distance of 216.03 feet, to a point on the west line of MARTIN CITY ACRES, a subdivision of land in Kansas City, Jackson County, Missouri; S 3°29'46" W, along the west line of said MARTIN CITY ACRES, a distance of 1,654.60 feet to the SW corner of a tract of land recorded in Instrument No. 2010E0107920 at the Recorder of Deeds Office, Jackson County, Missouri; then S 85°46'39" E, along the south line of said tract of land, a distance of 98.16 feet; then southerly, southerly, then northwesterly and westerly along the centerline of creek the following courses and distances; then S 25°46'39" E, 22.89 feet; then S 46°46'39" E, 42.00 feet; then S 32°13'21" W, 30.00 feet; then S 64°13'21" W, 43.39 feet; then N 39°17'54" W, 18.92 feet; then N 53°53'16" W, 47.50 feet; then N 48°47'47" W, 44.21 feet; then N 39°21'22" W, 28.51 feet; then N 89°11'39" W, 32.22 feet; then N 37°16'04" W, 23.56 feet; then N 42°12'35" W, 20.94 feet; then N 54°32'41" W, 22.64 feet; then N 48°12'36" W, 26.71 feet; then N 43°24'35" W, 26.08 feet; then N 70°55'34" W, 51.15 feet; then N 80°10'50" W, 32.61 feet; then N 56°34'42" W, 16.93 feet; then N 26°29'48" W, 29.32 feet; then N 12°20'06" W, 37.78 feet; then N 24°44'33" W, 33.06 feet; then N 18°36'18" W, 32.42 feet; then N 16°32'58" W, 16.62 feet; then N 30°06'13" W, 27.14 feet; then N 35°32'14" W, 33.67 feet; then N 43°38'16" E, 22.36 feet; then N 11°35'17" E, 13.84 feet; then N 59°15'50" E, 29.54 feet; then N 54°53'37" E, 33.27 feet; then S 74°09'38" E, 27.98 feet; then N 34°23'53" E, 12.62 feet; then N 10°27'25" E, 26.17 feet; then N 3°06'04" E, 29.96 feet; then N 3°31'40" W, 43.54 feet; then N 20°39'28" W, 25.32 feet; then N 44°11'40" W, 29.91 feet; then N 54°49'48" W, 30.26 feet; then N 66°30'29" W, 26.27 feet; then S 86°03'46" W, 24.88 feet; then S 83°56'24" W, 25.38 feet; then S 82°55'26" W, 29.91 feet; then S 80°37'04" W, 31.12 feet; then S 88°45'20" W, 24.36 feet; then S 86°03'59" W, 52.79 feet; then N 80°48'03" W, 216.72 feet; then S 47°24'26" W, 64.73 feet; then S 70°48'33" W, 45.55 feet; then S 48°42'50" W, 198.32 feet; then N 3°32'13" E, along the east line of tracts of land recorded as Instrument No. 2003K0044659 and Instrument No. 2014E0102405, recorded in said recorder of deeds office, and their southerly extension, a distance of 1,139.66 feet, to the SW corner of Lot 1, MARTIN CITY BUSINESS PARK, a subdivision of land in Kansas City, Jackson County, Missouri; then S 86°28'40" E, along the south line of said Lot 1, a distance of 313.30 feet, to the SE corner of said Lot 1; then N 3°31'20" E, along the east line of said Lot 1, a distance of 107.00 feet; then N 85°46'39" W, a distance of 100.00 feet, to a point on the east line of said Lot 1; then N 3°31'20" E, along the east east line, a distance of 40.90 feet, to the SW corner of a tract of land described in Instrument No. 1975K0263791 at said recorder of deeds office; then S 85°46'39" East, along the south line of said tract, a distance of 100.00 feet; then N 3°31'20'34" E, a distance of 84.95 feet, to the point of beginning.

The above described tract of land contains 1,229,604 Sq. Ft. or 28.228 Acres more or less.

OWNERS CERTIFICATION AND DEDICATION
The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as "TILDEN STATION"

Tract A is to be used for emergency access only and will be owned and maintained by the owner of Lot 1.

Tract B is to be used for private road access and is to be owned and maintained by the owner of Lot 1.

Tract C is to be used for Stream Buffer and is to be owned and maintained by the owner of Lot 1.

RIGHT OF ENTRANCE: The right of entrance and egress in travel along any street or drive within the boundaries of the property is hereby granted to Kansas City, Missouri, for the purpose of fire and police protection, maintenance of water mains, sanitary and storm sewer lines, collection of garbage and refuse and to the United States Postal Service for the delivery of mail; provided, however, such right of ingress and egress does not include any obligation to contribute for any damage to any private street or drive by virtue of the exercise of the rights stated herein and specifically, neither Kansas City, Missouri nor the U.S. Postal Service shall incur any liability by virtue of the exercise of such rights.

STREET DEDICATION: Streets shown hereon and not heretofore dedicated for public use as street right-of-way are hereby dedicated.

SEWER EASEMENT - A sewer easement (S/E) for the location, construction, reconstruction, maintenance, operation and repair of sewerage improvements and any and all appurtenances incidental thereto in, under, upon, over and through land lying, being and situated in Kansas City, Missouri ("The City") is hereby granted to The City. By the granting of this easement, it shall not be construed to prohibit development of any adjoining property or from the laying out, establishing and constructing pavement, surfacing of roadways, curbing and gutters along, over or across said easement or any portion thereof, provided, however, said easement shall be kept free from additional depth of overburden, buildings, and any other structure or obstruction (except sidewalks, roadways, pavement, grass, shrubs, fences, or curbs), which will interfere with the City in entering upon said adjacent land and easement for the purpose of laying, constructing, reconstructing, operating, repairing and maintaining such sewerage improvements and appurtenances.

DRAINAGE EASEMENT - A drainage easement (D/E) for the purpose of storm water drainage including the right to build, construct, keep, repair and maintain storm water drainage facilities under, in, over, and upon as may be necessary, being and situated in Kansas City, Missouri (The City) is hereby granted to The City. The City shall have the right at all times to go upon the lands herein described to construct, maintain and repair the said drainage facilities as may be necessary. Nothing shall in any way interfere with the safe and unrestricted use of the land adjacent to and above said drainage facilities, nor attempt to use said property in such manner as would interfere with the proper, safe and continuous maintenance and use of said drainage facilities and specifically shall not build thereon or thereover any structure which may interfere with the maintenance and use thereof.

CROSS ACCESS: The right of ingress-egress between lots 2 and 3 along the areas shown hereon as cross access easement is hereby granted.

BMP EASEMENT: A BMP Easement (BMP/E) for the purpose of storm water detention facilities and shall be maintained by the owners of the lots, tracts, and parcels shown within this plat, pursuant to the Covenant to Maintain Storm Water Detention Facility of the TILDEN STATION, recorded simultaneously with this plat.

EXISTING EASEMENTS as shown hereon by their respective record books and pages are subject to the terms and conditions stated therein. This plat does not modify the existing easement terms or locations. They are shown hereon only as to how the affect the subject property.

EXECUTION
IN TESTIMONY WHEREOF, the undersigned proprietor of has caused this instrument to be executed this ____ day of _____, 20____.

Owner
Martin City Venture, LLC

By: Michael Knight, Manager

ACKNOWLEDGMENT
STATE OF _____
COUNTY OF _____

BE IT REMEMBERED, that on this ____ day of _____, 20____, before me the undersigned, a Notary Public in and for said County and State, personally appeared Michael Knight, Manager, of Martin City Venture, LLC, who is known to me to be such officer and who is known to me to be the same person who executed the foregoing instrument of writing on behalf of said company, and such person acknowledged the execution of the same to be the free act and deed of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Notary Public _____ My Appointment Expires _____
Print Name

APPROVALS
CITY PLAN COMMISSION PUBLIC WORKS
Approved Date: _____
Case No.: _____
Michael J. Shaw, Director

COUNCIL
This is to certify that the within Plat was duly submitted to and approved by the Council of Kansas City, Missouri, by Ordinance No. _____ duly authenticated as passed this ____ day of _____, 20____.

Quinton Lucas, Mayor Marilyn Sanders, City Clerk

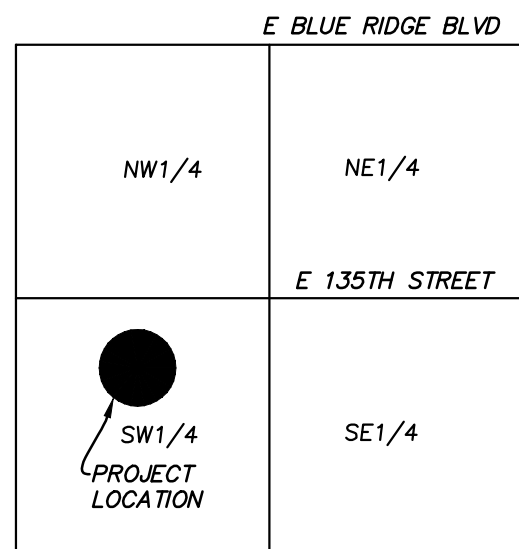
FINAL PLAT OF
TILDEN STATION

A PART OF THE NW 1/4, SECTION 20, TOWNSHIP 47S, RANGE 33W
IN KANSAS CITY, JACKSON COUNTY, MISSOURI

- LEGEND
- = MONUMENT AS NOTED
 - Δ = SECTION CORNER
 - S/E = SANITARY EASEMENT
 - SS/E = STORM SEWER EASEMENT

SCALE : 1"=100'

100 50 0 100



SCALE: 1"=2000'

VICINITY MAP
SEC. 20-47-33

I hereby certify that the information shown hereon is based on a field survey performed by me or under my direct supervision, and was executed in accordance with Missouri Standards for Property Boundary Surveys. Field work was completed on February 2, 2024.

Robert C. Sandlin, MOPLS-2016000169
Beyond Surveying, LLC Corporate Certificate/License No. 2018041532

LOT 1 = 106,930± Sq. Ft. or 2.455± Acres
LOT 2 = 496,859± Sq. Ft. or 11.406± Acres
LOT 3 = 130,549± Sq. Ft. or 2.997± Acres
TRACT A = 14,950± Sq. Ft. or 0.343± Acres
TRACT B = 15,446± Sq. Ft. or 0.355± Acres
TRACT C = 460,382± Sq. Ft. or 10.569± Acres
R/W = 4,488± Sq. Ft. or 0.103± Acres
Total Area = 1,229,604± Sq. Ft. or 28.228± Acres

Land Data	Area
Total Land Area	28.228
Land Area for proposed and Existing Right of Way	0.103 Ac
Net Land Area	28.125 Ac
Plat Data	Count
Number of Lots	3
Number of Tracts	3

INSTRUMENT
NUM2012E003456

INSTRUMENT NUMBER
2010E0107920

LOT 1
MARTIN CITY
BUSINESS PARK

INSTRUMENT NUMBER
2014E0102405

INSTRUMENT NUMBER
2003K0044659

INSTRUMENT NUMBER
2016E0124310

10' R/W Dedication
Per this plat

LOT 1
MARTIN CITY ACRES

LOT 2
MARTIN CITY ACRES

LOT 3
MARTIN CITY ACRES

LOT 4
MARTIN CITY ACRES

LOT 5
MARTIN CITY ACRES

LOT 6
MARTIN CITY ACRES

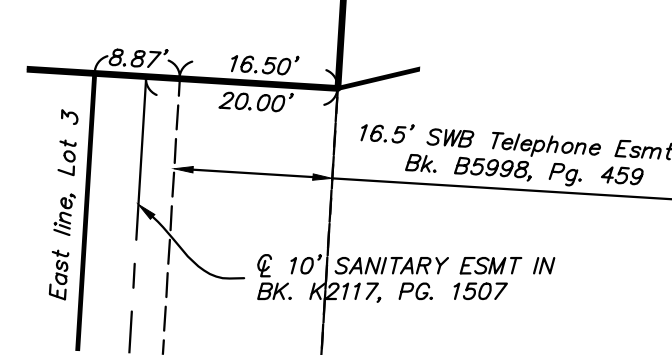
LOT 7
MARTIN CITY ACRES

LOT 8
MARTIN CITY ACRES

LOT 9
MARTIN CITY ACRES

LOT 10
MARTIN CITY ACRES

FIGURE 1:
SCALE 1"=20'



NORTHING:	EASTING:
1 987642.849	2761035.839
2 988780.274	2761106.145
3 988761.027	2761418.836
4 988867.818	2761425.409
5 988875.181	2761325.586
6 988916.001	2761328.193
7 988908.639	2761427.916
8 988993.423	2761433.140
9 988955.566	2761890.405
10 988945.602	2761879.562
11 988927.350	2762094.811
12 987275.925	2761993.917
13 987268.698	2762091.805

FLOOD NOTE:

This property lies within Floodway areas in Zone AE, defined as the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachments; Flood Zone AE special flood hazard area where base flood elevations determined; Flood Zone X, other flood areas of 0.2% annual chance flood; Flood zone X areas determined to be outside the 0.2% annual chance floodplain, as shown on the Flood Insurance Rate Map, prepared by the Federal Emergency Agency's National Flood Insurance Program for Kansas City, Jackson County, Missouri, Map Number 28095C03886, and 28095C03896 and both dated January 20, 2017.

GENERAL NOTES:

The bearings shown hereon are based on the State Plane Coordinate System, Missouri West Zone NAD 83

The subject property address is: 1 East 135th Street.

The accuracy standard for this survey is "Urban."

Coordinate shown hereon are State Plane, Missouri West Zone NAD83.

TITLE NOTE:

Title information shown hereon was taken from First American Title Insurance Company Commitment for Title Insurance, No. NCS-1261805-STLO Effective Date: April 24, 2025 at 8:00 A.M.

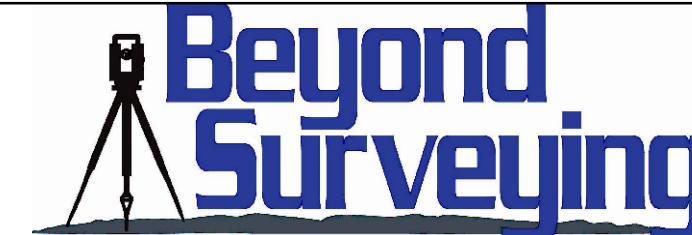
REFERENCE SURVEY

Survey by Weiskirch & Parks Engineers, Inc. Dated 1/3/17 and recorded in Book 145 at Page 87, as Doc. No. 2017E0093862

OWNER

Martin City Venture, LLC
4600 Madison Ave
Kansas City, Mo
Phone: 816-886-8413

29390 W 119th Street, Olathe, KS 66061
Office: 913-717-8538
COPYRIGHT © 2025-Beyond Surveying, LLC
www.beyondsurveying.com





CITY PLAN COMMISSION

15th Floor, City Hall
414 East 12th Street
Kansas City, Missouri 64106

kcmo.gov/planning

December 03, 2025

Daniel E Snead
Wallace Design Collective
1703 Wyandotte Street
Kansas City, MO 64108

Re: **CLD-FnPlat-2025-00018** - A request to approve a Final Plat in Districts UR (Urban Redevelopment) and M3-5 (Manufacturing) on about 28 acres generally located at the southeast corner of East 135th Street and Wornall Road, allowing for the creation of 3 lots and 6 tracts for a residential and commercial development.

Dear Daniel E Snead:

At its meeting on December 03, 2025, the City Plan Commission acted as follows on the above-referenced case.

Recommend Approval with Conditions

The Commission's action is only a recommendation. Your request must receive final action from the . All conditions imposed by the Commission, if any, are available on the following page(s).

PLEASE READ CONDITIONS CAREFULLY as some or all of the conditions imposed may require action on your part to proceed to the next step.

- If revised plans are required, you must make such revisions and upload the revised plans prior to proceeding to final action.
- If revised plans are not required, your request will automatically be submitted for consideration.

If you have any questions, please contact me at matthew.barnes@kcmo.org or (816) 513-8817.

Sincerely,

A handwritten signature in black ink, appearing to read "Matthew Barnes".

Matthew Barnes
Lead Planner

Condition(s) by City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / matthew.barnes@kcmo.org with questions.

1. That prior to submitting documents for the final approval of conditions the applicant ensure that the Title Report is current within 90 days or submit an updated Title Report.
2. That prior to submitting documents for final approval the applicant shall upload Paid Tax Receipts for the most recent applicable year.
3. That prior to submitting documents for the final approval of conditions the applicant update the plat to reflect the correct City Plan Commission Date, Ordinance Number, and Council Approval Date by utilizing the Official City Signature Block found under Table 8 in the 2025 Director's Minimal Submittal Requirements and insert Case No. CLD-FnPlat-2025-00018.
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 Certificate of Occupancy.
5. Should any of the tract area change based on site plan approval of the Final Plan the tracts must be re-platted.
6. That a Final Plan must be submitted and approved prior to recording the Final Plat.
7. Should the developer wish to record the plat prior to approval of the Final Plan the amenity tracts must be removed from this plat and dedicated through a separate Final Plat.

Condition(s) by Parks & Recreation. Contact Richard Sanchez at (816) 513-7678 / richard.sanchez@kcmo.org with questions.

8. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2025 acquisition rate of \$20,065.67 per acre. This requirement shall be satisfied prior to certificate of occupancy.
9. Prior to the recording of the Final Plat, the applicant must gain approval of Final Plans for any residential uses to allow the Parks and Recreation Department may evaluate the Parkland Dedication requirements.

Condition(s) by Parks & Recreation. Contact Virginia Tharpe at / virginia.tharpe@kcmo.org with questions.

10. The developer shall be responsible for tree preservation in an easement or platted tract, mitigation planting, or payment of cash-in-lieu of preservation or mitigation planting, or any combination thereof in accordance with 88-424. Should the developer choose to pay cash-in-lieu of preservation or mitigation of all or a portion of the required area, the amount due shall be based upon the rate specified in 88-424. This requirement shall be satisfied prior to issuance of certificate of occupancy, or prior to the recording of the final plat, whichever occurs first.
11. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way.

Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

12. 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.
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 integrate into the existing street light system any relocated existing street lights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.

Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

15. 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 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, 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 occupancy permits.
16. 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.

Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.

17. The developer shall provide private storm drainage and sanitary sewer easements for any private mains prior to the issuance of any building permits.
18. 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, as amended, commonly known as the Development Regulations.
19. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to KC Water showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to KC Water for review and acceptance for the disturbed area, and submit 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 KC Water.
20. The owner/developer must submit plans for grading, siltation, and erosion control to KC Water 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.
21. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by KC Water prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required.
22. The developer must 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 KC Water, prior to recording the plat or issuance of a building permit whichever occurs first.
23. The developer must grant a BMP Easement to the City as required by KC Water, prior to recording the plat or issuance of any building permits.
24. The developer shall submit a Preliminary Stream Buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements.
25. The developer shall submit a final stream buffer plan to KC Water 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.
26. The developer must grant on City approved forms, a STREAM BUFFER Easement to the City, as required by Chapter 88 and KC Water, prior to issuance of any stream buffer permits.
27. The developer must obtain a Floodplain Development Permit from Development Services prior to beginning any construction activities with the floodplain.

Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.

28. The developer must 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 flood prone area (including detention basins and engineered surface drainage conveyances) on any plat and plan, as required by KC Water.
29. The developer must submit covenants, conditions and restrictions to KC Water for review by the Law Department for approval and enter into covenant agreements for the maintenance of any private open space tracts with stream buffer zones or stormwater detention area tracts, prior to recording the plat.
30. 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 KC Water.
31. The developer shall provide a Covenant to Maintain Private Storm Sewer Main acceptable to KC Water for any private storm sewer mains prior to the issuance of any building permits.
32. The developer shall provide a Covenant to Maintain Private Sanitary Sewer Main acceptable to KC Water for any private sanitary sewer mains prior to the issuance of any building permits.

COVENANT TO MAINTAIN STORM WATER DETENTION AND BMP FACILITIES
PLAT OF [insert PLAT NAME in caps]

THIS COVENANT made and entered into this ____ day of _____, 2____, by and between Kansas City, Missouri, a constitutionally chartered Municipal corporation (**City**), and of [company name], a [insert company type], (**Owner**).

WHEREAS, Owner has an interest in certain real estate generally located at the [insert location description from Planning Staff Report] in Kansas City, of [insert county] County, Missouri, (**Property**) more specifically described in Exhibit "A" attached hereto and incorporated herein by reference; and

WHEREAS, Owner intends to cause the Property to be platted as Plat of [insert plat name], (**Plat**), in accordance with Chapter ~~6688~~, Code of Ordinances of the City of Kansas City, Missouri; and

WHEREAS, Owner intends to subdivide the Property and create pursuant to the Plat Lots of [insert lot numbers] and Tract(s) of [insert tract name(s)] as shown on Exhibit "B" attached hereto.

WHEREAS, the improvement proposed by Owner on the Property warrant storm water management control and water quality Best Management Practice facilities (BMPs), collectively hereinafter referred to as (The Facilities); and

WHEREAS, The Facilities, located on Tract(s) of [insert tract name(s)] within the Plat, require preservation and maintenance in order to ensure continuous and perpetual operation and effectiveness in controlling storm water runoff rates, volumes, and quality; and

WHEREAS, the City and Owner agree that it is in the public interest to detain storm water and provide BMP(s) to treat the stormwater for the benefit of the Property and surrounding areas; and

WHEREAS, these covenant provisions for proper operation, preservation, and maintenance of The Facilities are necessary to serve the development;

NOW, THEREFORE, Owner and City, for and in consideration of the benefits to themselves, their assigns and future grantees do hereby agree as follows:

Sec. 1. Owner at its sole cost shall:

- a. Be responsible for the perpetual preservation, maintenance, repair and replacement, if necessary of The Facilities located on of Tract(s) [insert tract name(s)].
- b. Maintain the pipes, structures, BMPs, grounds, and appurtenances for the Facilities located on Tract(s) [insert tract name(s)].
- c. Keep the pipes, structures, BMPs, and appurtenances open and free of silt and non-beneficial vegetation.
- d. Keep the pipes, structures, BMPs, and appurtenances in good working condition or replace same if necessary.

- e. Control the growth of the vegetation and grass areas, not identified as beneficial to the BMPs, on Tract(s) ____ to the limits prescribed by the Kansas City Code of Ordinances.
- f. Maintain the grades within Tract(s) [insert tract name(s)] pursuant to the approved plan on file in the office of the Director of City Planning & Development and identified as File No _____. [leave blank]
- g. Obtain all necessary improvement and repair permits prior to performing any work on The Facilities.

Sec. 2. City is granted the right, but is not obligated to enter upon Tract(s) [insert tract name(s)] in order to inspect, maintain, repair, and/or replace The Facilities including the pipes, structures, grounds, and appurtenances if Owner fails to maintain same. In the event that the City does provide maintenance for the facilities, then City may:

- a. Charge the costs for such maintenance, repair, or replacement against Owner, and/or the owner of Tract(s) [insert tract name(s)], and/or the owners of Lots [insert lot numbers-.Note: just those lots served by the facility – not necessarily all plat lots] served by the Facility on Tract(s) [insert tract name(s)];
- b. Assess a lien on either the Tract(s) [insert tract name(s)] or on the Lots [insert same lot numbers as above] or both served by the Facility on Tract(s) [insert tract name(s)];
- c. Maintain suit against Owner, and/or the owner of Tract(s) [insert tract name(s)] and/or the owners of Lots [insert same lot numbers as above] served by the Facility on Tract(s) [insert tract name(s)] for all cost incurred by the City for such maintenance.

Unless necessitated by a threat to life and/or safety, City shall notify Owner and/or the then-current owners of Tract(s) [insert tract name(s)] and Lots [insert same lot numbers as above] not less than thirty (30) days before it begins maintenance of The Facilities.

Sec. 3. Owner and/or the owner of Tract(s) [insert tract name(s)] shall not use, nor attempt to use, in any manner which would interfere with the operation of The Facilities, in such manner as would interfere with the proper, safe, and continuous maintenance and use thereof, and, in particular, shall not build, thereon or thereover, any structure which may interfere, or cause to interfere, with the maintenance and use thereof.

Sec. 4. This covenant shall run with the land legally described in Exhibit "A." Owner shall remain liable under the terms of this Covenant unless and until Owner assigns its rights and obligations to a third party and such assignment is accepted by the City.

Sec. 5. To the extent allowed by law, in the event of a default under a loan agreement by a third party who is assigned the rights and obligations in accordance with the terms of this Covenant, the City will agree to an assignment from the defaulting third party to the secured lender.

Sec. 6. Notices. All notices required by this Covenant shall be in writing sent by regular United States mail, postage prepaid, commercial overnight courier or facsimile and addressed as hereinafter specified. Each party shall have the right to specify that notice be addressed to any

other address by giving the other party ten (10) days notice thereof. Unless a party to this Agreement has given ten (10) days notice of a change of person and address for purposes of notice under this Agreement to the other party in writing, notices shall be directed to the following:

Notices to the City:
Director of City Planning & Development
City Hall, 414 East 12th Street
Kansas City, Missouri 64106
Fax number: (816) 513-2548

Notices to Owner shall be addressed to:
[insert name of business]
[sole proprietorship, partnership, corporation, LLC]
[insert City, State, Zip]
[insert name(s) of signer(s)]
[insert fax and phone number]

Sec. 7. This Agreement shall not be amended, modified, canceled or abrogated without the prior written consent of the City.

Sec. 8. Invalidation of any part or parts of this Covenant by judgment or other court action shall in no way affect any of the other provisions, which shall remain in full force and effect.

Sec. 9. This Agreement shall be construed and enforced in accordance with the laws of the State of Missouri.

Sec. 10. Upon the effective date of this Covenant, the City shall file this Covenant in the Office for recording real estate documents in [insert county], Missouri, and shall be binding on Owner, its successors, assigns and transferees.

Sec. 11. Owner shall jointly and severally release, hold harmless, indemnify and defend City and its agents, officers and employees from any and all responsibility, liability, loss, damage or expense resulting to Owner or to any person or property caused by or incidental as to the design, function, construction, maintenance or failure to maintain The Facilities.

ATTESTATION BY CITY CLERK:

KANSAS CITY, MISSOURI

City Clerk

By: _____
Director of City Planning and Development

Approved as to form:

Assistant City Attorney

STATE OF MISSOURI)
) SS
COUNTY OF _____)

BE IT REMEMBERED that on this ____ day of _____, 2____, before me, the undersigned, a notary public in and for the county and state aforesaid, came _____, Director of City Planning and Development, of Kansas City, Missouri, a corporation duly organized, incorporated and existing under and by virtue of the laws of the State of Missouri, and _____, _____ of Kansas City, Missouri, who are personally known to me to be the same persons who executed, as officials, the within instrument on behalf of Kansas City, Missouri, and such persons duly acknowledge the execution of the same to be the act and deed of said Kansas City, Missouri.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Notary Public

My Commission Expires: _____

OWNER

[insert name of business]

[sole proprietorship, partnership, corporation, LLC]

[insert City, State, Zip]

[insert name(s) of signer(s)]

[insert fax and phone number]

I hereby certify that I have authority to execute
this document on behalf of Owner.

By: _____

Title: _____

Date: _____

Check one:

() Sole Proprietor

() Partnership

() Corporation

() Limited Liability Company (LLC)

Attach corporate seal if applicable

STATE OF _____)
) SS
COUNTY OF _____)

BE IT REMEMBERED, that on the _____ day of _____, 2_____,
before me, the undersigned notary public in and for the county and state aforesaid, came
_____, to me personally known, who being by me duly sworn did
say that he/she/they is/are the [insert title such as proprietor, general or limited partner, president,
or member(s)] of [insert name of business], and that said instrument was signed on behalf of said
[proprietorship, partnership, corporation or LLC] by authority of its [for partnerships,
corporations, or LLCs, add one of the following respective descriptions partners, Board of
Directors or members] and acknowledged said instrument to be the free act and deed of said
[proprietorship, partnership, corporation or LLC].

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the
day and year last above written.

Notary Public

My commission expires: _____

EXHIBIT “A”

EXHIBIT “B”



File #: 251046

ORDINANCE NO. 251046

Sponsor: Director of Housing and Community Development Department

Authorizing the Manager of Procurement Services to execute a Central City Economic Development (CCED) funding agreement with Palestine Economic Development Corporation for construction of a 39-bed assisted living facility to be located at 35th Street and Prospect Avenue in Kansas; and authorizing the Director of the Housing and Community Development Department to expend up to \$1,918,318.64 of previously appropriated Central City Economic Development Funds.

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

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

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

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

WHEREAS, on September 19, 2019, the City Council passed Ordinance No. 190650 which accepted the Board's recommendation to negotiate and execute a Funding Agreement with

Palestine Economic Development Corporation in the amount of \$2,288,008.00 for the purpose of construction of a 39-bed assisted living facility and related costs.

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

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

WHEREAS, KCATA has expended \$941,689.36 costs associated with Phase 1 Activities that included demolition of blighted structures, environmental remediation, acquisition and miscellaneous costs for Phase I; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Manager of Procurement Services is authorized to execute a Central City Economic Development funding agreement with Palestine Economic Development Corporation using previously appropriated funds in the amount of \$1,918,318.64 from the Central City Economic Development Sales Tax Fund:

26-2200-555998-B-57190650	Palestine Economic Development	\$1,918,318.64
---------------------------	--------------------------------	----------------

Section 2. That the Director of Housing and Community Development is authorized to expend up to \$1,918,318.64 from the Central City Economic Development Sales Tax Fund.

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

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

..end

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

unencumbered, in the treasury, to the credit of the fund from which payment will be made, each sufficient to meet the obligated incurred in the purchase order.

William Choi
Interim Director of Finance

Approved as to form:

Joseph A. Guarino
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: TMP 6280
Submitted Department/Preparer: Housing
Revised 6/10/24

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

Executive Summary

Authorizing the Manager of Procurement Services to execute a Central City Economic Development (CCED) funding agreement with Palestine Economic Development Corporation for construction of a 39-bed assisted living facility to be located at 35th Street and Prospect Avenue in Kansas; and authorizing the Director of the Housing and Community Development Department to expend up to \$1,918,318.64 of previously appropriated Central City Economic Development Fund.

Discussion

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

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

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

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

WHEREAS, on September 19, 2019, the City Council passed Ordinance No. 190650 which accepted the Board’s recommendation to negotiate and execute a Funding Agreement with Palestine Economic Development Corporation in the amount of \$2,288,008 for the purpose of construction of a 39-bed assisted living facility and related costs.

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

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

WHEREAS, KCATA has expended \$941,689.36 costs associated with Phase 1 Activities that included demolition of blighted structures, environmental remediation, acquisition and miscellaneous costs for Phase I; and

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Manager of Procurement Services is authorized to execute a Central City Economic Development funding agreement with Palestine Economic Development Corporation using previously appropriated funds in the amount of \$1,918,318.64 from the Central City Economic Development Sales Tax Fund:

26-2200-555998-B-57190650 Palestine Economic Development \$1,918,318.64

Section 2. That the Director of Housing and Community Development is authorized to expend up to \$1,918,318.64 from the Central City Economic Development Sales Tax Fund

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

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

Fiscal Impact

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

2. What is the funding source?
26-2200-555998-B-57190650 – Central City Ec Dev Sales Tax fund
3. How does the legislation affect the current fiscal year?
There is no effect on the fiscal year.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
There is no effect on the fiscal year.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
No

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

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

Additional Discussion (if needed)

Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

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

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

Prior Legislation

Ordinance 190650 and 240333

Service Level Impacts

KCATA has expended \$941,689.36 costs associated with Phase 1 Activities that included demolition of blighted structures, environmental remediation, acquisition and miscellaneous costs for Phase I. The parties desire that KCATA convey the Phase I properties to the contractor.

Other Impacts

1. What will be the potential health impacts to any affected groups?
NA
2. How have those groups been engaged and involved in the development of this ordinance?
NA
3. How does this legislation contribute to a sustainable Kansas City?
(ii) retains and generates jobs; (iii) promotes economic development in the area of the City in which the Project Site is located, and promotes consideration of areas of the City that the City Council has determined to be blighted as a location for business operations; (iv) results in generation of tax revenues to the City from the conduct of business and other activities in the City that would otherwise occur; (v) serves as a catalyst for additional investment in and further redevelopment and rehabilitation of the area of the City in which the Project Site is located; and (vi) furthers the City's policy of encouraging economic stability and growth.
4. Does this legislation create or preserve new housing units?
Yes (Press tab after selecting)

Total Number of Units 39
Number of Affordable Units 39
5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and

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

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

Please provide reasoning why not:

NA

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

No(Press tab after selecting)

.

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

No(Press tab after selecting)



File #: 251054

ORDINANCE NO. 251054

Sponsor: Director of City Planning and Development Department

Vacating the 41st Street Condominium Plat in District R-2.5 generally located at the northwest corner of East 41st Street and Locust Street and directing the City Clerk to record certain documents. (CD-ROW-2025-00038)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Council of Kansas City does hereby find and declare that on the 22nd day of October, 2025, a petition was filed with the City Clerk of Kansas City by Adam Carlson for the vacation of 41st Street Condominiums, giving the distinct description of the condominium in Kansas City, Jackson County, Missouri, according to the recorded condominium plat thereof, giving the distinct description of the condominium to be vacated and also the names of the persons and corporations owning the condominium units, and that the consents of the persons and corporations owning condominium units has been obtained in writing, that said consents have been acknowledged as deeds are acknowledged, and was duly filed with the petition for such vacation in the City Clerk's Office.

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

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

Section 4. The 41st Street Condominiums, a condominium plat in the City of Kansas City, Jackson County, Missouri, according to the recorded plat thereof, be and the same is hereby vacated.

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

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

..end

Approved as to form:

Sarah Baxter
Senior Associate City Attorney

Approved by the City Plan Commission

Sara Copeland, FAICP
Secretary

STATE OF MISSOURI)
) ss.
COUNTY OF _____)

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

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

My term expires _____, 20____.

Notary Public within and for
County, Missouri

IN RECORDER'S OFFICE

STATE OF MISSOURI)
) ss.
COUNTY OF _____)

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

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

Recorder

By _____
Deputy



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: TMP-6253

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Vacating the 41st Street Condominium Plat in Zoning District R-2.5 (Residential) generally located at the northwest corner of East 41st Street and Locust Street and directing the City Clerk to record certain documents. (CD-ROW-2025-00038)

Discussion

The plat proposed for vacation currently contains four multi-unit residential buildings under single, common ownership. Although the building was originally platted as a condominium pursuant to RSMo Chapter 448, all units and buildings are owned by one entity and are operated as a multi-unit rental building.

The vacation of the condominium plat will eliminate the condominium form of ownership and return the structure to a single-ownership multi-unit building. No physical changes to the buildings are proposed. The action will dissolve the condominium association and its bylaws, and consolidate ownership from multiple condominium units to one owner.

The requested vacation is limited to this change in ownership structure and does not include any modifications to the buildings or property.

Staff Recommendation: Approval

CPC Recommendation: 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 the vacation of a previously approved condominium plat. .
3. How does the legislation affect the current fiscal year?

Not applicable as this is an ordinance authorizing the vacation of a previously approved condominium plat.

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

Not applicable as this is an ordinance authorizing the vacation of a previously approved condominium plat.

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

Not applicable as this is an ordinance authorizing the vacation of a previously approved condominium plat.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

This does not have any fiscal impact.

Citywide Business Plan (CWBP) Impact

- View the [Adopted 2025-2029 Citywide Business Plan](#)
- Which CWBP goal is most impacted by this legislation?
Inclusive Growth and Development (Press tab after selecting.)
- 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

N/A

Service Level Impacts

Not applicable as this is an ordinance authorizing the vacation of a previously approved condominium plat.

Other Impacts

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

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

No - CREO's review is not applicable (Press tab after selecting)
Please provide reasoning why not:
Not applicable as this is an ordinance authorizing the vacation of a previously approved condominium plat.

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

No(Press tab after selecting)

Not applicable as this is an ordinance authorizing the vacation of a previously approved condominium plat.

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

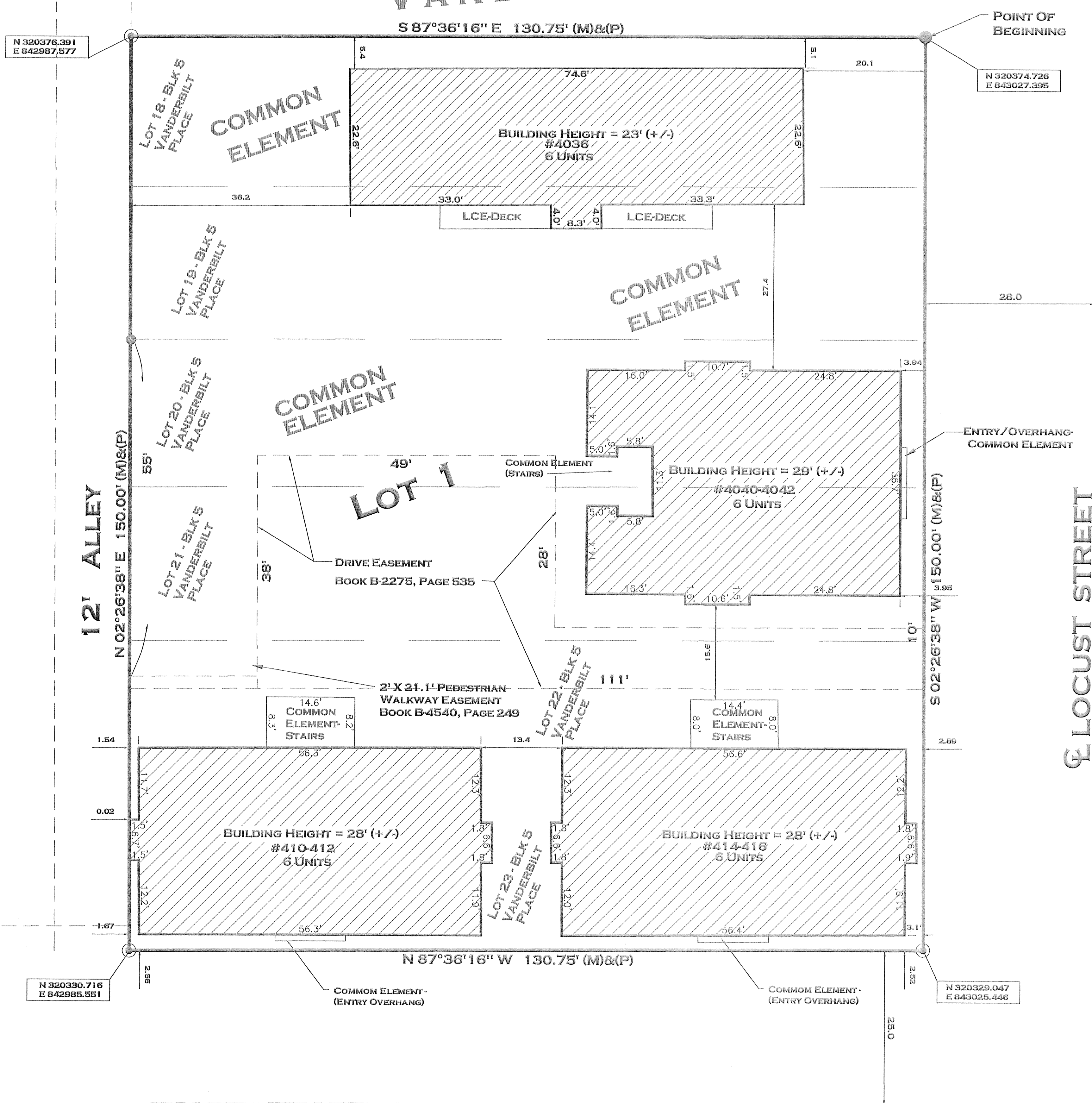
No(Press tab after selecting)

Legal Description:

41ST STREET CONDOMINIUM: LOTS 18, 19, 20, 21, 22, AND 23, BLOCK 5, VANDERBILT PLACE, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 18; THENCE SOUTH 02° 26' 38" WEST ALONG THE EAST LINE OF SAID LOTS 150.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 23; THENCE NORTH 87° 36' 16" WEST ALONG THE SOUTH LINE THEREOF 130.75 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 02° 26' 38" EAST ALONG THE WEST LINE OF SAID LOTS 150.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 18; THENCE SOUTH 87° 36' 16" EAST ALONG THE NORTH LINE THEREOF 130.75 FEET TO THE POINT OF BEGINNING, CONTAINING 19,612 SQUARE FEET, OR 0.38 ACRES, MORE OR LESS.

2007 E0113652
FINAL PLAT
41ST STREET CONDOMINIUM
A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI

VANDERBILT PLACE



Prepared for: 28th August 2007
Day of: 3 August 2007
At: 5:47 PM
According to Book: 51
Instrument Number: 07E0113652
Director of Records: C. Waterfield
Deputy: 1660
Recordation Fee: 1660

PLAT DEDICATION

THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL BE HEREINAFTER KNOWN AS "41ST STREET CONDOMINIUM".

EASEMENT DEDICATION

AN EASEMENT IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING, AND MAINTAINING FACILITIES FOR WATER, GAS, ELECTRICITY, SEWAGE, TELEPHONE, CABLE TV, AND SURFACE DRAINAGE, INCLUDING, BUT NOT LIMITED TO, UNDERGROUND PIPES AND CONDUITS, PAD MOUNTED TRANSFORMERS, SERVICES PEDESTALS, ANY OR ALL OF THEM UPON, OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED UTILITY EASEMENTS (U/E), PROVIDED THAT THE EASEMENT GRANTED HEREIN IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS. ANY UTILITIES LOCATED WITHIN THE DESIGNATED UTILITY EASEMENTS, BY VIRTUE OF THEIR EXISTENCE, DO HEREBY COVENANT, CONSENT, AND AGREE THAT THEY SHALL BE SUBORDINATE TO SAID PUBLIC RIGHT OF WAY IN THE EVENT THAT ADDITIONAL PUBLIC RIGHT OF WAY IS DEDICATED OVER THE LOCATION OF THE UTILITY EASEMENT. WHERE OTHER EASEMENTS ARE DESIGNATED FOR A PARTICULAR PURPOSE, THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY. ALL OF THE ABOVE EASEMENTS SHALL BE KEPT FREE FROM ANY AND ALL OBSTRUCTIONS WHICH WOULD INTERFERE WITH THE CONSTRUCTION OR RECONSTRUCTION AND PROPER, SAFE AND CONTINUOUS MAINTENANCE OF THE AFORESAID USES AND SPECIFICALLY THERE SHALL NOT BE BUILT THEREON OR THEREOVER ANY STRUCTURE (EXCEPT DRIVEWAYS, PAVED AREAS, GRASS, SHRUBS AND FENCES) NOR SHALL THERE BE ANY OBSTRUCTION TO INTERFERE WITH THE AGENTS AND EMPLOYEES OF KANSAS CITY, MISSOURI, AND ITS FRANCHISED UTILITIES FROM GOING UPON SAID EASEMENT AND AS MUCH OF THE ADJOINING LANDS AS MAY BE REASONABLY NECESSARY IN EXERCISING THE RIGHTS GRANTED BY THE EASEMENT. NO EXCAVATION OF FILL SHALL BE MADE OR OPERATION OF ANY KIND OR NATURE SHALL BE PERFORMED WHICH WILL REDUCE OR INCREASE THE EARTH COVERAGE OVER THE UTILITIES ABOVE STATED OR THE APPURTENANCES THERETO WITHOUT A VALID PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS AS TO UTILITY EASEMENTS AND/OR THE WRITTEN APPROVAL OF THE DIRECTOR OF WATER SERVICES AS TO WATER MAIN EASEMENTS.

STREET DEDICATION

STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS STREET RIGHT-OF-WAY ARE HEREBY DEDICATED.

RIGHT OF ENTRANCE

THE RIGHT OF ENTRANCE AND EGRESS IN TRAVEL ALONG ANY STREET OR DRIVE WITHIN THE BOUNDARIES OF THE PROPERTY IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF FIRE AND POLICE PROTECTION MAINTENANCE OF WATER MAINS. SANITARY AND STORM SEWER LINES, COLLECTION OF GARBAGE AND REFUSE AND TO THE UNITED STATES POSTAL SERVICES FOR THE DELIVERY OF MAIL; PROVIDED, HOWEVER, SUCH RIGHT OF OF INGRESS AND EGRESS DOES NOT INCLUDE ANY OBLIGATION TO CONTRIBUTE FOR ANY DAMAGE TO ANY PRIVATE STREET BY VIRTUE OF THE EXERCISE OF THE RIGHTS STATED HEREIN AND SPECIFICALLY, NEITHER KANSAS CITY, MISSOURI NOR THE U.S. POSTAL SERVICE SHALL INCUR ANY LIABILITY BY VIRTUE OF THE EXERCISE OF SUCH RIGHTS.

CONDOMINIUM LANGUAGE

THIS PLAT, 41ST STREET CONDOMINIUM, A CONDOMINIUM SUBDIVISION IS THE PLAT AS THE TERM IS DEFINED IN CHAPTER 448.2-109 AND THIS SUBDIVISION IS SUBJECT TO THE PROVISIONS OF THE UNIFORM CONDOMINIUM ACT (1980) AS ADOPTED BY THE STATUTES OF MISSOURI IN SECTION 448.1011 ET. SEQ. AND AS PROVIDED IN THE DECLARATION ON BYLAWS RECORDED CONCURRENTLY HERewith.

UNIT BOUNDARIES SHOWN ARE MEASURED TO THE UNDERSURFACE OF THE FINISHED CEILING, THE UNDECORATED SURFACE OF THE FLOOR AND THE INTERIOR SURFACE OF THE UNDECORATED FINISHED WALLS OR GLASS BOUNDING THE UNIT EXTENDED TO THE INTERSECTION OF EACH OTHER AND WITH THE UPPER AND LOWER BOUNDARIES, INCLUDING ANY AND ALL WALLS, PARTITIONS AND DIVIDERS WHOLLY WITHIN THE UNIT AND THE SPACE INCLUDES BOTH THE PORTIONS OF THE BUILDING LOCATED WITHIN THE UNIT AND THE AIR SPACE SO ENCOMPASSED.

ALL FIREPLACES, STOOPS, PATIOS, AND WOODEN DECKS SHOWN THEREOF, CONSTRUCTED TO SERVE A SINGLE UNIT, AND LOCATED OUTSIDE THE UNIT'S BOUNDARIES, ARE LIMITED COMMON ELEMENTS ALLOCATED EXCLUSIVELY TO THAT UNIT. THIS SHALL ALSO INCLUDE SHUTTERS, AWNINGS, WINDOW BOXES, DOORSTOPS, EXTERIOR DOORS, AND WINDOWS.

THE LEGAL DESCRIPTION OF EACH UNIT DESCRIBED IN SAID DECLARATION SHALL BE BY REFERENCE TO THE NUMBER IDENTIFYING THE UNIT AS SHOWN ON THE PLAT FOLLOWED BY THE BUILDING NUMBER AS SHOWN ON THE PLAT FOLLOWED BY THE WORDS: 41ST STREET CONDOMINIUM, A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

ALL INTERIOR UNIT LINES ARE AT RIGHT ANGLES TO OR PARALLEL WITH THE EXTERIOR LINES OF THE BUILDING, UNLESS NOTED OTHERWISE.

THIS PROJECT CONSISTS OF FOUR BUILDINGS WITH A TOTAL OF TWENTY-FOUR UNITS AND OTHER COMMON ELEMENTS, ALL AS SET FORTH IN THE DECLARATION.

CERTAIN PORTIONS OF THE COMMON ELEMENTS ARE PURSUANT TO THE DECLARATION ASSIGNED TO INDIVIDUAL UNITS AS LIMITED COMMON ELEMENT (LCE). LIMITED COMMON ELEMENTS SHOWN HEREON INCLUDE PATIOS AND DECKS WHICH ARE ASSIGNED TO THE ADJOINING UNITS.

PARKING TO SERVE THIS PROJECT IS PROVIDED BY THE PARKING AREA WITHIN THE PLAT AS SHOWN HEREON. USE OF THESE AREAS ARE CONTROLLED BY THE DECLARATION AS COMMON ELEMENTS.

PARKLAND DEDICATION:
THE DEVELOPER ELECTS TO PAY THE CITY OF KANSAS CITY, MISSOURI, A SUM OF \$2,866.94 IN LIEU OF REQUIRED PARKLAND DEDICATING FOR TWENTY-FOUR MULTIFAMILY CONDOMINIUM UNITS, PURSUANT TO SECTION 86-128 CODE OF GENERAL ORDINANCES, AS AMENDED.

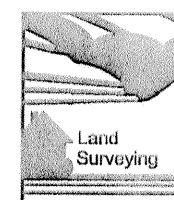
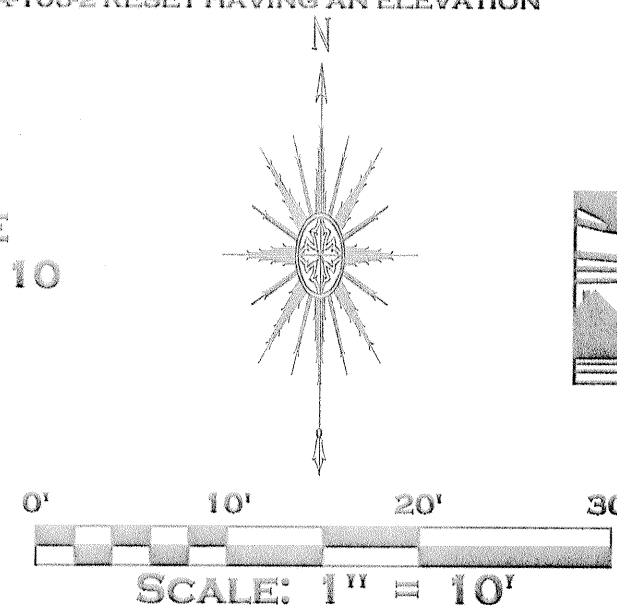
ELEVATIONS ARE BASED ON CITY OF KANSAS CITY DATUM. BENCHMARK IS KC METRO CONTROL STATION JA-105-2 RESET HAVING AN ELEVATION OF 201.50.

DEVELOPER:
DAN WEINDLING
4210 TROOST AVENUE
KANSAS CITY, MO. 64110

LEGEND

- (P)= PLAT
- (M)= MEASURED
- SET 1/2" BAR W/ #2000 CAP
- FOUND 1/2" IRON BAR
- LCE = LIMITED COMMON ELEMENT
- STATE PLANE COORDINATES (METERS)

N 318214.85
E 842261.13



JOHN RENNER
LAND SURVEYOR
6547 BROOKBROOK BOULEVARD
SUITE NO. 204
KANSAS CITY, MO. 64113
8163344641
JOB NO. 405069

SECTION 20, T 49 N, R 33 W
NOT TO SCALE

FINAL PLAT
FOR THE
41ST STREET CONDOMINIUM
A CONDOMINIUM SUBDIVISION IN
KANSAS CITY, JACKSON COUNTY MISSOURI

GENERAL SITE PLAN

RENNER SURVEYING

DATE: 10-31-06
REV. 5-1-2007
REV. 6-14-2007
DWG:RAJ
CHK:DJR

F1

IN TESTIMONY WHEREOF, PROPERTIES PLUS, LLC, A MISSOURI LIMITED LIABILITY COMPANY, F/K/A PROPERTIES PLUS, A MISSOURI GENERAL PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 11 DAY OF July, 2007.

PROPERTIES PLUS, LLC

DANIEL O. WEINDLING, AS MANAGING MEMBER

NOTARY CERTIFICATION
STATE OF MISSOURI
COUNTY OF JACKSON SS:

BE IT REMEMBERED THAT ON THIS 11 DAY OF July, 2007, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME DANIEL O. WEINDLING, OF PROPERTIES PLUS, LLC, OWNER OF THE LANDS SHOWN HEREON, AND THAT SAID INSTRUMENT IS THEIR FREE ACT AND DEED.

IN WITNESS WHEREOF:
I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE ON THE DATE HEREIN LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: 9-14-07

Amy L. Grant

AMY L. GRANT
Notary Public-Notary Seal
STATE OF MISSOURI
JACKSON COUNTY
My Commission Expires Sept. 14, 2007

APPROVED BY:

CITY PLAN COMMISSION APPROVED: JANUARY 16, 2007

CHAIRMAN - EVERT ASLES

ASSISTANT SECRETARY - VIRGINIA L. WALSH

PUBLIC WORKS
CITY ENGINEER - GREGORY J. FOKOS, P.E.

DIRECTOR - STANLEY W. HARRIS, P.E.

CITY COUNCIL
THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS DULY SUBMITTED TO AND APPROVED BY THE COUNCIL OF KANSAS CITY, MISSOURI, BY ORDINANCE NO. 210103, DULY AUTHENTICATED AS PASSED THIS 14 DAY OF July, 2007.

MAYOR - MARK FUNKHOUSER

CITY CLERK - MILLIE M. CROSBAND

SURVEYORS CERTIFICATION
I HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES HEREIN DESCRIBED WHICH MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY, AND MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS ESTABLISHED BY THE MISSOURI BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS AND SURVEYORS, AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

JOHN W. RENNER
MISSOURI PLS NO. 2000

NOTES

ALL BEARINGS AND COORDINATES ARE BASED ON KANSAS CITY METRO CONTROL AND ARE TIED BY GPS OBSERVATION TO STATION JA-105-2 HAVING A GRID FACTOR OF 0.9999024.

STATION JA-105-2 RESET COORDINATES:
N 320734.025
E 842760.027

THIS SURVEY IS "URBAN" CLASS.

STREET GRADES FOR LOCUST WERE PREVIOUSLY ESTABLISHED BY ORDINANCE NO. 20811 ON SEPT. 18, 1902, AND ORDINANCE NO. 14678 ON JUNE 22, 1900 FOR 41ST STREET.

INFORMATION SHOWN HEREON IS BASED ON ASSURED QUALITY TITLE COMPANY COMMITMENT NUMBER MJ71107.

THERE ARE NO BUILDING SETBACK LINES OR EASEMENTS SHOWN ON THE ORIGINAL PLAT.

LEGAL DESCRIPTION

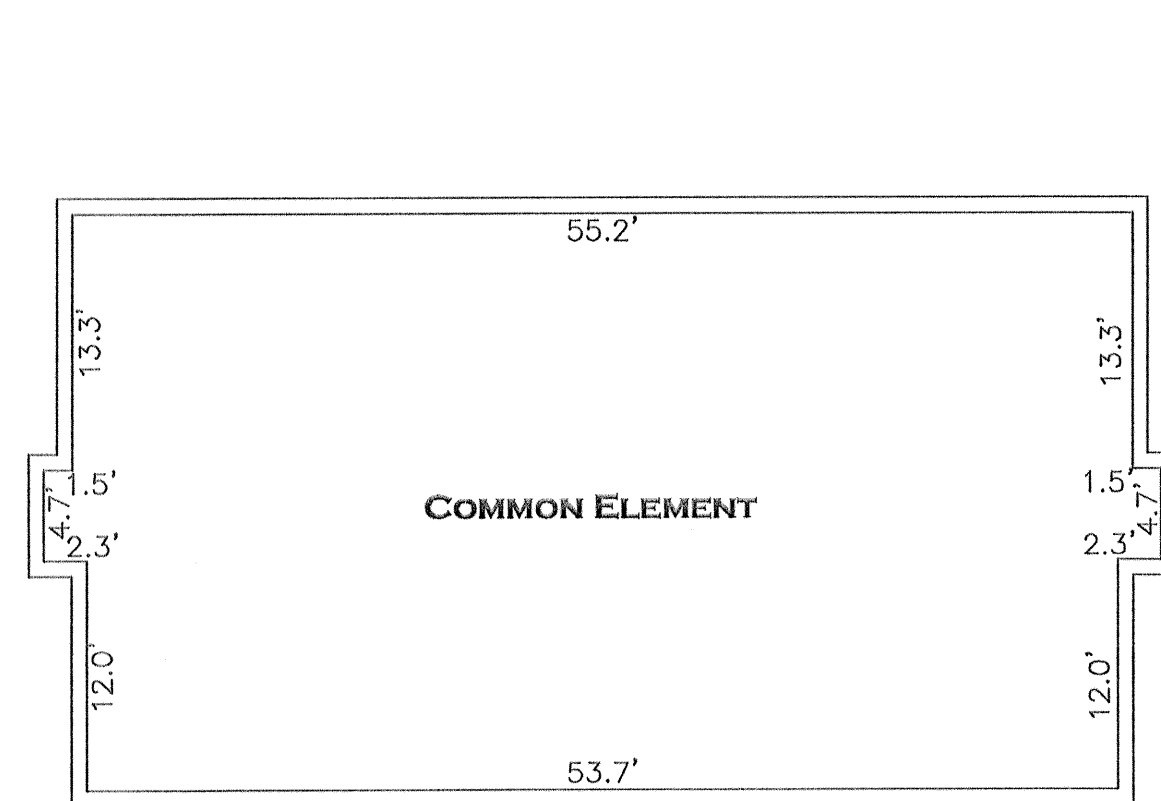
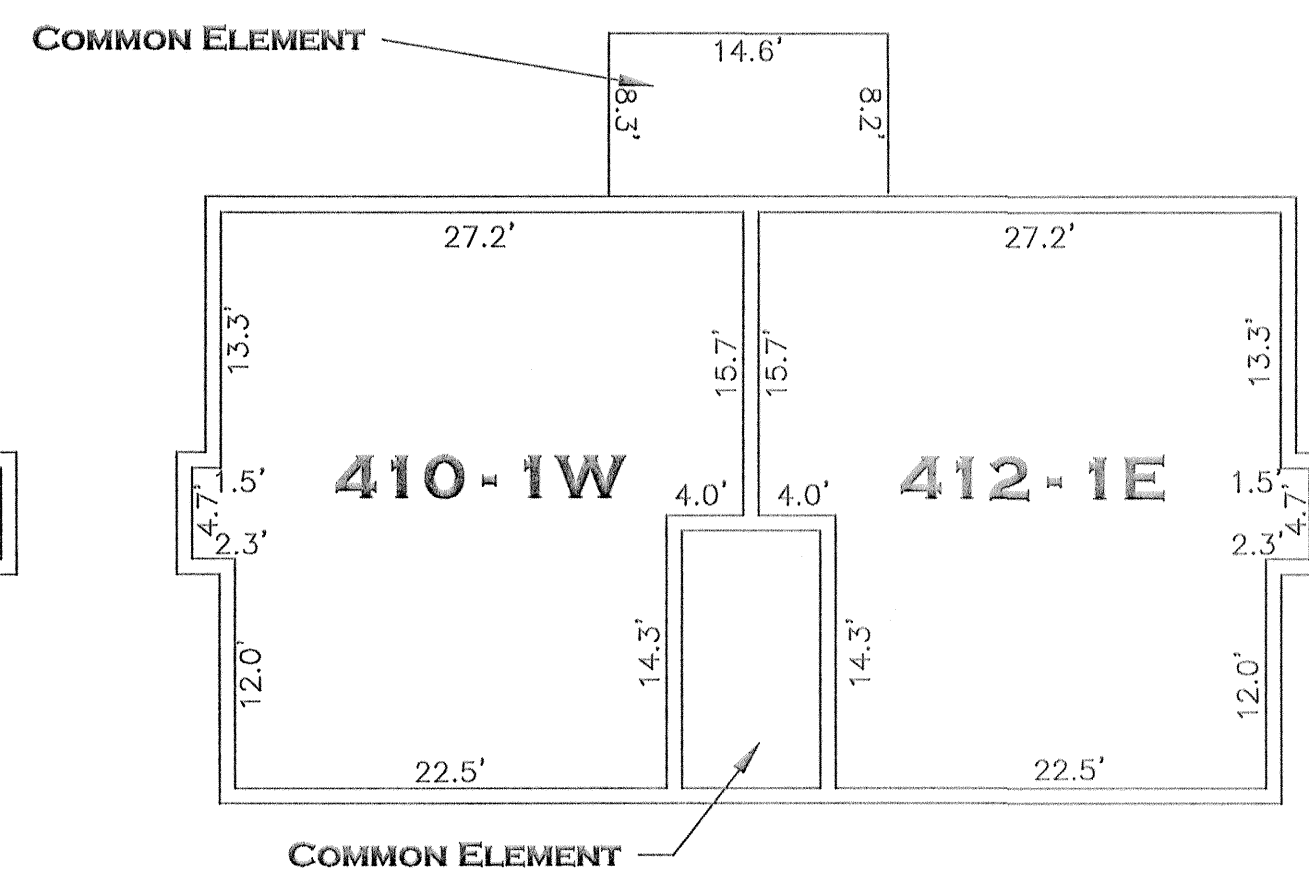
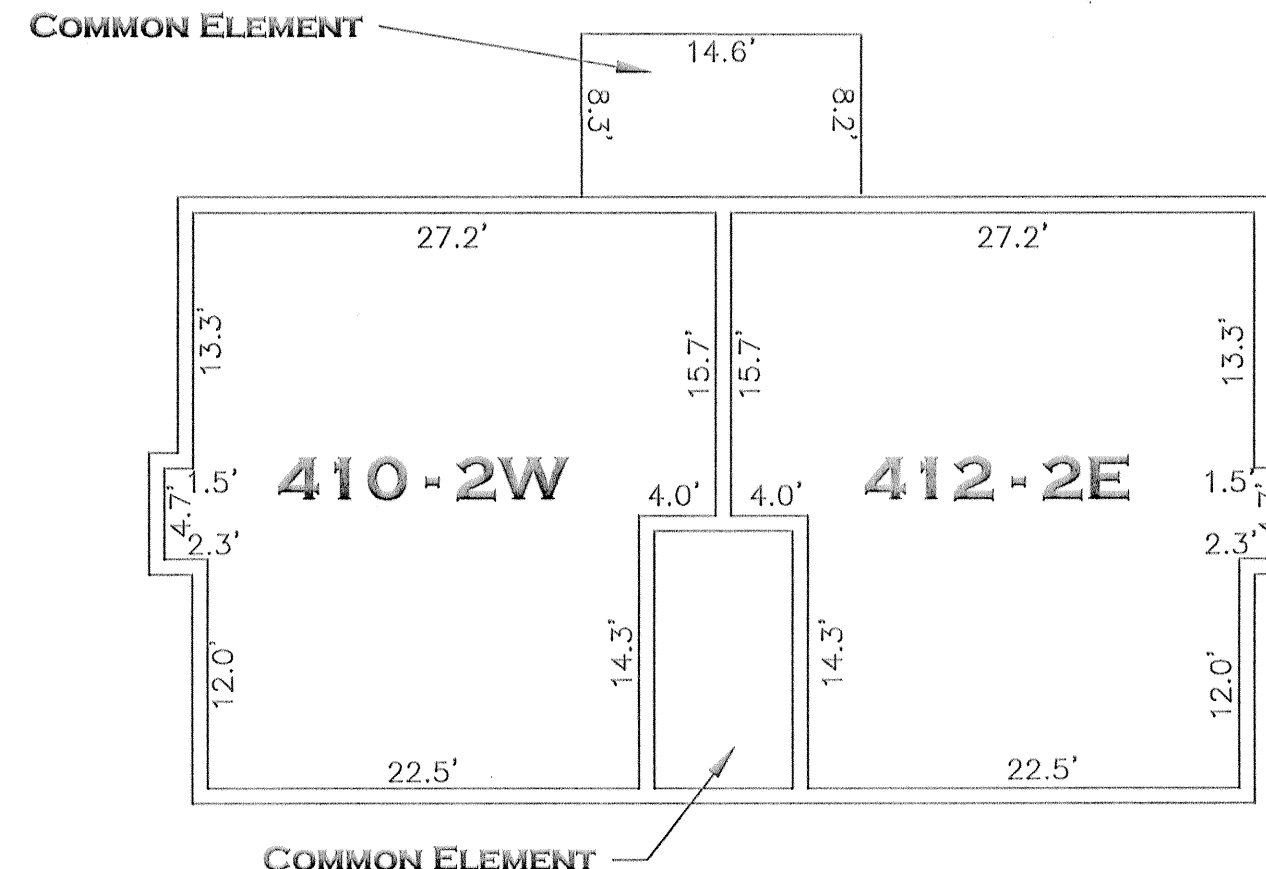
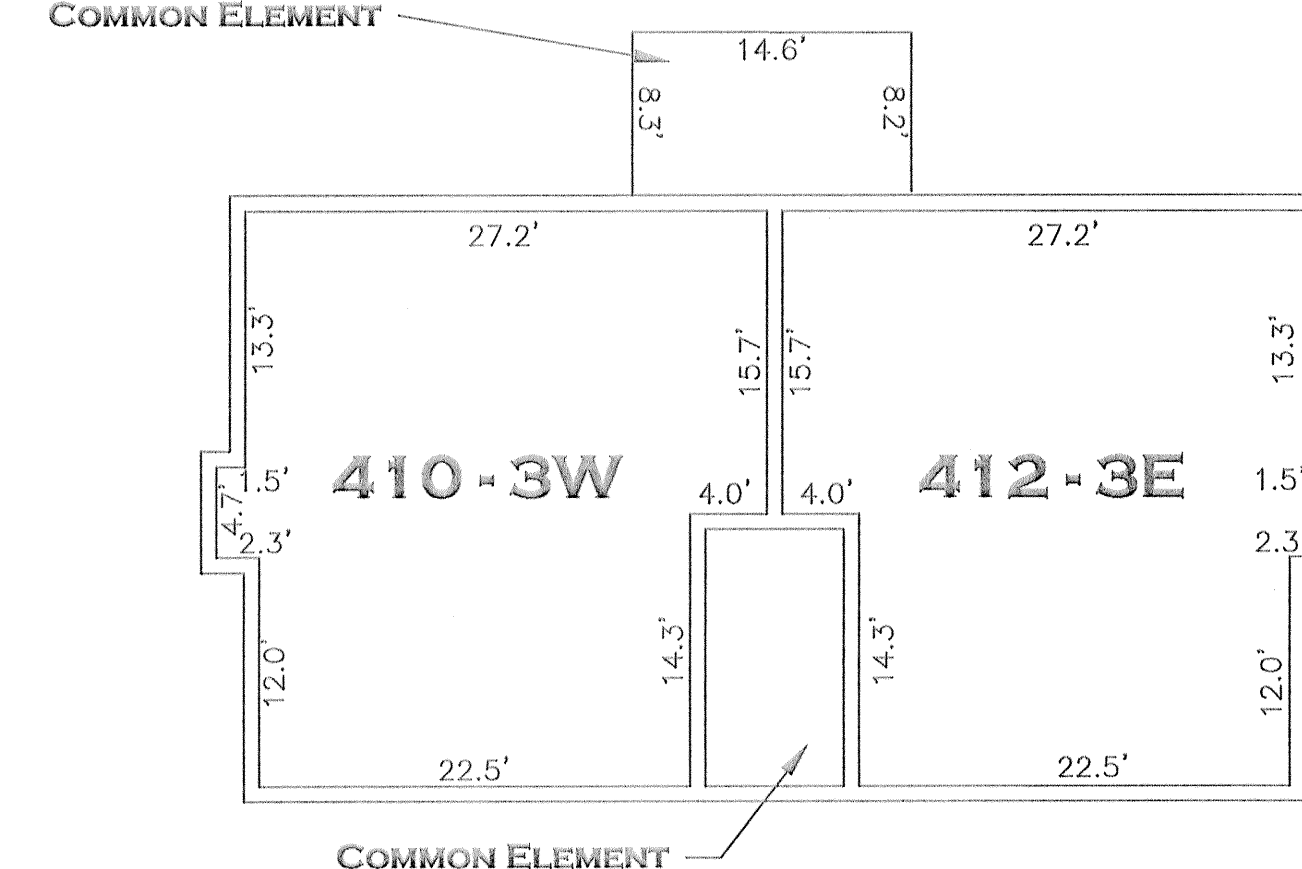
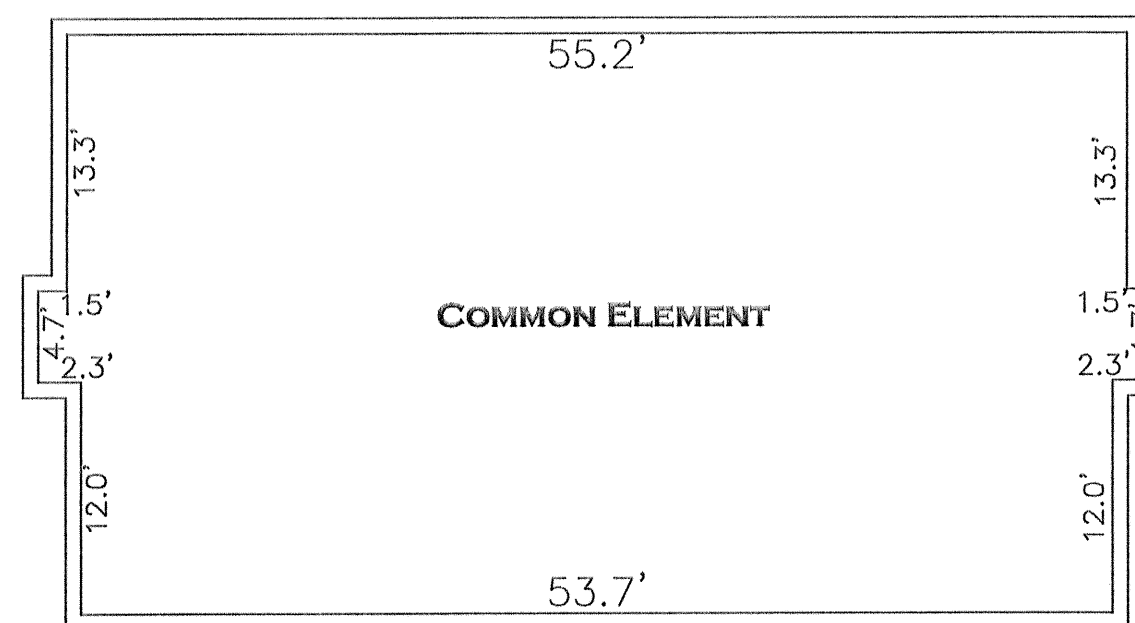
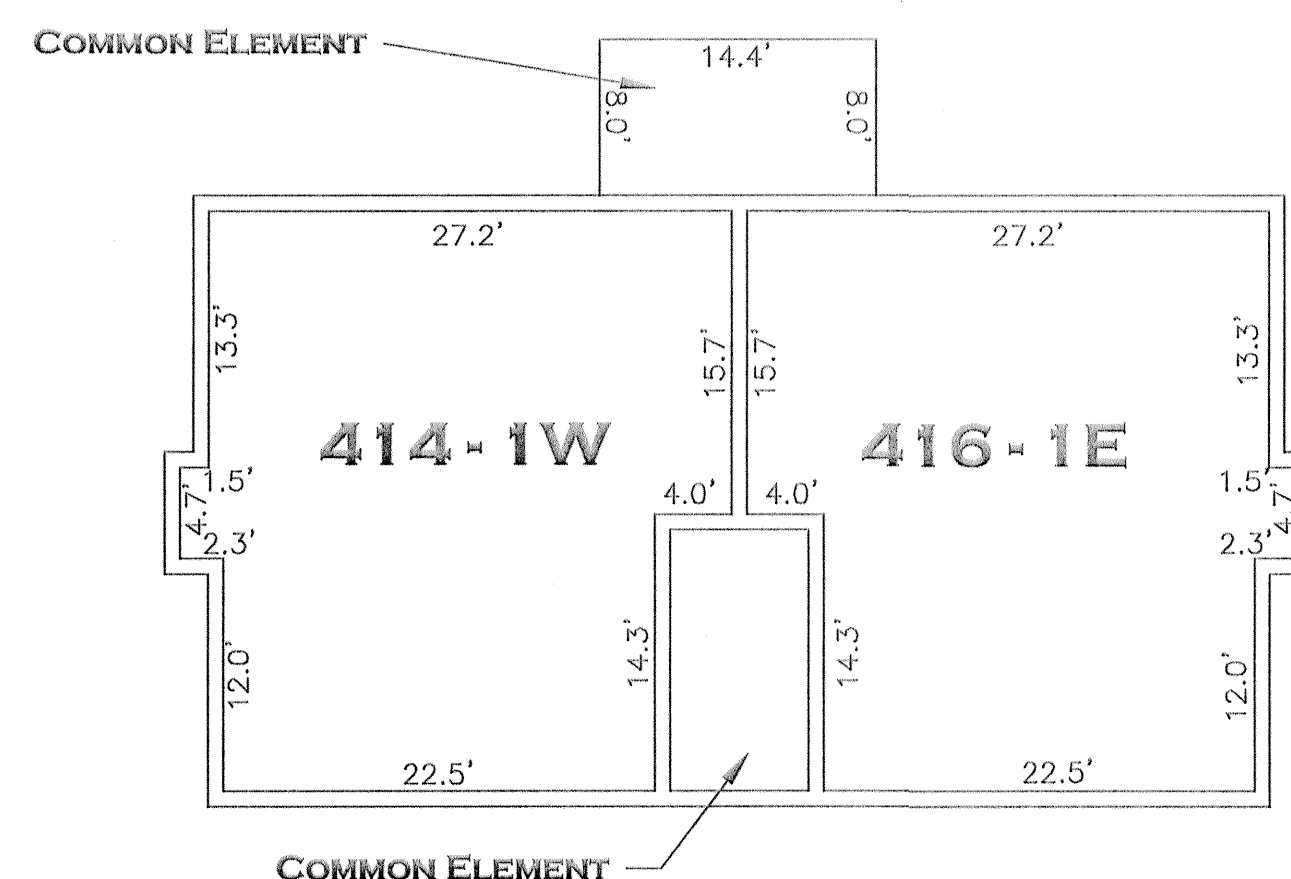
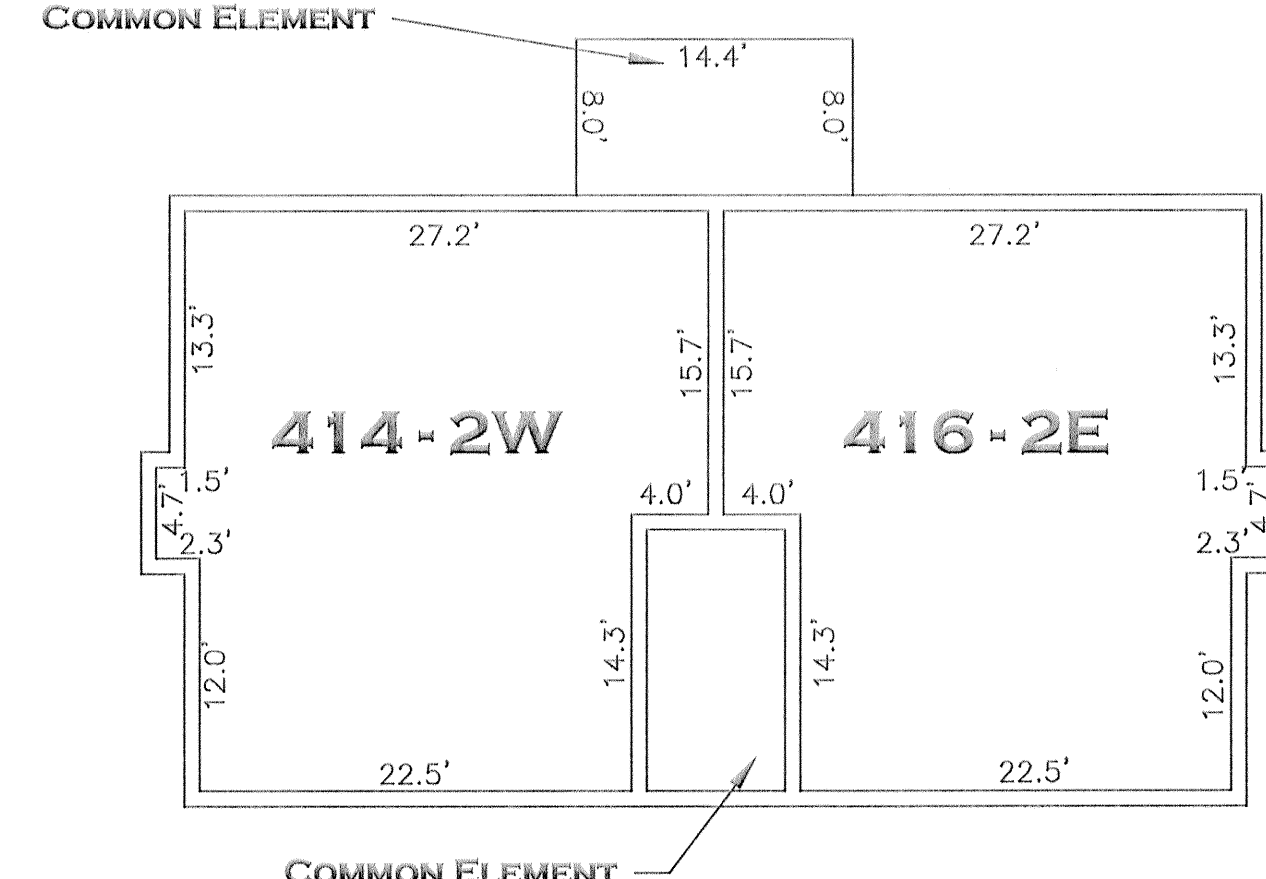
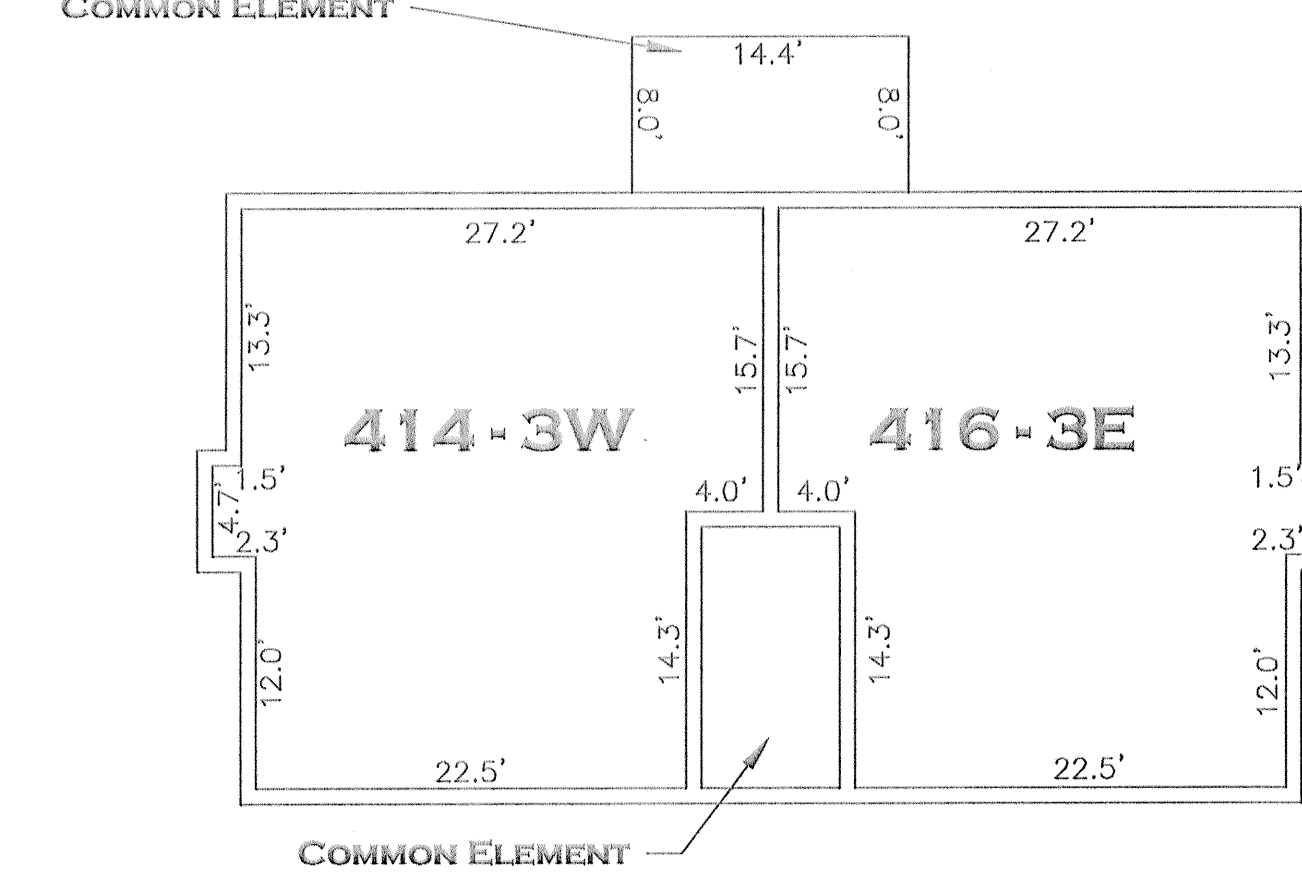
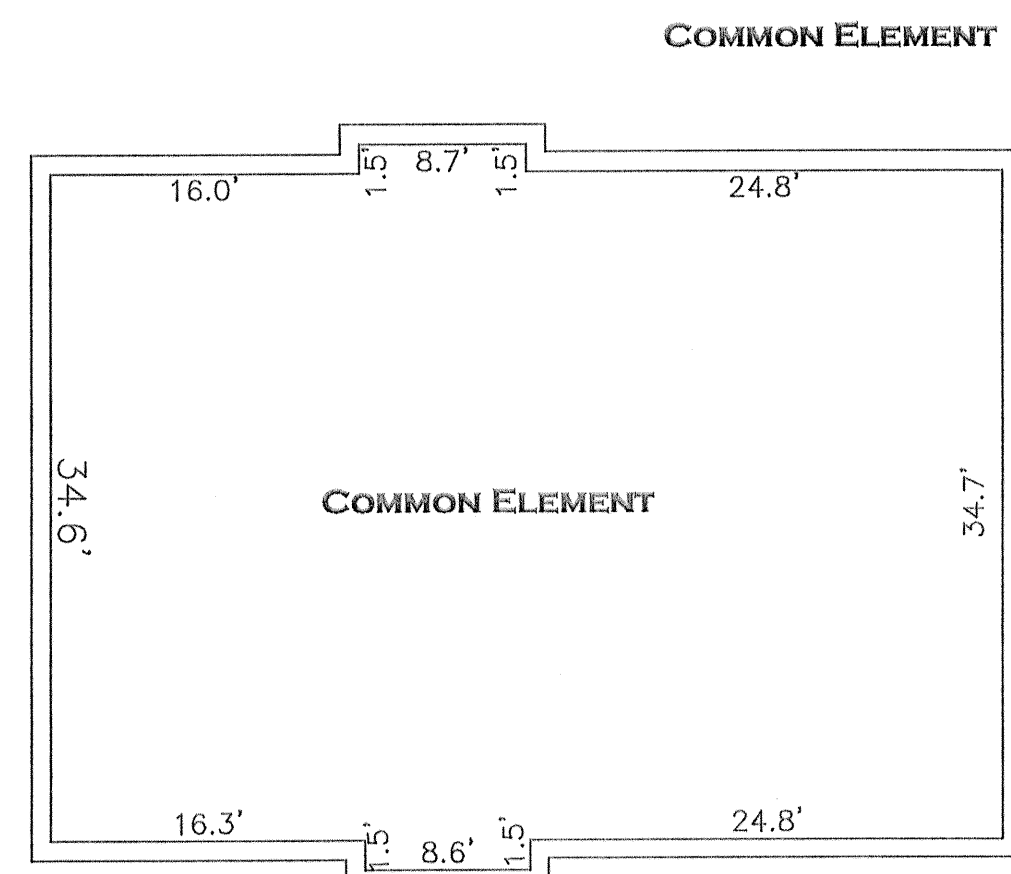
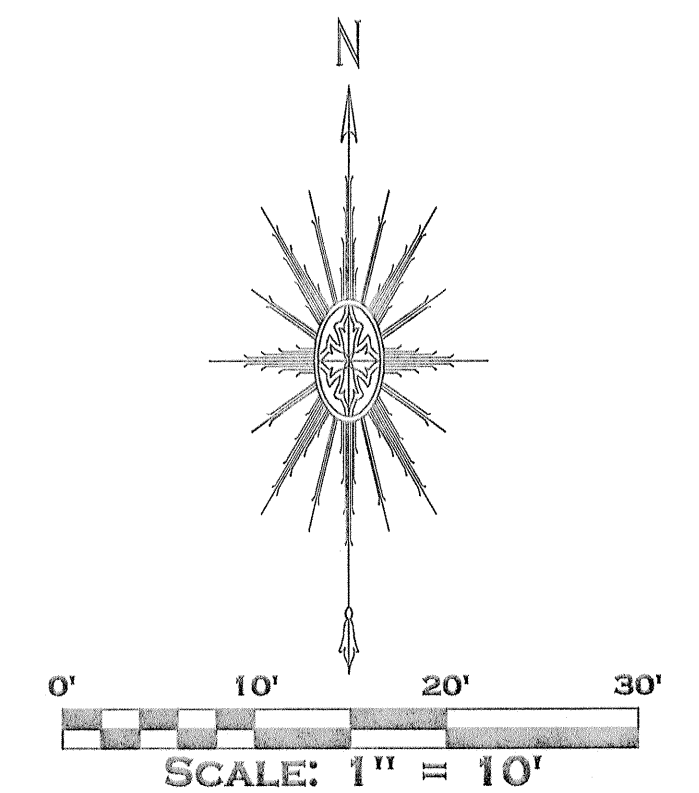
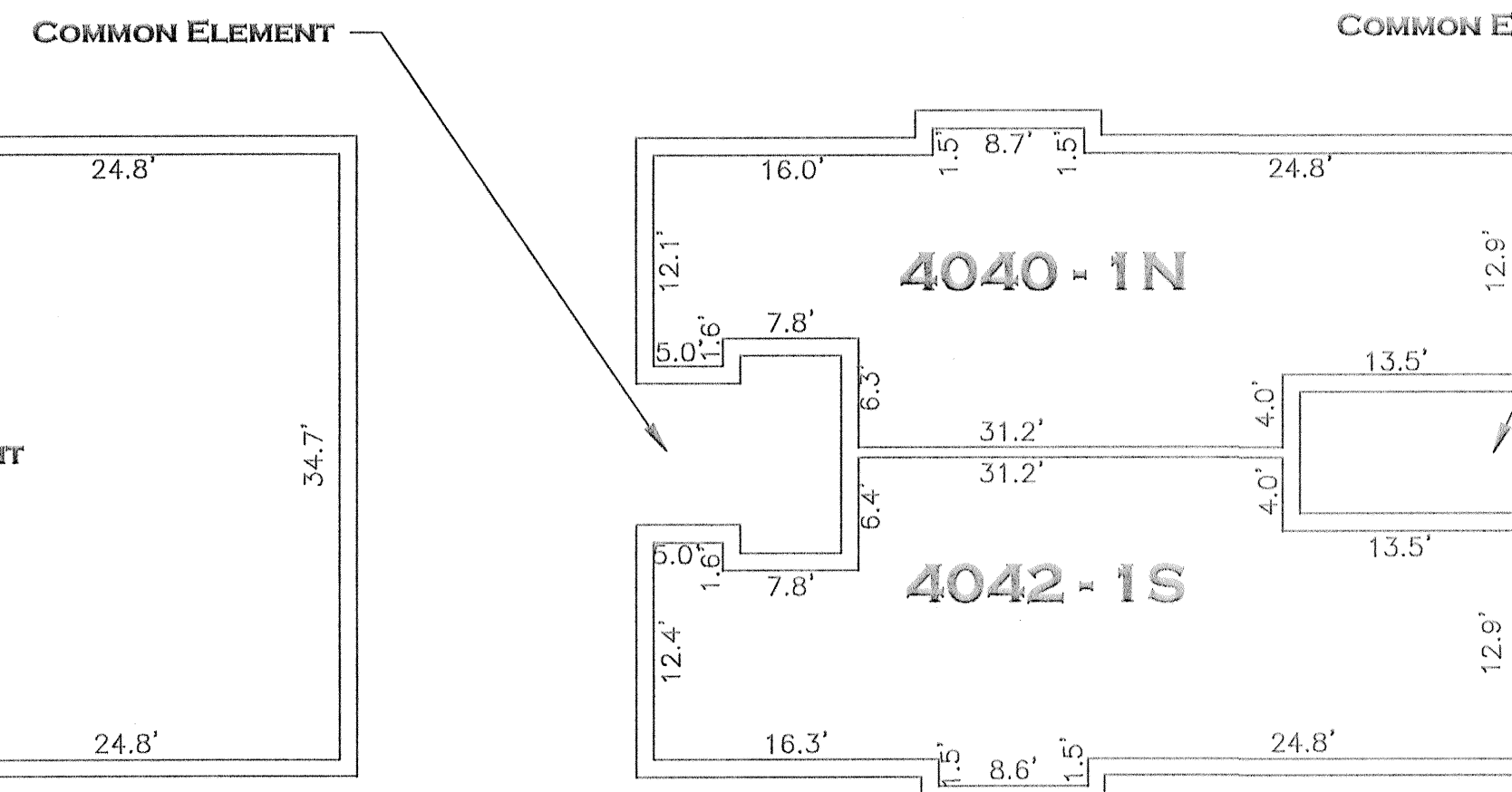
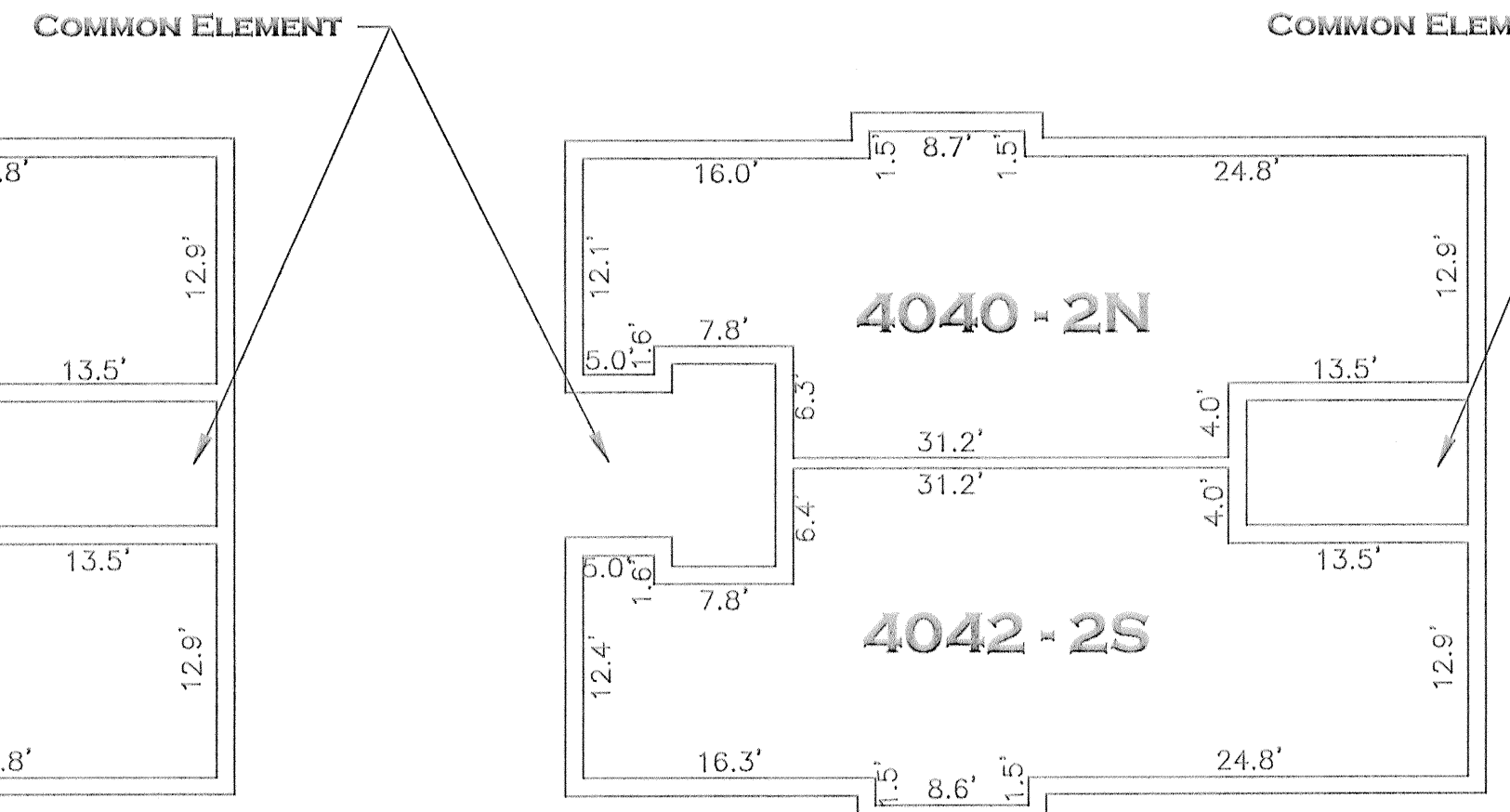
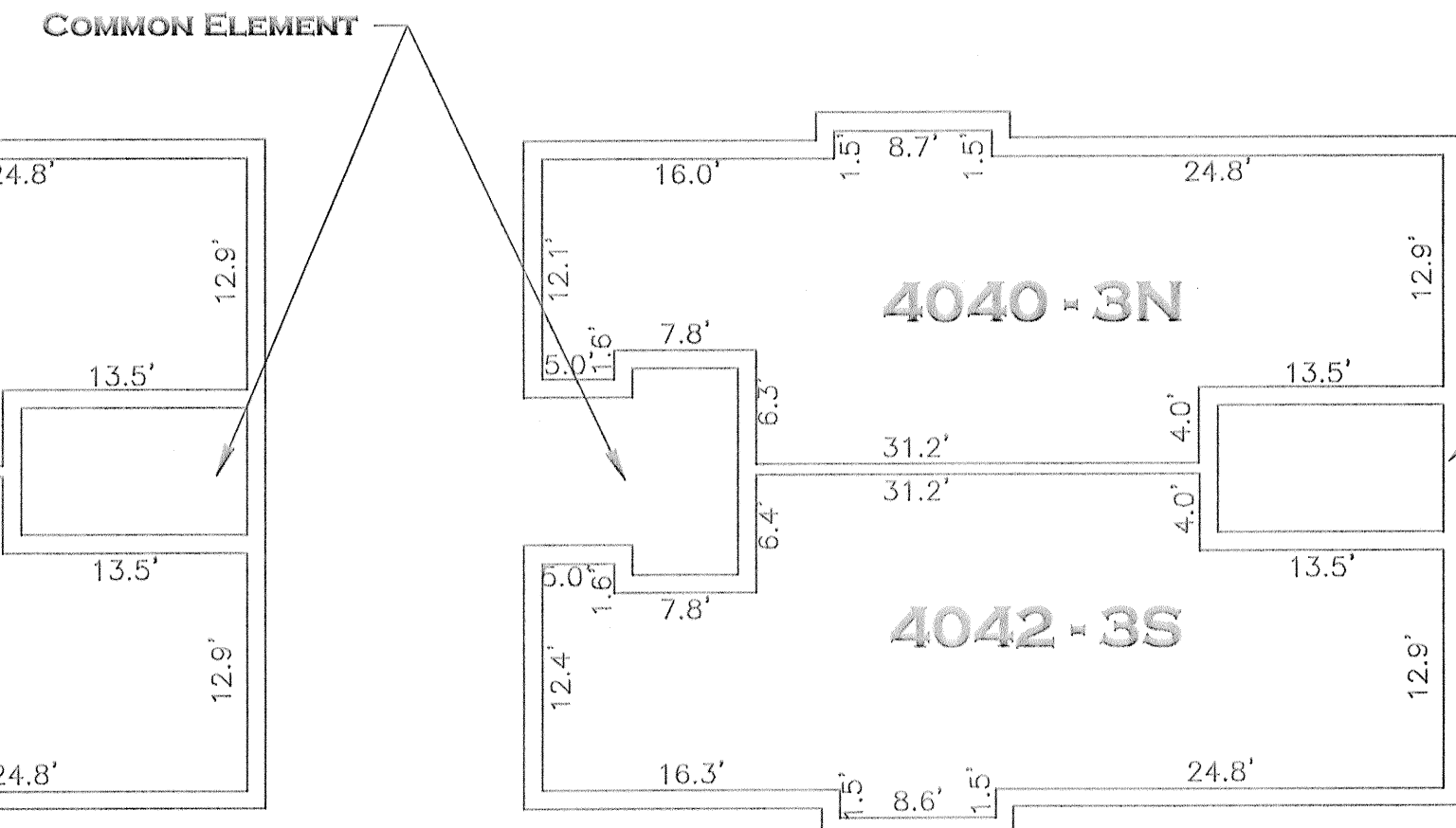
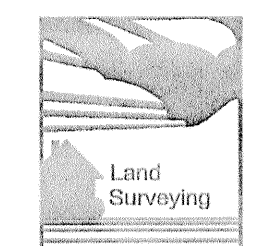
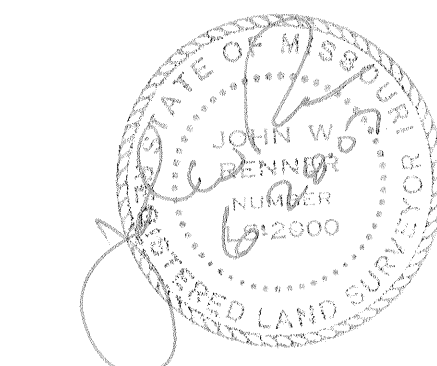
LOTS 18, 19, 20, 21, 22 AND 23, BLOCK 5, VANDERBILT PLACE, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 18; THENCE SOUTH 02°26'38" WEST ALONG THE EAST LINE OF SAID LOTS 150.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 23; THENCE NORTH 87°36'16" WEST ALONG THE SOUTH LINE THEREOF 130.75 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 02°26'38" EAST ALONG THE WEST LINE OF SAID LOTS 150.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 18; THENCE SOUTH 87°36'16" EAST ALONG THE NORTH LINE THEREOF 130.75 FEET TO THE POINT OF BEGINNING, CONTAINING 19,612 SQUARE FEET, OR 0.38 ACRES, MORE OR LESS.

John W. Renner
Jackson County GIS Dept.

41ST STREET CONDOMINIUM

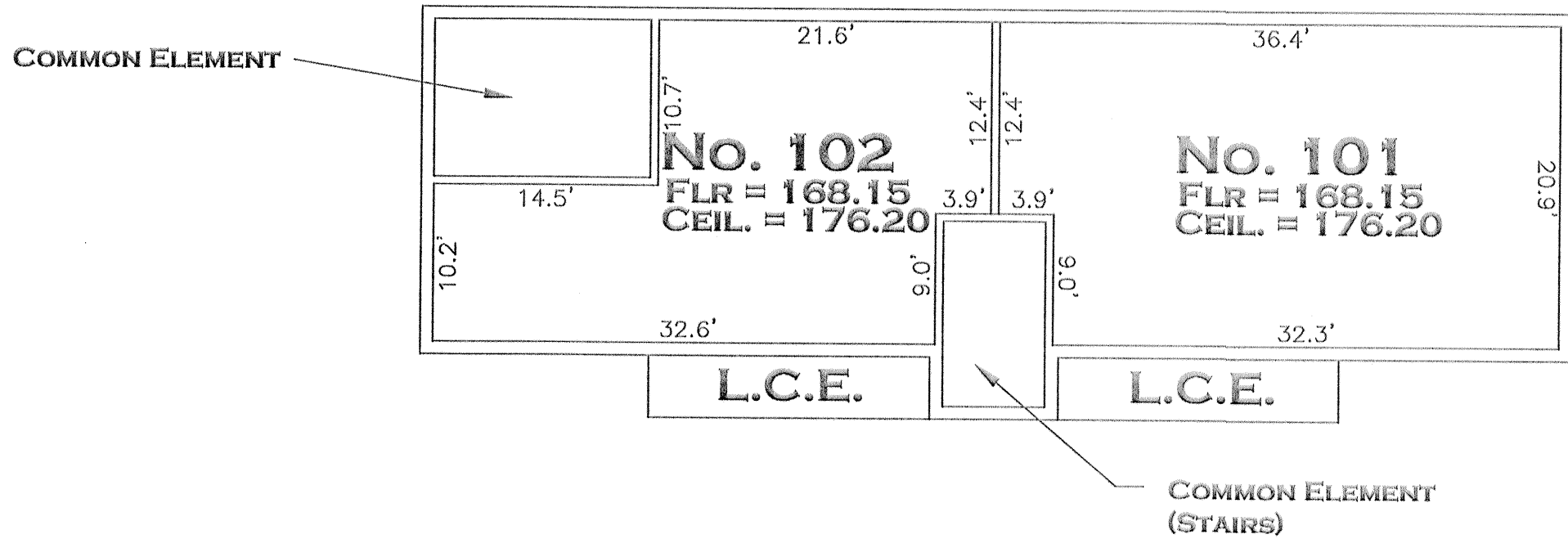
FINAL PLAT

A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI

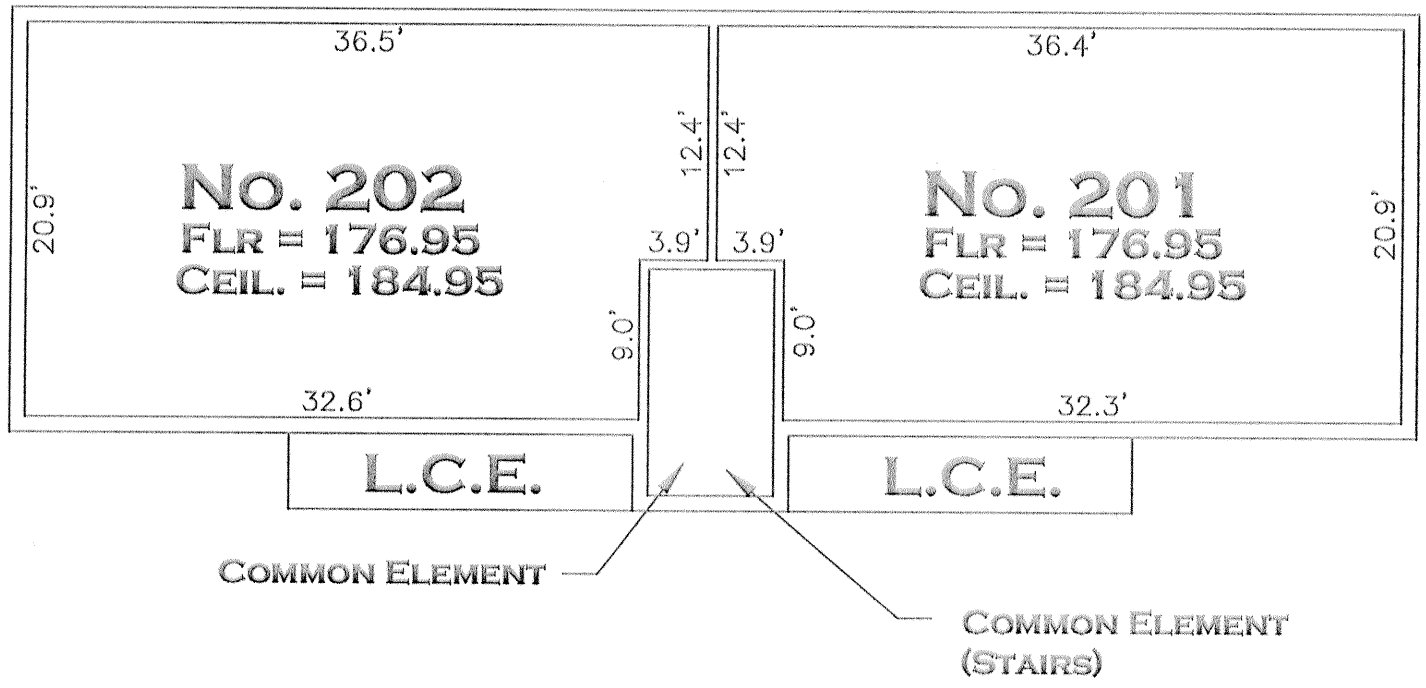
**BASEMENT 410-412**SCALE: 1" = 10'
FLOOR ELEV: 173.87**FIRST FLOOR 410-412**SCALE: 1" = 10'
FLOOR ELEV: 182.13
CEILING ELEV: 190.23**SECOND FLOOR 410-412**SCALE: 1" = 10'
FLOOR ELEV: 191.20
CEILING ELEV: 199.40**THIRD FLOOR 410-412**SCALE: 1" = 10'
FLOOR ELEV: 200.33
CEILING ELEV: 208.53**BASEMENT 414-416**SCALE: 1" = 10'
FLOOR ELEV: 172.69**FIRST FLOOR 414-416**SCALE: 1" = 10'
FLOOR ELEV: 178.96
CEILING ELEV: 187.16**SECOND FLOOR 414-416**SCALE: 1" = 10'
FLOOR ELEV: 188.01
CEILING ELEV: 196.31**THIRD FLOOR 414-416**SCALE: 1" = 10'
FLOOR ELEV: 197.06
CEILING ELEV: 205.31**BASEMENT 4040-42**SCALE: 1" = 10'
FLOOR ELEV: 167.07**FIRST FLOOR 4040-42**SCALE: 1" = 10'
FLOOR ELEV: 174.99
CEILING ELEV: 183.29**SECOND FLOOR 4040-42**SCALE: 1" = 10'
FLOOR ELEV: 184.05
CEILING ELEV: 192.35**THIRD FLOOR 4040-42**SCALE: 1" = 10'
FLOOR ELEV: 193.06
CEILING ELEV: 201.46JOHN RENNER
LAND SURVEYOR
6247 BROOKSIDE BOULEVARD
SUITE No. 244
KANSAS CITY, MO. 64114
816-333-8841
JOB NO. 4-05-069
REVISED

FINAL PLAT			
FOR			
41ST STREET CONDOMINIUM			
A CONDOMINIUM SUBDIVISION IN			
KANSAS CITY, JACKSON COUNTY MISSOURI			
GENERAL SITE PLAN			
RENNER SURVEY			
DATE: 10-15-05	REV: 2-15-07	DW:RAJ	CHK:JR

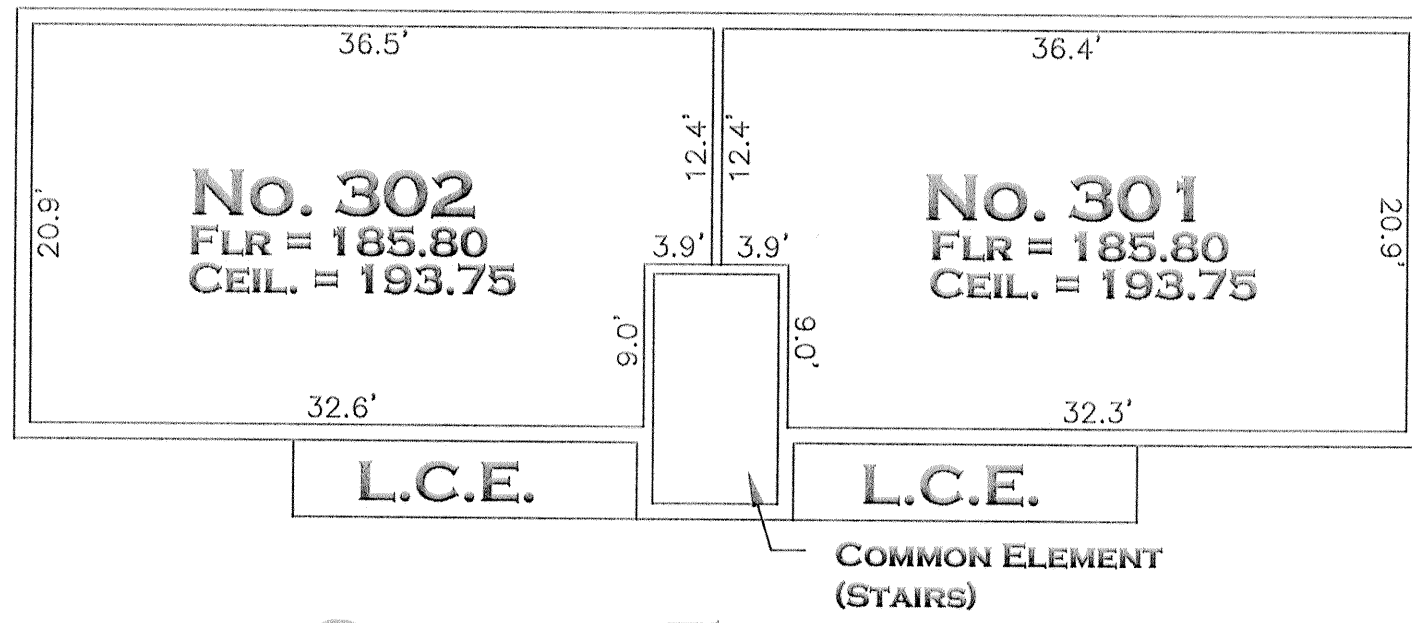
FINAL PLAT
41ST STREET CONDOMINIUM
A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI



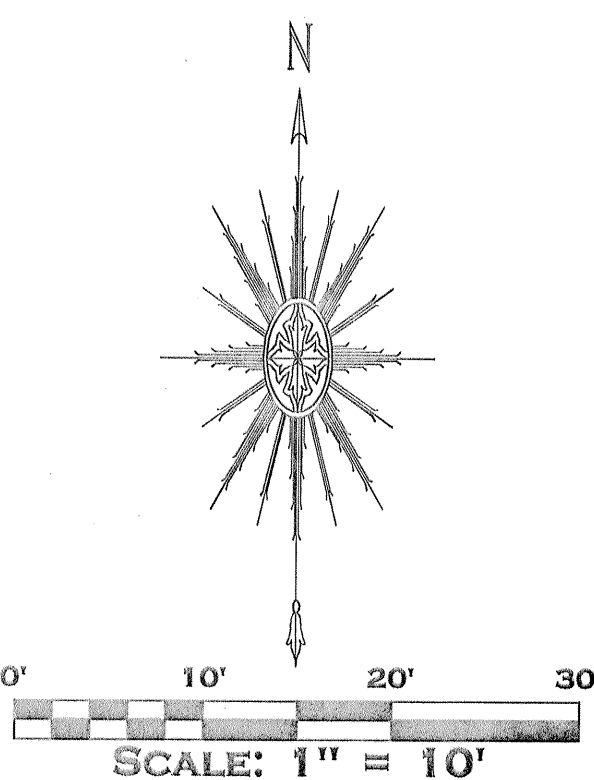
BASEMENT PLAN 4036
SCALE: 1" = 10'



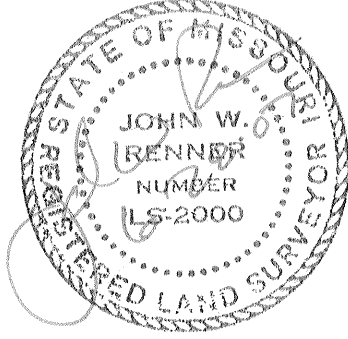
FIRST FLOOR 4036
SCALE: 1" = 10'



SECOND FLOOR 4036
SCALE: 1" = 10'



JOHN RENNER
LAND SURVEYOR
6247 BROOKSIDE BOULEVARD
SUITE NO. 244
KANSAS CITY, MO. 64114
816-333-8841
JOB NO. 4-05-069
REVISED:



FINAL PLAT
FOR THE
41ST STREET CONDOMINIUM
A CONDOMINIUM SUBDIVISION IN
KANSAS CITY, JACKSON COUNTY MISSOURI

BUILDING LAYOUTS: 4036 LOCUST
RENNER SURVEYING
DATE: 10-31-06 REV. 1-31-07 DWN:RAJ CHKD:JR



PETITION FOR VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department

City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795

Phone (816) 513-8801 | www.kcmo.gov/planning

CASE NO. CD-ROW-2025-00038

Following are the names of the property owners owning or claiming to own all the property abutting said area proposed to be vacated:

Owner's name	Legal description of property	Residence of owner
41 Locustlilac LLC, a Missouri limited liability company	41 st Street Condominium	18 W. 52 nd Street Kansas City, MO 64112

(attach additional sheets if required)

Owner/Manager 41 Locustlilac LLC
Karla Nassif
Petitioner

10/29/25

STATE OF Missouri)
COUNTY OF Jackson) ss.

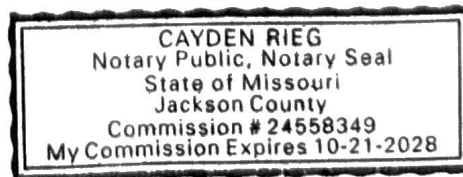
On this 29th day of October in the year 2025, before me, a Notary Public in and for said state, personally appeared Karla Nassif, known to me to be the person who executed the within instrument and acknowledged to me that he/she executed the same for the purposes therein stated, and that he/she knows personally that the persons named on the above and foregoing petition are the persons owning or claiming to own the property set opposite their names, and that they own or claim to own all the property abutting said area to be vacated.

Subscribed and sworn to before me on this 29th day of October, 2025.

Notary Public in and for Said County and State

[Signature]
Notary Public

My Commission Expires: 10-21-2028





PETITION FOR VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department

City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795

Phone (816) 513-8801 | www.kcmo.gov/planning

CASE NO. CD-ROW-2025-00038

To the Honorable Council of Kansas City, Missouri:

The undersigned, being an owner of real estate fronting and abutting on the portion of the area hereinafter described, for the vacation of which this petition is filed, does hereby petition the Council of Kansas City to pass an ordinance vacating:

Final Plat – 41st Street Condominium

The undersigned petitioner agrees in consideration of the vacation that if, because of said vacation, any public improvements are to be made, or repaired, or made or repaired by the City on any street, avenue, alley, thoroughfare or public property intersected by the area to be vacated, the cost of such improvements or repairs shall be paid by the undersigned petitioner upon demand from the City.

Filed _____, 20____

City Clerk

by _____
Deputy



CONSENT FOR VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department

City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795

Phone (816) 513-8801 | www.kcmo.gov/planning

CASE NO. CD-ROW-2025-00038

In the matter of the vacation of:

Final Plat – 41st Street Condominium

Know all men by these presents: That the undersigned, being owners of the real estate described below set opposite our names respectively and immediately adjoining the area for the vacation of which a petition has been filed, do as such abutting owners hereby consent that said area may be vacated in manner and form, as set out in said petition. We severally own the property set opposite our names printed and signed below.

Filed _____, 20____	
_____	by _____
City Clerk	Deputy

CITY PLAN COMMISSION STAFF REPORT

CD-ROW-2025-00038

41st Street Condo Plat Vacation



KANSAS CITY
Planning & Dev

December 3, 2025

Docket # 10

Request

Vacation of a Condominium Plat

Applicant

Adam Carlson
Rouse Frets White Goss Gent Rhodes
Attorney

Owner

41 Locustlilac LLC

Site Information

Location	410 E 41st St
Area	0.45 Acres
Zoning	R-2.5
Council District	4 th
County	Jackson
School District	Kansas City

Surrounding Land Uses

North: Residential, R-2.5
South: Residential, R-2.5
East: Residential, R-1.5
West: Residential, R-2.5

Land Use Plan

The Midtown/Plaza Area Plan recommends Residential Medium High Density for this location.

Major Street Plan

No street is identified by the Major Street Plan at this location.

Approval Process



Overview

The applicant is seeking approval of a vacation of a condominium plat in District R-2.5 (residential) on about 0.5 acres generally located at the northwest corner of East 41st Street and Locust Street.

Existing Conditions

The subject site is developed with four apartment buildings which were previously subdivided through a condominium plat. All units are under one ownership.

Neighborhoods

This site is located within the Southmoreland Neighborhood Association and the Midtown KC Now organization.

Required Public Engagement

Section 88-505-12, Public Engagement does not apply to this request.

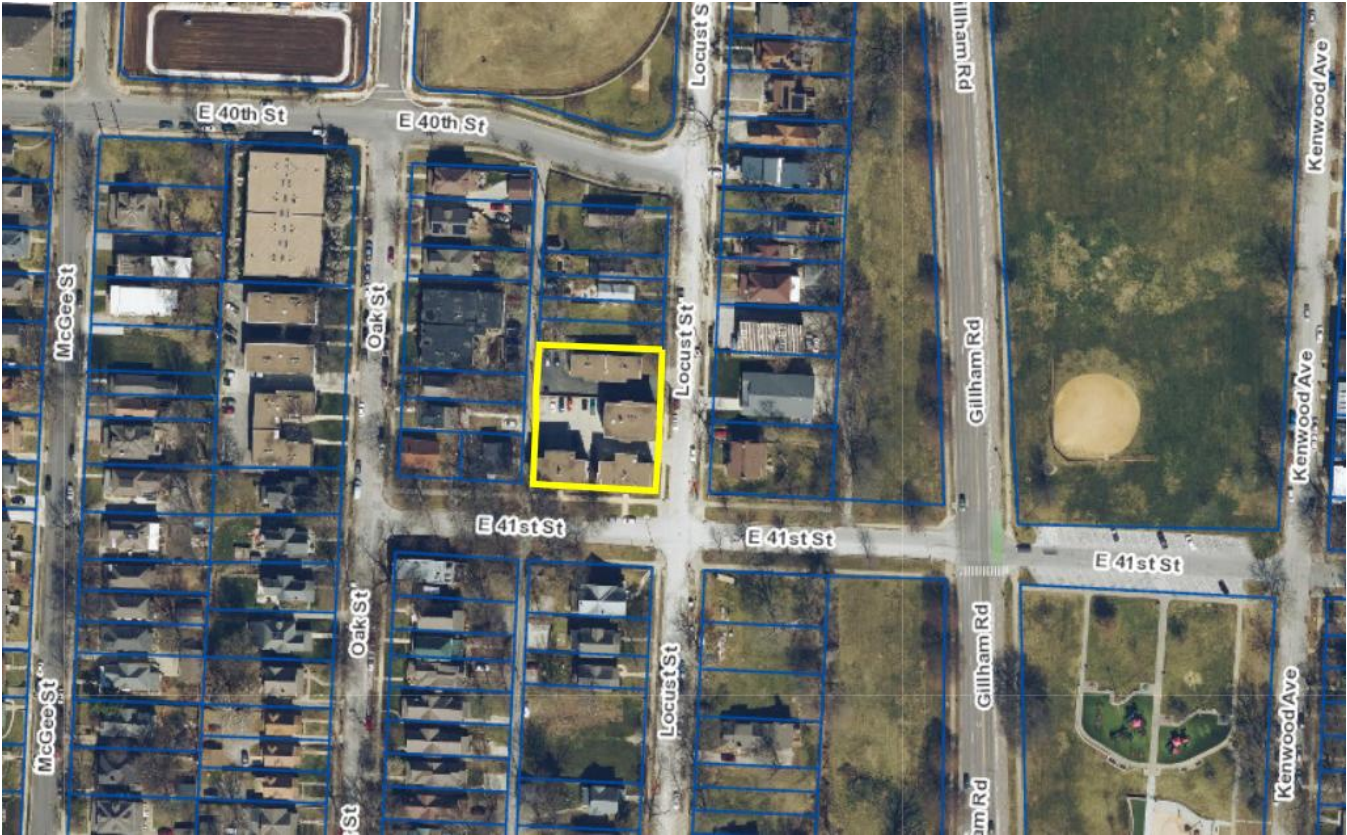
Project Timeline

The application was filed on October 22, 2025. No scheduling deviations have occurred.

Professional Staff Recommendation

Docket #10 **Approval**

VICINITY MAP



VACATION REVIEW

The plat proposed for vacation currently contains four multi-unit residential buildings under single, common ownership. Although the building was originally platted as a condominium pursuant to RSMo Chapter 448, all units and buildings are owned by one entity and are operated as a multi-unit rental building.

The vacation of the condominium plat will eliminate the condominium form of ownership and return the structure to a single-ownership multi-unit building. No physical changes to the buildings are proposed. The action will dissolve the condominium association and its bylaws, and consolidate ownership from multiple condominium units to one owner.

The requested vacation is limited to this change in ownership structure and does not include any modifications to the buildings or property.

PLAN ANALYSIS

Standards	Meets	Notes
Lot and Building Standards (88-110)	Yes	There are no proposed changes to the buildings.

SPECIFIC REVIEW CRITERIA

Vacation of Alleys, Street and Plats (88-560-10)

In order to determine that no private rights will be unreasonably injured or endangered by the vacation and the public will suffer no unreasonable loss or inconvenience, the city planning and development director, city plan commission, and city council must consider at least the following factors:

A. All property owners adjacent to the right-of-way shall have legal access to another public right-of-way. Such access shall be physically feasible and shall not result in an unreasonable burden or unsafe conditions on the alternate right-of-way.

Vacation of the plat will result in a consolidation of the parcels. This parcel will have direct access to public right-of-way. No right-of-way is proposed to be vacated.

B. The retention of the public right-of-way or subdivision serves no current purposes and no future useful public purpose is anticipated.

No right-of-way is proposed to be vacated.

C. The vacation will not result in a violation of 88-405.

The vacation will not be in violation of 88-405.

D. The vacation shall not disrupt the constructed street network or reduce existing physical connectivity.

The vacation of the condominium plat will not disrupt any street network as no right-of-way is proposed to be vacated.

E. 88-560-10-E. The vacation shall not result in a dead-end street or alley.

No right-of-way is proposed to be vacated.

F. The vacation shall not result in street traffic being routed through an alley.

No traffic will be routed through an alley as a result of this vacation of the plat as no right-of-way is proposed to be vacated.

G. The vacation shall not vacate half the width of a street or alley.

No right-of-way is proposed to be vacated.

H. The right-of-way to be vacated is not on the Major Street Plan.

No right-of-way is proposed to be vacated.

ATTACHMENTS

1. Conditions Report
2. Applicant's Submittal
 - a. Exhibit
 - b. Legal Description
 - c. Petition to Vacate
 - d. Consent to Vacate

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends APPROVAL.

Respectfully Submitted,

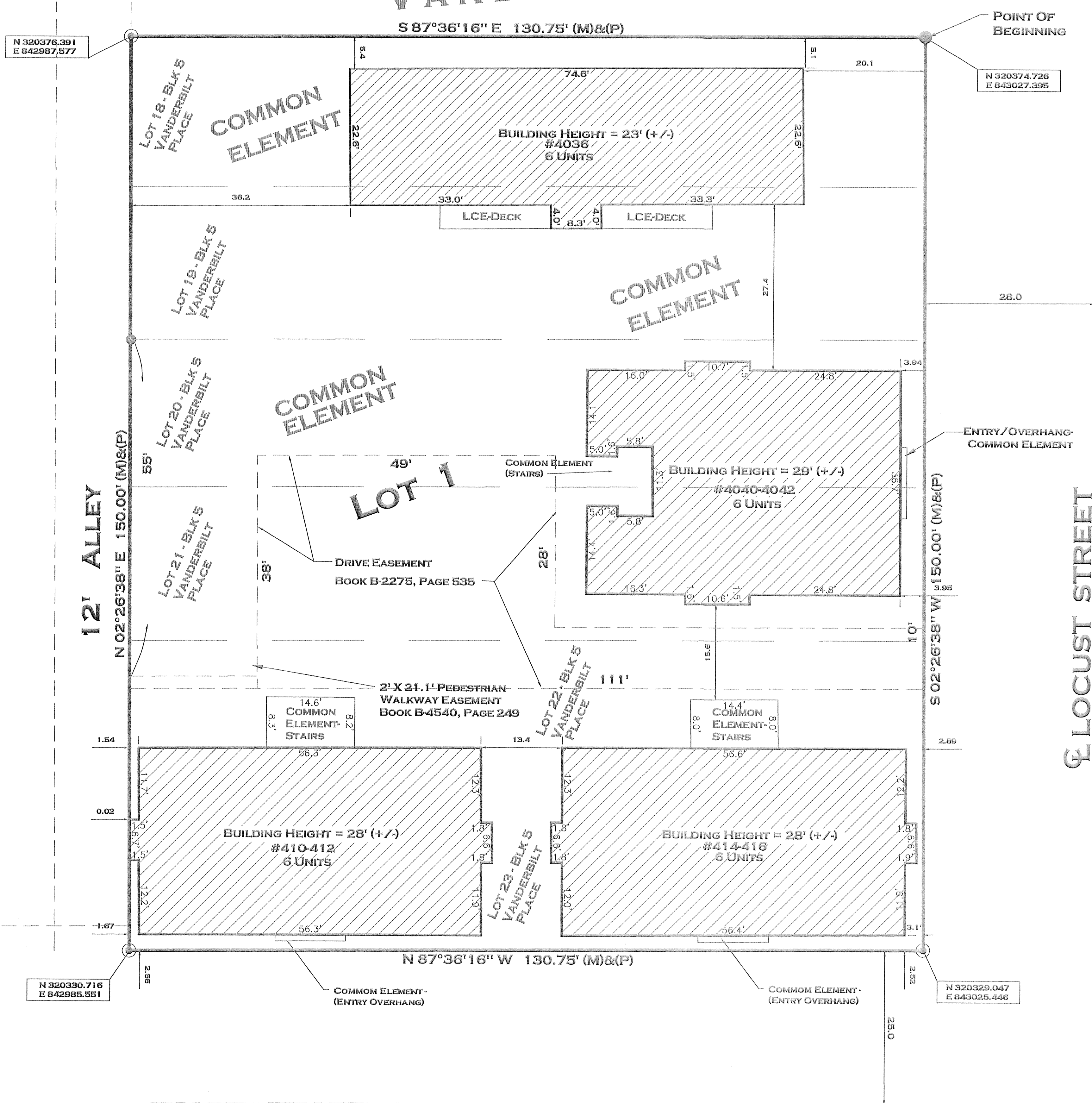


Matthew Barnes, AICP

Lead Planner

2007 E0113652
FINAL PLAT
41ST STREET CONDOMINIUM
A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI

VANDERBILT PLACE



LOCUST STREET
(56' RIGHT OF WAY)

EAST 41ST STREET
(50' RIGHT OF WAY)

Filed for Record This
day of August 2007
at 3:56 PM
Recorded to Book 51 Page 51
Instrument Number 07E0113652
Director of Records
by C. Waterfield
Deputy
Recordation Fee \$ 166.00

PLAT DEDICATION

THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL BE HEREINAFTER KNOWN AS "41ST STREET CONDOMINIUM".

EASEMENT DEDICATION

AN EASEMENT IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING, AND MAINTAINING FACILITIES FOR WATER, GAS, ELECTRICITY, SEWAGE, TELEPHONE, CABLE TV, AND SURFACE DRAINAGE, INCLUDING, BUT NOT LIMITED TO, UNDERGROUND PIPES AND CONDUITS, PAD MOUNTED TRANSFORMERS, SERVICES PEDESTALS, ANY OR ALL OF THEM UPON, OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED UTILITY EASEMENTS (U/E), PROVIDED THAT THE EASEMENT GRANTED HEREIN IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS. ANY UTILITIES LOCATED WITHIN THE DESIGNATED UTILITY EASEMENTS, BY VIRTUE OF THEIR EXISTENCE, DO HEREBY COVENANT, CONSENT, AND AGREE THAT THEY SHALL BE SUBORDINATE TO SAID PUBLIC RIGHT OF WAY IN THE EVENT THAT ADDITIONAL PUBLIC RIGHT OF WAY IS DEDICATED OVER THE LOCATION OF THE UTILITY EASEMENT. WHERE OTHER EASEMENTS ARE DESIGNATED FOR A PARTICULAR PURPOSE, THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY. ALL OF THE ABOVE EASEMENTS SHALL BE KEPT FREE FROM ANY AND ALL OBSTRUCTIONS WHICH WOULD INTERFERE WITH THE CONSTRUCTION OR RECONSTRUCTION AND PROPER, SAFE AND CONTINUOUS MAINTENANCE OF THE AFORESAID USES AND SPECIFICALLY THERE SHALL NOT BE BUILT THEREON OR THEREOVER ANY STRUCTURE (EXCEPT DRIVEWAYS, PAVED AREAS, GRASS, SHRUBS AND FENCES) NOR SHALL THERE BE ANY OBSTRUCTION TO INTERFERE WITH THE AGENTS AND EMPLOYEES OF KANSAS CITY, MISSOURI, AND ITS FRANCHISED UTILITIES FROM GOING UPON SAID EASEMENT AND AS MUCH OF THE ADJOINING LANDS AS MAY BE REASONABLY NECESSARY IN EXERCISING THE RIGHTS GRANTED BY THE EASEMENT. NO EXCAVATION OF FILL SHALL BE MADE OR OPERATION OF ANY KIND OR NATURE SHALL BE PERFORMED WHICH WILL REDUCE OR INCREASE THE EARTH COVERAGE OVER THE UTILITIES ABOVE STATED OR THE APPURTENANCES THERETO WITHOUT A VALID PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS AS TO UTILITY EASEMENTS AND/OR THE WRITTEN APPROVAL OF THE DIRECTOR OF WATER SERVICES AS TO WATER MAIN EASEMENTS.

STREET DEDICATION

STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS STREET RIGHT-OF-WAY ARE HEREBY DEDICATED.

RIGHT OF ENTRANCE

THE RIGHT OF ENTRANCE AND EGRESS IN TRAVEL ALONG ANY STREET OR DRIVE WITHIN THE BOUNDARIES OF THE PROPERTY IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF FIRE AND POLICE PROTECTION MAINTENANCE OF WATER MAINS. SANITARY AND STORM SEWER LINES, COLLECTION OF GARBAGE AND REFUSE AND TO THE UNITED STATES POSTAL SERVICES FOR THE DELIVERY OF MAIL; PROVIDED, HOWEVER, SUCH RIGHT OF OF INGRESS AND EGRESS DOES NOT INCLUDE ANY OBLIGATION TO CONTRIBUTE FOR ANY DAMAGE TO ANY PRIVATE STREET BY VIRTUE OF THE EXERCISE OF THE RIGHTS STATED HEREIN AND SPECIFICALLY, NEITHER KANSAS CITY, MISSOURI NOR THE U.S. POSTAL SERVICE SHALL INCUR ANY LIABILITY BY VIRTUE OF THE EXERCISE OF SUCH RIGHTS.

CONDOMINIUM LANGUAGE

THIS PLAT, 41ST STREET CONDOMINIUM, A CONDOMINIUM SUBDIVISION IS THE PLAT AS THE TERM IS DEFINED IN CHAPTER 448.2-109 AND THIS SUBDIVISION IS SUBJECT TO THE PROVISIONS OF THE UNIFORM CONDOMINIUM ACT (1980) AS ADOPTED BY THE STATUTES OF MISSOURI IN SECTION 448.1011 ET. SEQ. AND AS PROVIDED IN THE DECLARATION ON BYLAWS RECORDED CONCURRENTLY HERewith.

UNIT BOUNDARIES SHOWN ARE MEASURED TO THE UNDERSURFACE OF THE FINISHED CEILING, THE UNDECORATED SURFACE OF THE FLOOR AND THE INTERIOR SURFACE OF THE UNDECORATED FINISHED WALLS OR GLASS BOUNDING THE UNIT EXTENDED TO THE INTERSECTION OF EACH OTHER AND WITH THE UPPER AND LOWER BOUNDARIES, INCLUDING ANY AND ALL WALLS, PARTITIONS AND DIVIDERS WHOLLY WITHIN THE UNIT AND THE SPACE INCLUDES BOTH THE PORTIONS OF THE BUILDING LOCATED WITHIN THE UNIT AND THE AIR SPACE SO ENCOMPASSED.

ALL FIREPLACES, STOOPS, PATIOS, AND WOODEN DECKS SHOWN THEREOF, CONSTRUCTED TO SERVE A SINGLE UNIT, AND LOCATED OUTSIDE THE UNIT'S BOUNDARIES, ARE LIMITED COMMON ELEMENTS ALLOCATED EXCLUSIVELY TO THAT UNIT. THIS SHALL ALSO INCLUDE SHUTTERS, AWNINGS, WINDOW BOXES, DOORSTOPS, EXTERIOR DOORS, AND WINDOWS.

THE LEGAL DESCRIPTION OF EACH UNIT DESCRIBED IN SAID DECLARATION SHALL BE BY REFERENCE TO THE NUMBER IDENTIFYING THE UNIT AS SHOWN ON THE PLAT FOLLOWED BY THE BUILDING NUMBER AS SHOWN ON THE PLAT FOLLOWED BY THE WORDS: 41ST STREET CONDOMINIUM, A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

ALL INTERIOR UNIT LINES ARE AT RIGHT ANGLES TO OR PARALLEL WITH THE EXTERIOR LINES OF THE BUILDING, UNLESS NOTED OTHERWISE.

THIS PROJECT CONSISTS OF FOUR BUILDINGS WITH A TOTAL OF TWENTY-FOUR UNITS AND OTHER COMMON ELEMENTS, ALL AS SET FORTH IN THE DECLARATION.

CERTAIN PORTIONS OF THE COMMON ELEMENTS ARE PURSUANT TO THE DECLARATION ASSIGNED TO INDIVIDUAL UNITS AS LIMITED COMMON ELEMENT (LCE). LIMITED COMMON ELEMENTS SHOWN HEREON INCLUDE PATIOS AND DECKS WHICH ARE ASSIGNED TO THE ADJOINING UNITS.

PARKING TO SERVE THIS PROJECT IS PROVIDED BY THE PARKING AREA WITHIN THE PLAT AS SHOWN HEREON. USE OF THESE AREAS ARE CONTROLLED BY THE DECLARATION AS COMMON ELEMENTS.

PARKLAND DEDICATION:
THE DEVELOPER ELECTS TO PAY THE CITY OF KANSAS CITY, MISSOURI, A SUM OF \$2,866.94 IN LIEU OF REQUIRED PARKLAND DEDICATING FOR TWENTY-FOUR MULTIFAMILY CONDOMINIUM UNITS, PURSUANT TO SECTION 86-128 CODE OF GENERAL ORDINANCES, AS AMENDED.

ELEVATIONS ARE BASED ON CITY OF KANSAS CITY DATUM. BENCHMARK IS KC METRO CONTROL STATION JA-105-2 RESET HAVING AN ELEVATION OF 201.50.

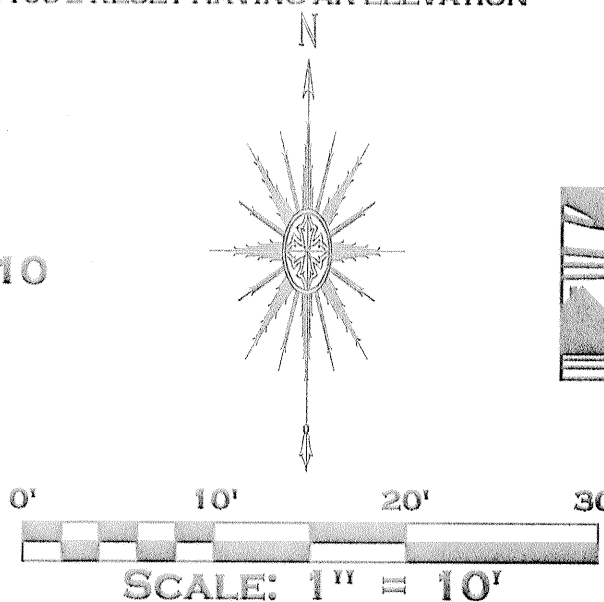
DEVELOPER:
DAN WEINDLING
4210 TROOST AVENUE
KANSAS CITY, MO. 64110

LEGEND

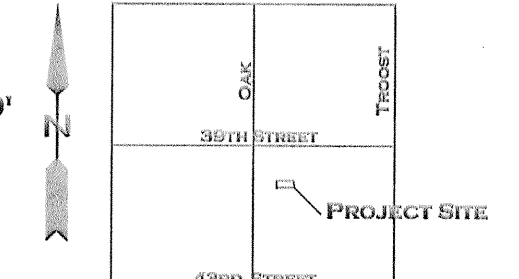
- (P)= PLAT
- (M)= MEASURED
- SET 1/2" BAR W/ #2000 CAP
- FOUND 1/2" IRON BAR
- LCE = LIMITED COMMON ELEMENT

N 318214.85
E 842261.15

STATE PLANE COORDINATES (METERS)



JOHN RENNER
LAND SURVEYOR
6547 BROOKBROOK BOULEVARD
SUITE NO. 204
KANSAS CITY, MO. 64113
8163344641
JOB NO. 405069



SECTION 20, T 49 N, R 33 W
NOT TO SCALE

FINAL PLAT
FOR THE
41ST STREET CONDOMINIUM
A CONDOMINIUM SUBDIVISION IN
KANSAS CITY, JACKSON COUNTY MISSOURI

GENERAL SITE PLAN

RENNER SURVEYING

DATE: 10-31-06
REV. 5-1-2007
REV. 6-14-2007

DWNR:JL
CHKD:JR

F1

IN TESTIMONY WHEREOF, PROPERTIES PLUS, LLC, A MISSOURI LIMITED LIABILITY COMPANY, F/K/A PROPERTIES PLUS, A MISSOURI GENERAL PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 17 DAY OF July, 2007.

PROPERTIES PLUS, LLC

DANIEL O. WEINDLING, AS MANAGING MEMBER

NOTARY CERTIFICATION
STATE OF MISSOURI
COUNTY OF JACKSON SS:

BE IT REMEMBERED THAT ON THIS 17 DAY OF July, 2007, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME DANIEL O. WEINDLING, OF PROPERTIES PLUS, LLC, OWNER OF THE LANDS SHOWN HEREON, AND THAT SAID INSTRUMENT IS THEIR FREE ACT AND DEED.

IN WITNESS WHEREOF:
I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE ON THE DATE HEREIN LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: 9-14-07

Amy L. Grant

AMY L. GRANT
Notary Public-Notary Seal
STATE OF MISSOURI
JACKSON COUNTY
My Commission Expires Sept. 14, 2007

APPROVED BY:

CITY PLAN COMMISSION APPROVED: JANUARY 16, 2007

CHAIRMAN - EVERT ASLES

ASSISTANT SECRETARY - VIRGINIA L. WALSH

PUBLIC WORKS
CITY ENGINEER - GREGORY J. FOKOS, P.E.

DIRECTOR - STANLEY W. HARRIS, P.E.

CITY COUNCIL
THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS DULY SUBMITTED TO AND APPROVED BY THE COUNCIL OF KANSAS CITY, MISSOURI, BY ORDINANCE NO. 210103, DULY AUTHENTICATED AS PASSED THIS 19 DAY OF July, 2007.

MAYOR - MARK FUNKHOUSER

CITY CLERK - MILLIE M. CROSBAND



SURVEYORS CERTIFICATION
I HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES HEREIN DESCRIBED WHICH MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY, AND MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS ESTABLISHED BY THE MISSOURI BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS AND SURVEYORS, AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

JOHN W. RENNER
MISSOURI PLS NO. 2000
DATE PREPARED: 10-31-06

NOTES

ALL BEARINGS AND COORDINATES ARE BASED ON KANSAS CITY METRO CONTROL AND ARE TIED BY GPS OBSERVATION TO STATION JA-105-2 HAVING A GRID FACTOR OF 0.9999024.

STATION JA-105-2 RESET COORDINATES:
N 320734.025
E 842760.027

THIS SURVEY IS "URBAN" CLASS.

STREET GRADES FOR LOCUST WERE PREVIOUSLY ESTABLISHED BY ORDINANCE NO. 20811 ON SEPT. 18, 1902, AND ORDINANCE NO. 14678 ON JUNE 22, 1900 FOR 41ST STREET.

INFORMATION SHOWN HEREON IS BASED ON ASSURED QUALITY TITLE COMPANY COMMITMENT NUMBER MJ71107.

THERE ARE NO BUILDING SETBACK LINES OR EASEMENTS SHOWN ON THE ORIGINAL PLAT.

LEGAL DESCRIPTION

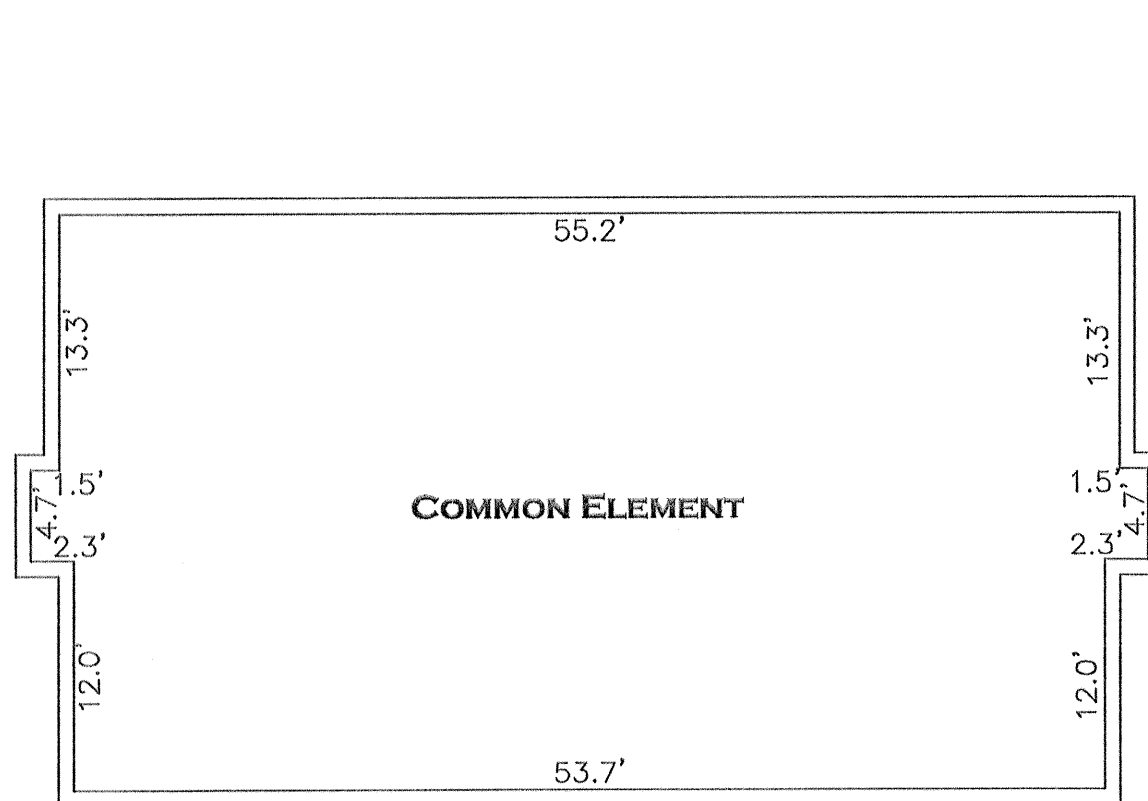
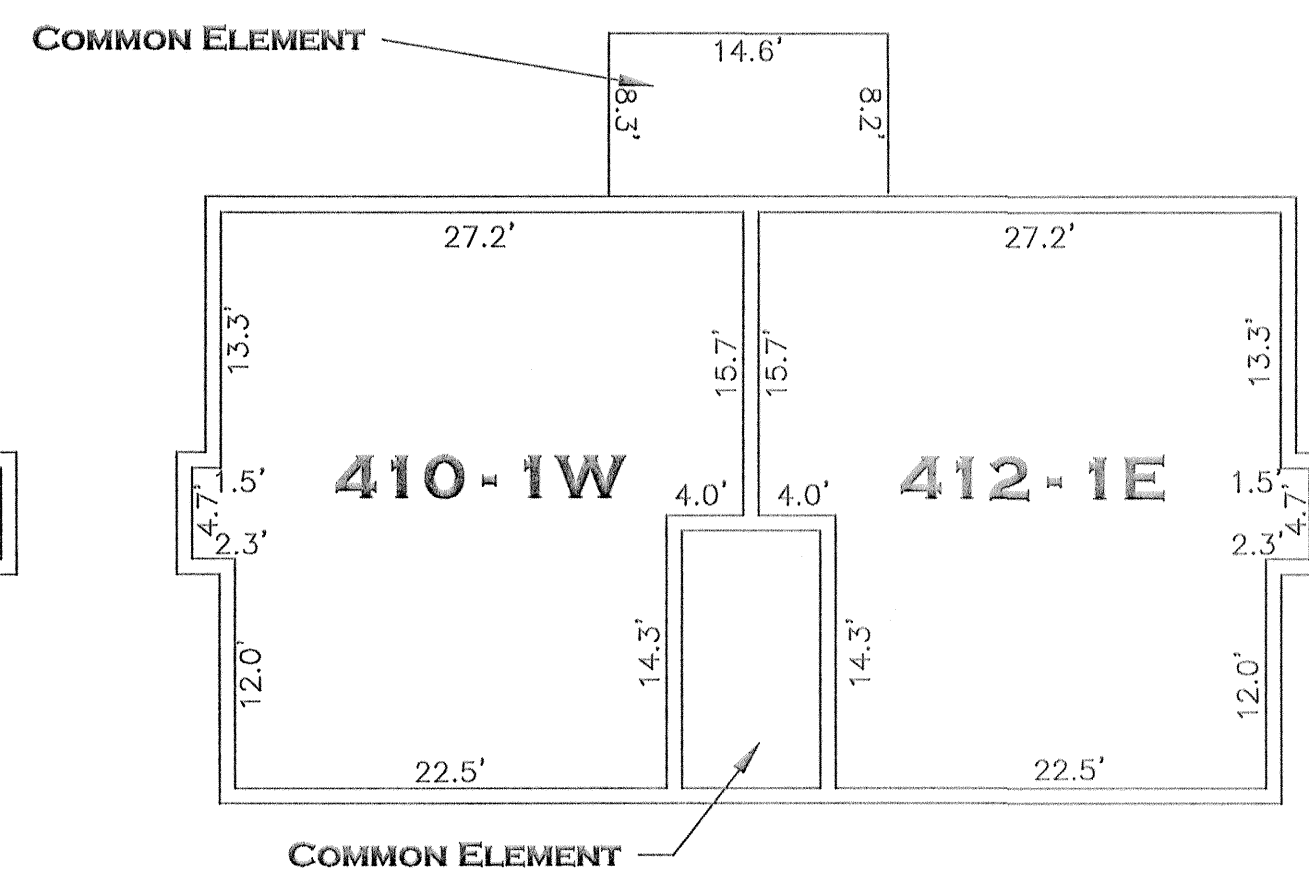
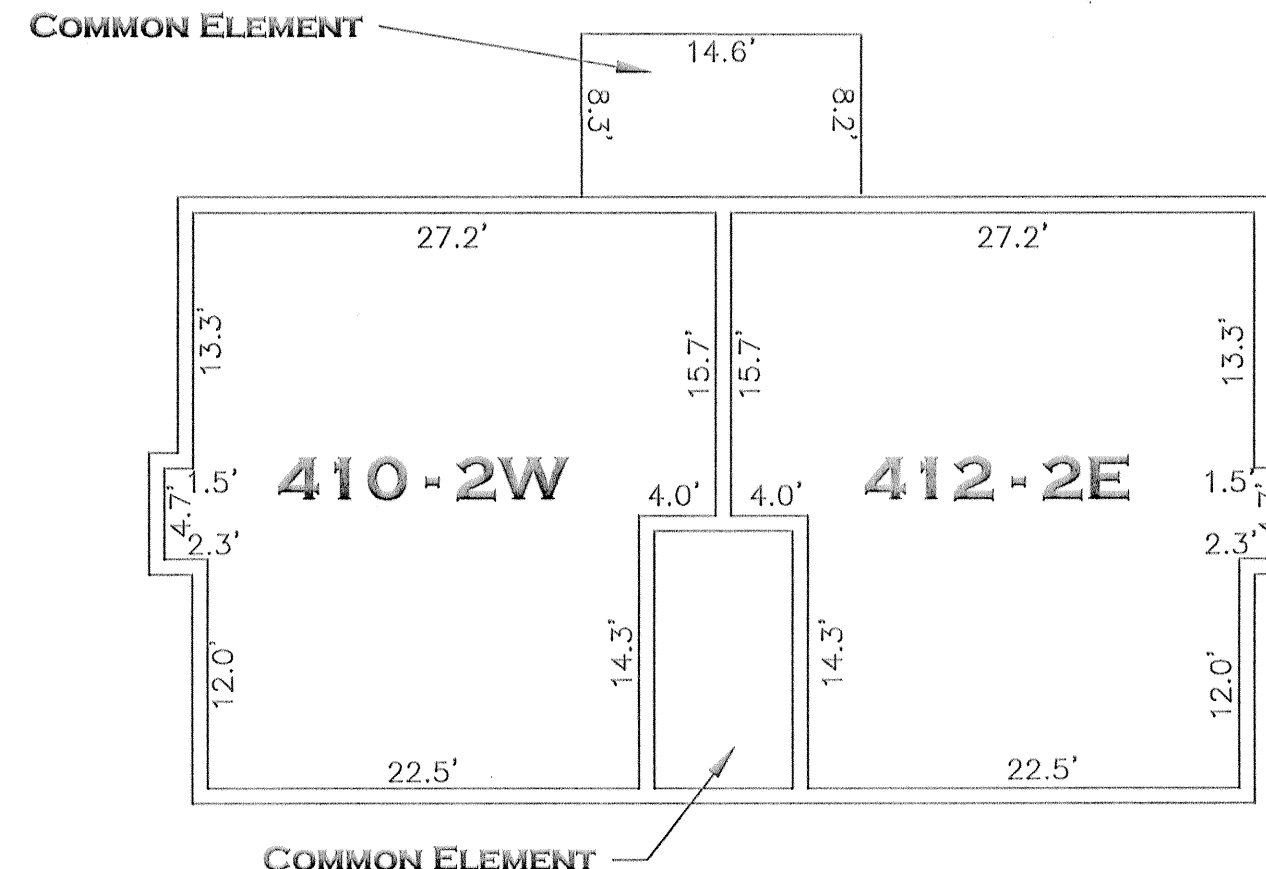
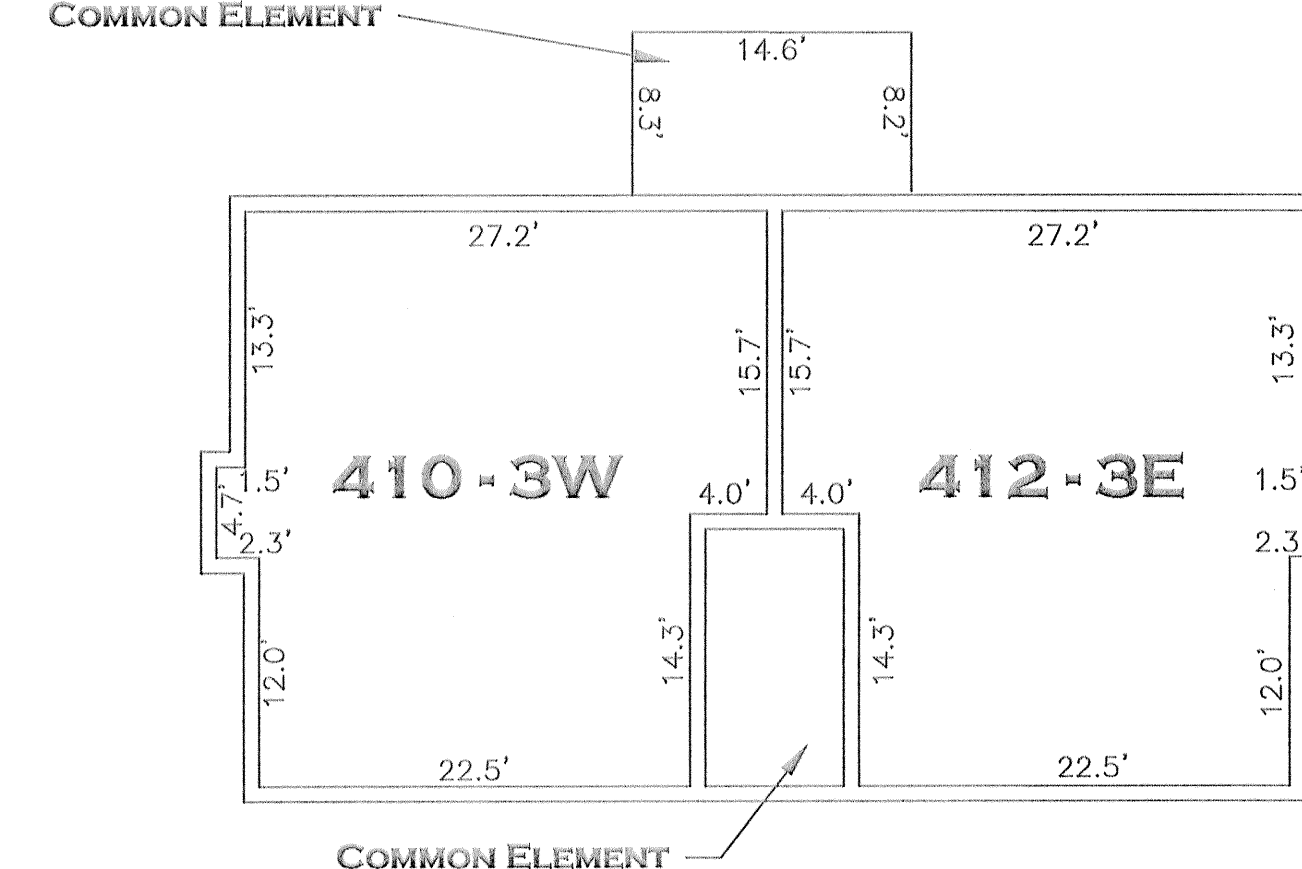
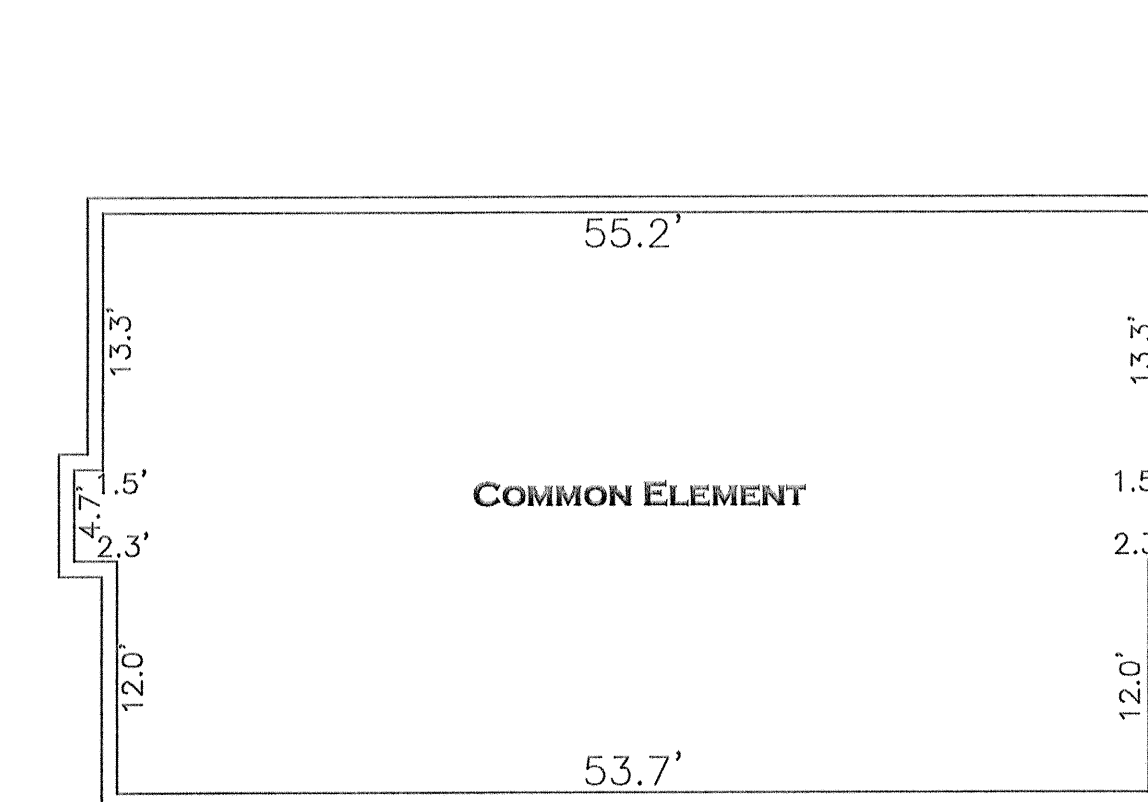
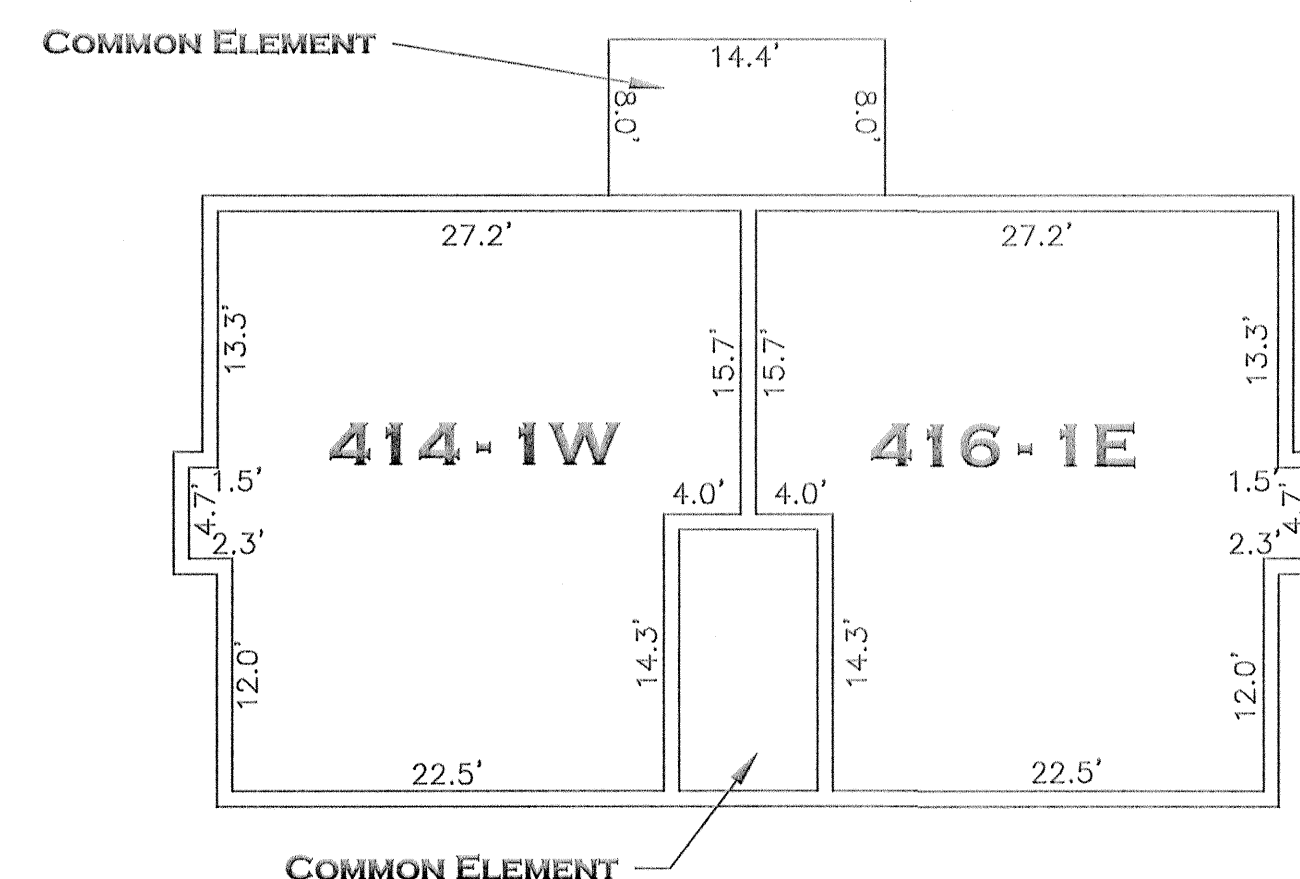
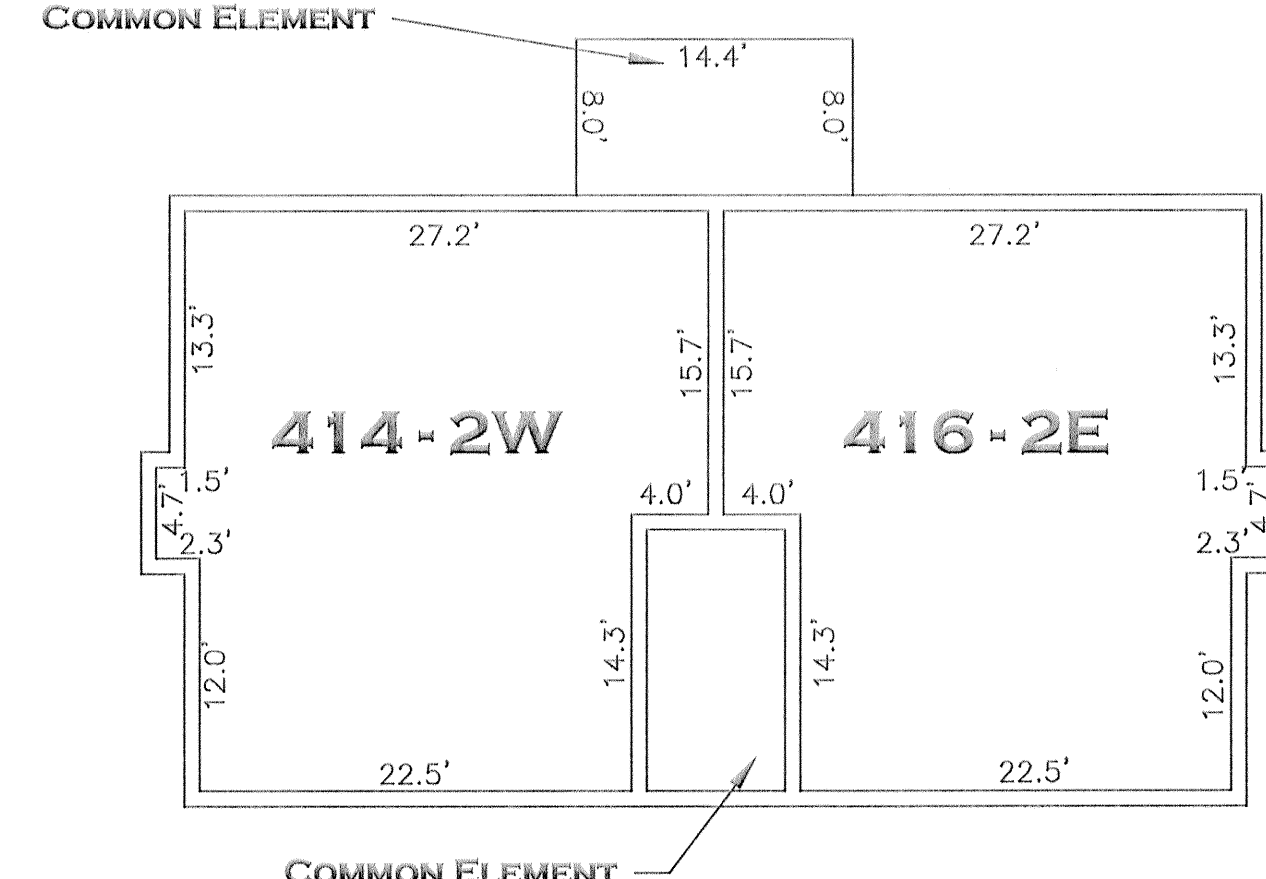
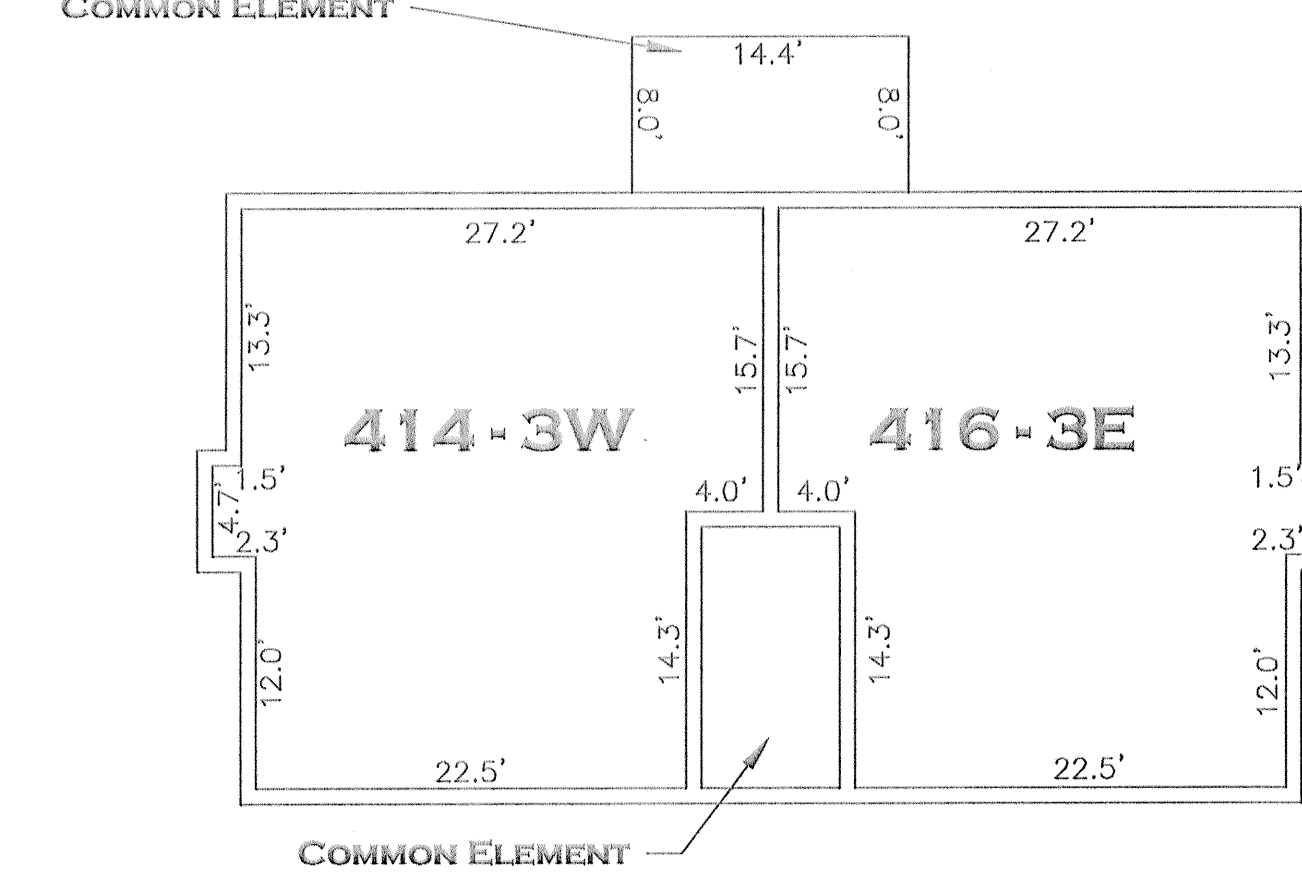
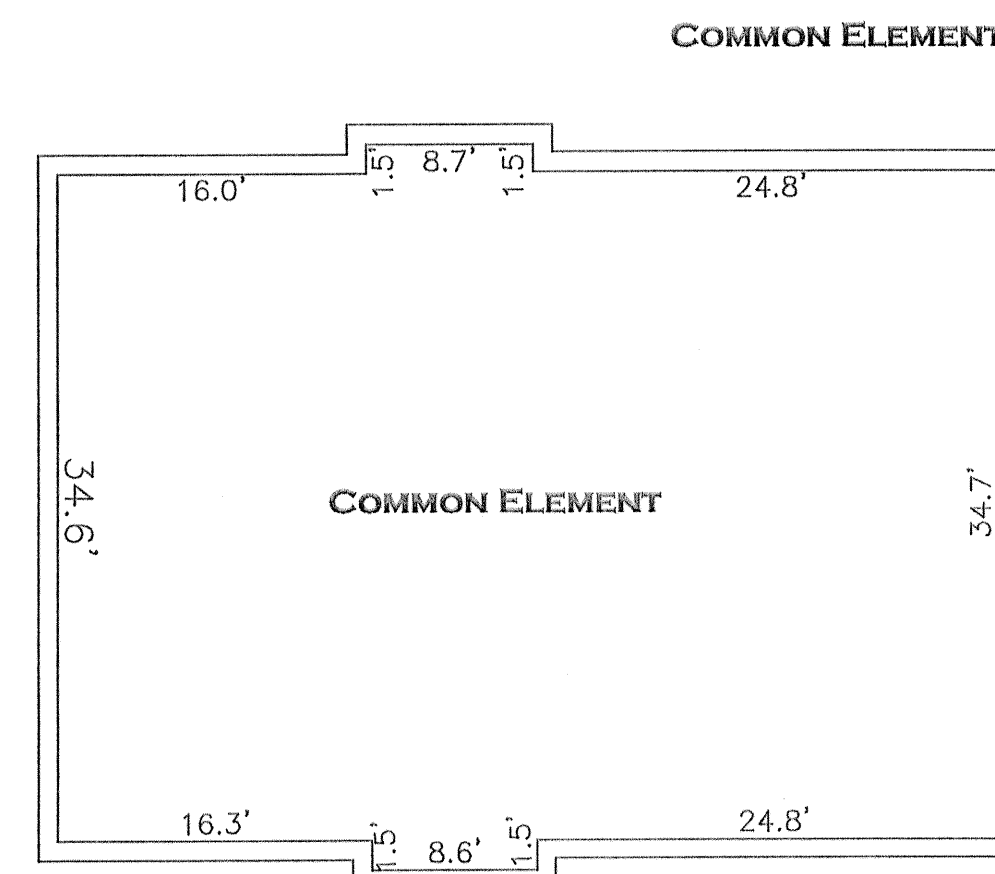
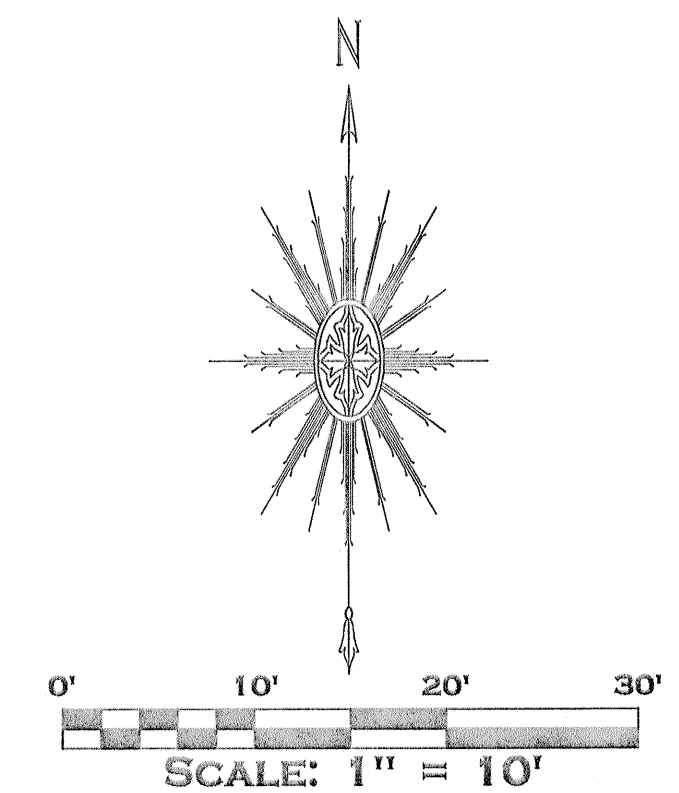
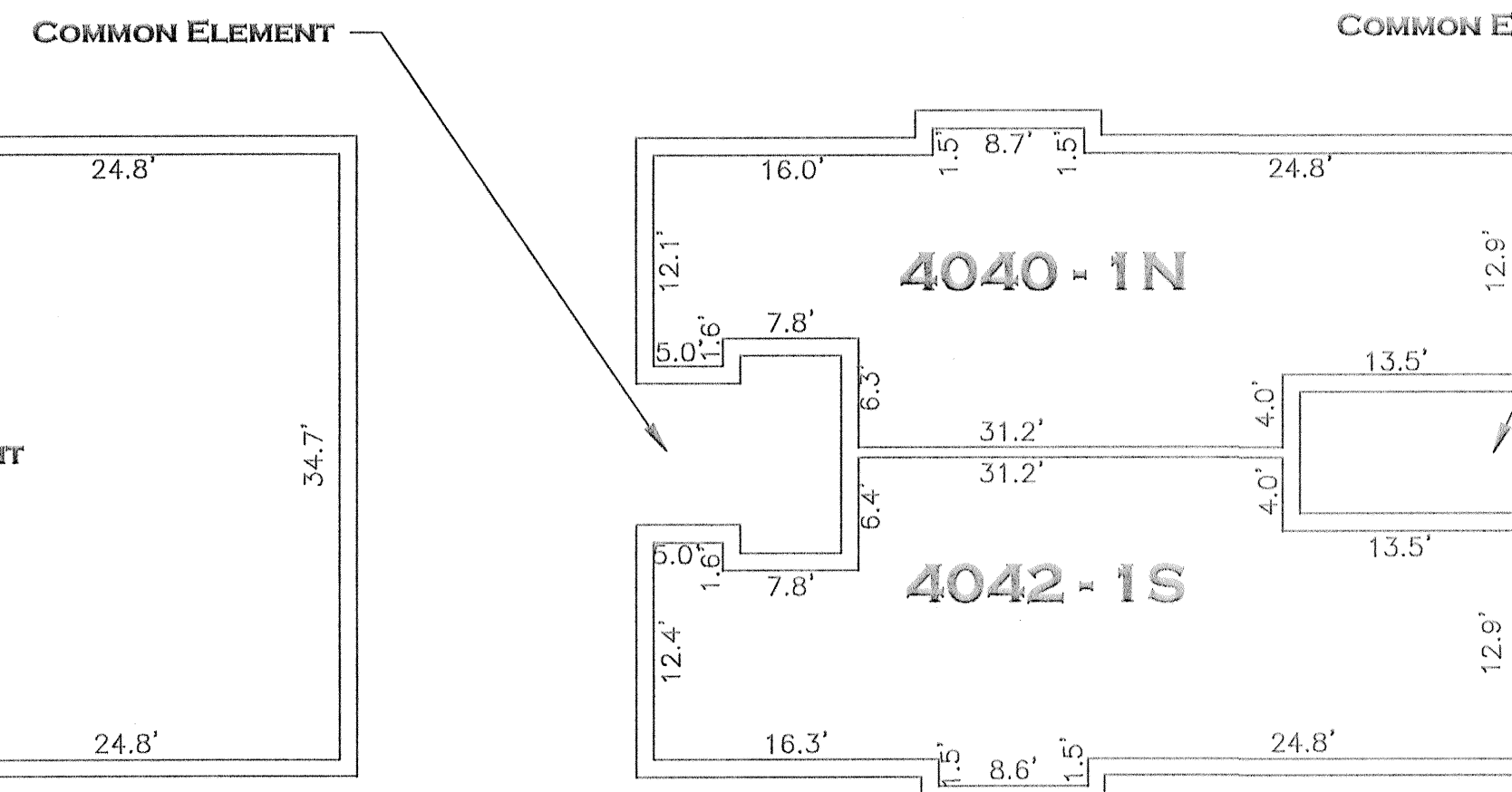
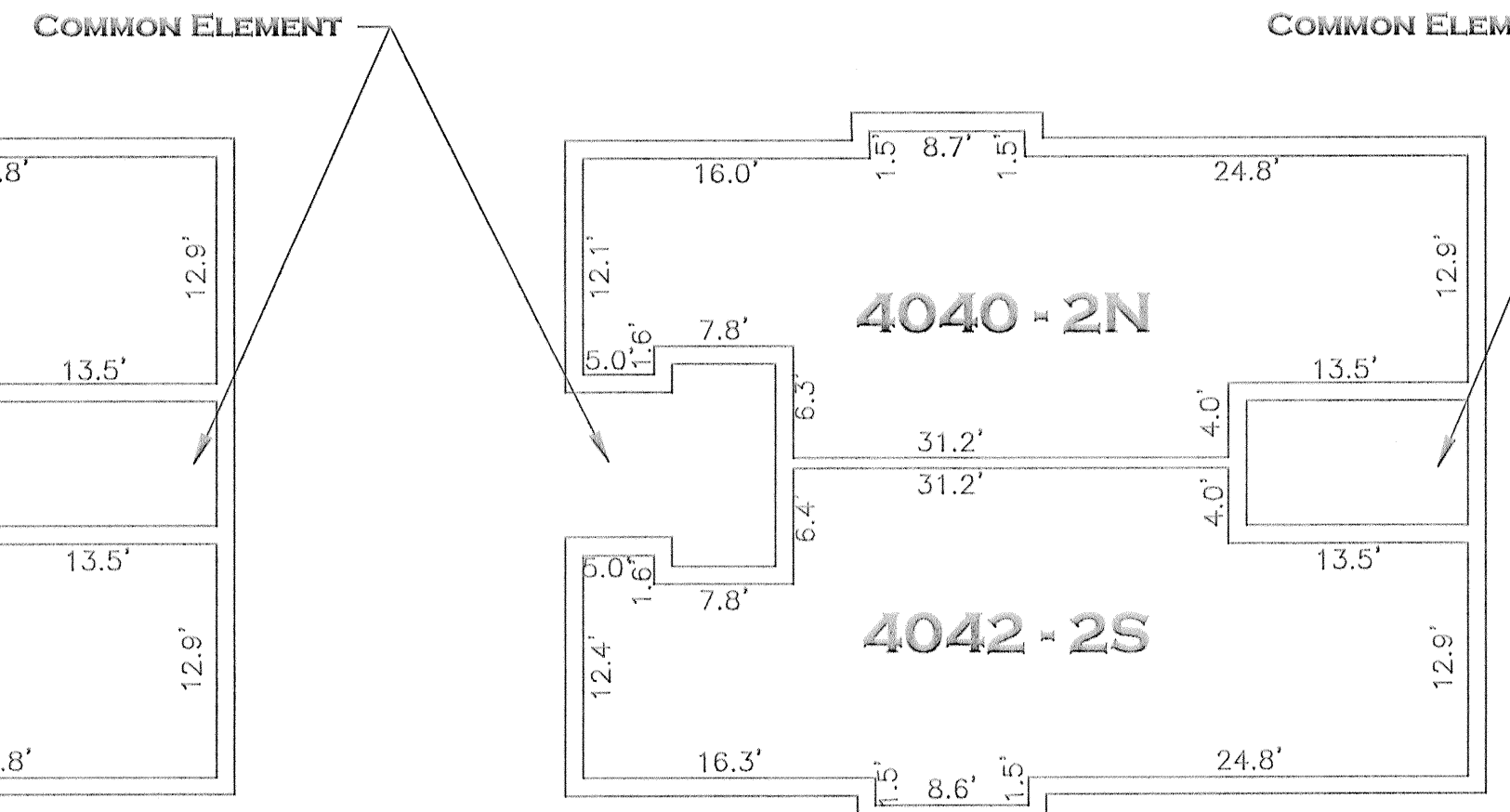
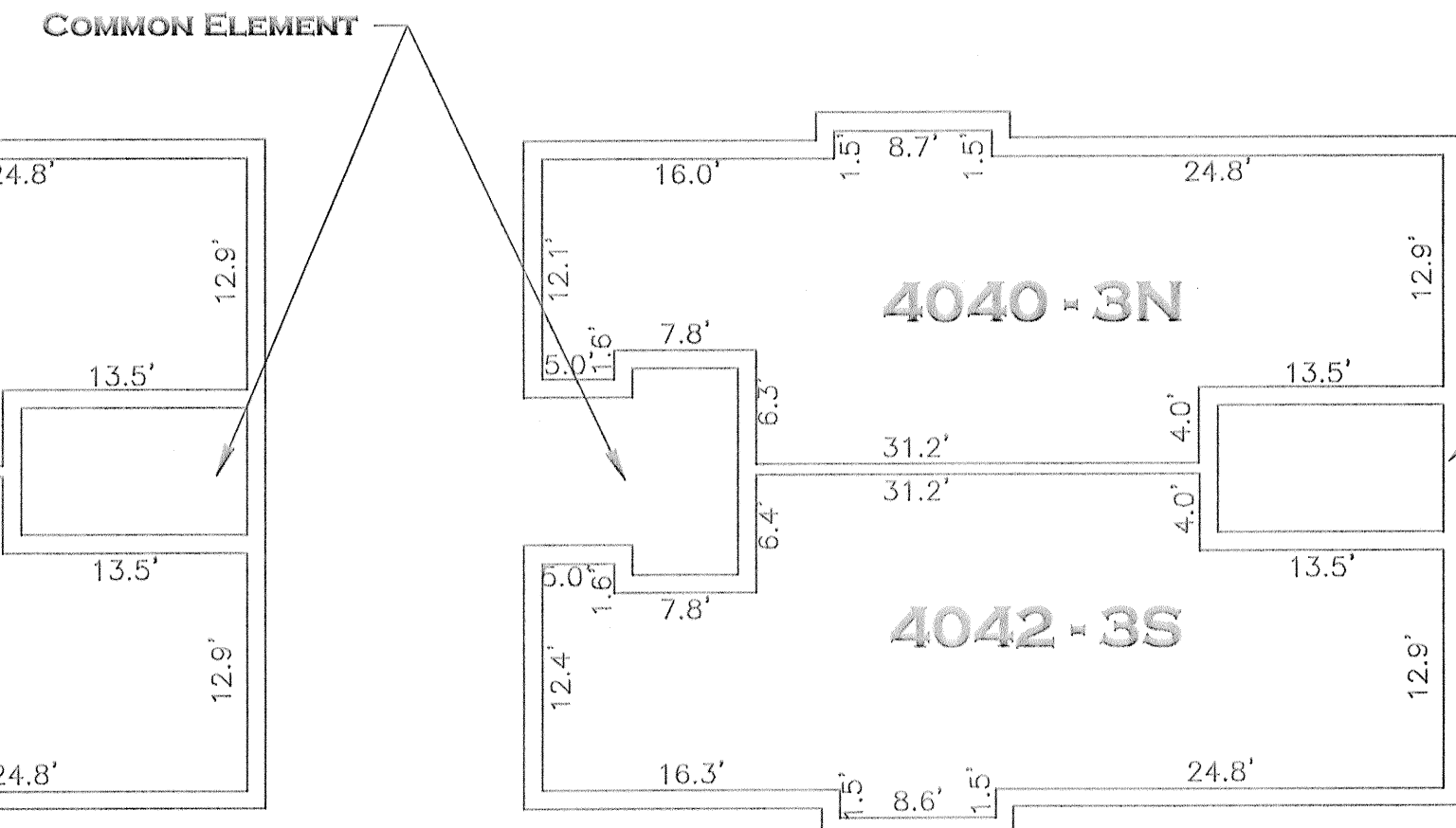
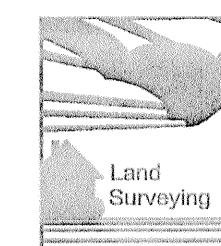
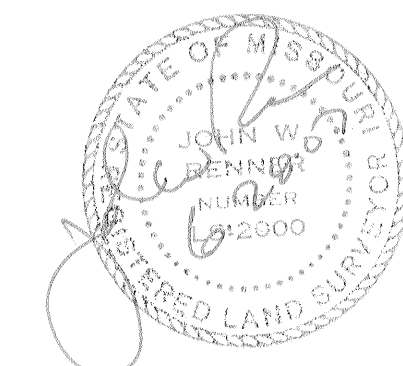
LOTS 18, 19, 20, 21, 22 AND 23, BLOCK 5, VANDERBILT PLACE, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 18; THENCE SOUTH 02°26'38" WEST ALONG THE EAST LINE OF SAID LOTS 150.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 23; THENCE NORTH 87°36'16" WEST ALONG THE SOUTH LINE THEREOF 130.75 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 02°26'38" EAST ALONG THE WEST LINE OF SAID LOTS 150.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 18; THENCE SOUTH 87°36'16" EAST ALONG THE NORTH LINE THEREOF 130.75 FEET TO THE POINT OF BEGINNING, CONTAINING 19,612 SQUARE FEET, OR 0.38 ACRES, MORE OR LESS.

John W. Renner
Jackson County GIS Dept.

41ST STREET CONDOMINIUM

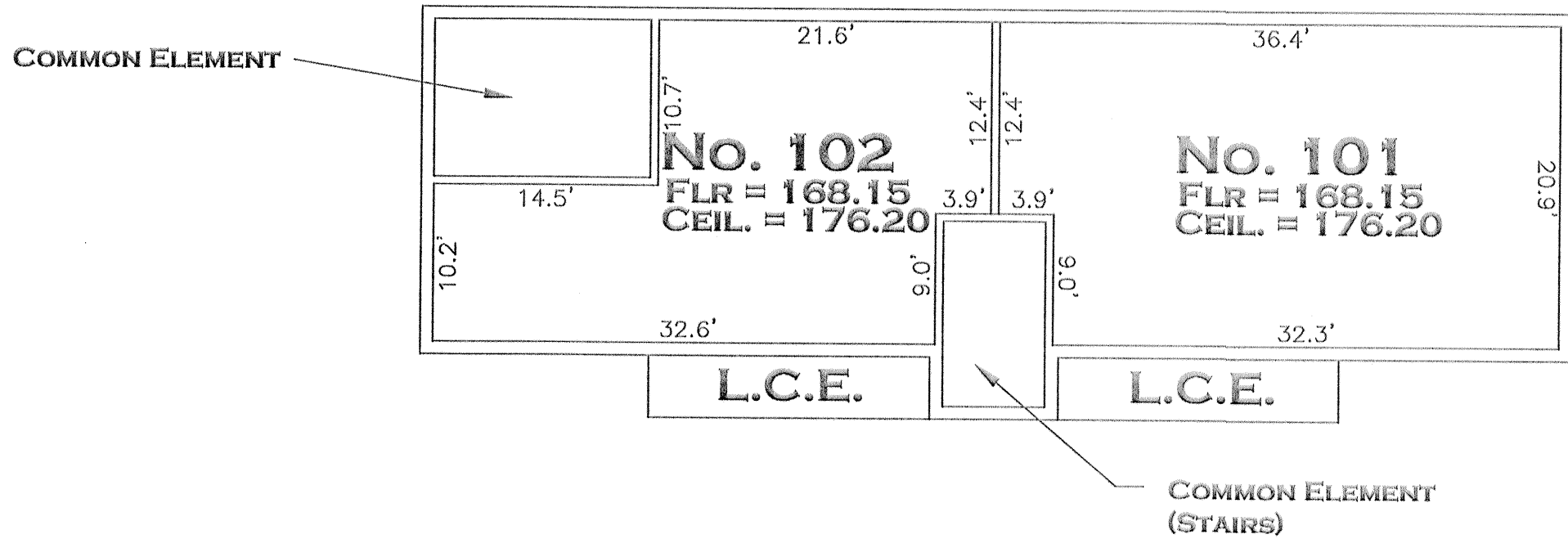
FINAL PLAT

A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI

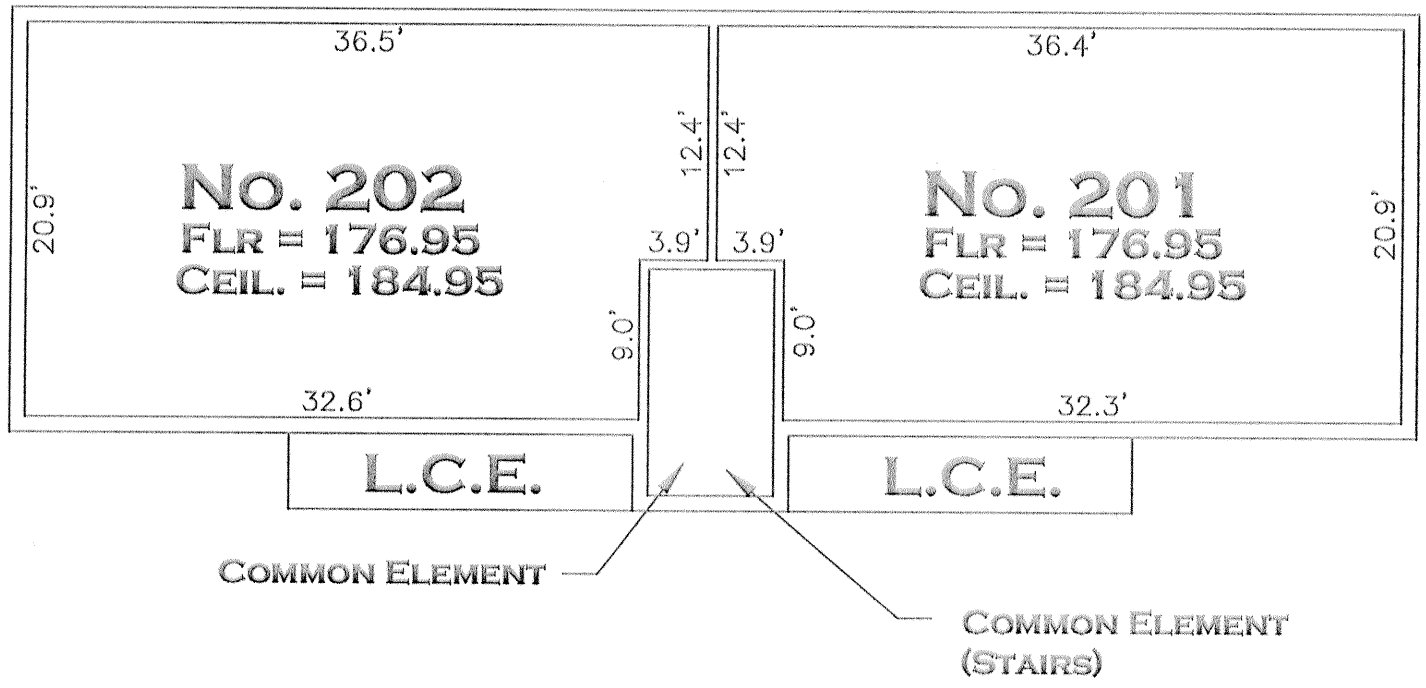
**BASEMENT 410-412**SCALE: 1" = 10'
FLOOR ELEV: 173.87**FIRST FLOOR 410-412**SCALE: 1" = 10'
FLOOR ELEV: 182.13
CEILING ELEV: 190.23**SECOND FLOOR 410-412**SCALE: 1" = 10'
FLOOR ELEV: 191.20
CEILING ELEV: 199.40**THIRD FLOOR 410-412**SCALE: 1" = 10'
FLOOR ELEV: 200.33
CEILING ELEV: 208.53**BASEMENT 414-416**SCALE: 1" = 10'
FLOOR ELEV: 172.69**FIRST FLOOR 414-416**SCALE: 1" = 10'
FLOOR ELEV: 178.96
CEILING ELEV: 187.16**SECOND FLOOR 414-416**SCALE: 1" = 10'
FLOOR ELEV: 188.01
CEILING ELEV: 196.31**THIRD FLOOR 414-416**SCALE: 1" = 10'
FLOOR ELEV: 197.06
CEILING ELEV: 205.31**BASEMENT 4040-42**SCALE: 1" = 10'
FLOOR ELEV: 167.07**FIRST FLOOR 4040-42**SCALE: 1" = 10'
FLOOR ELEV: 174.99
CEILING ELEV: 183.29**SECOND FLOOR 4040-42**SCALE: 1" = 10'
FLOOR ELEV: 184.05
CEILING ELEV: 192.35**THIRD FLOOR 4040-42**SCALE: 1" = 10'
FLOOR ELEV: 193.06
CEILING ELEV: 201.46JOHN RENNER
LAND SURVEYOR
6247 BROOKSIDE BOULEVARD
SUITE No. 244
KANSAS CITY, MO. 64114
816-333-8841
JOB No. 4-05-069
REVISED

FINAL PLAT		
FOR		
41ST STREET CONDOMINIUM		
A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY MISSOURI		
GENERAL SITE PLAN		
RENNER SURVEY		
DATE: 10-15-05	REV: 2-15-07	DW:RAJ CHK:JR

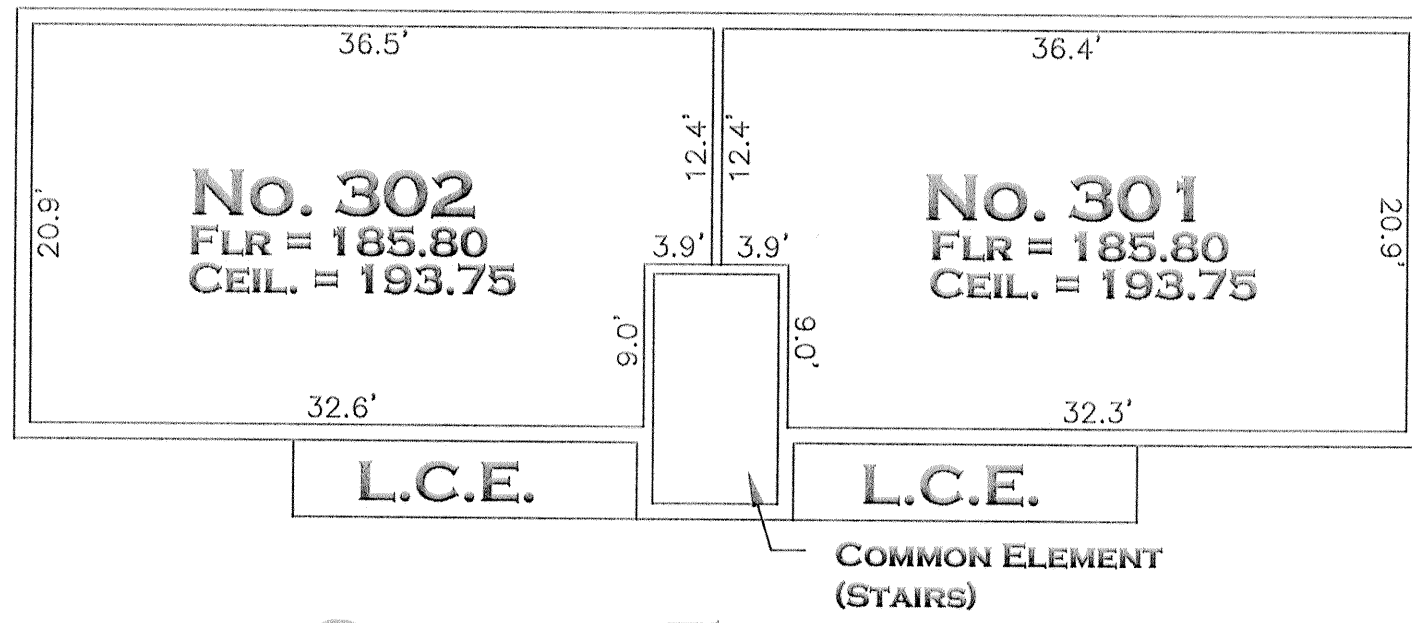
FINAL PLAT
41ST STREET CONDOMINIUM
A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI



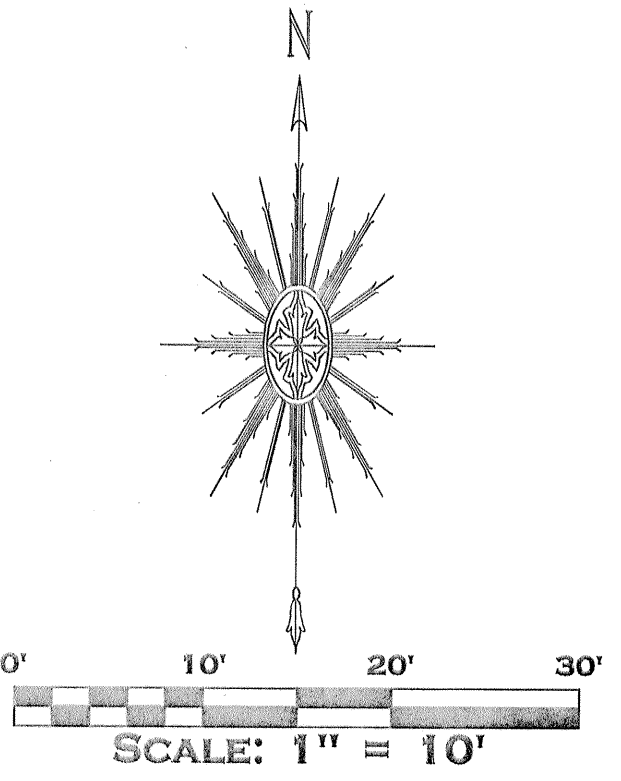
BASEMENT PLAN 4036
SCALE: 1" = 10'



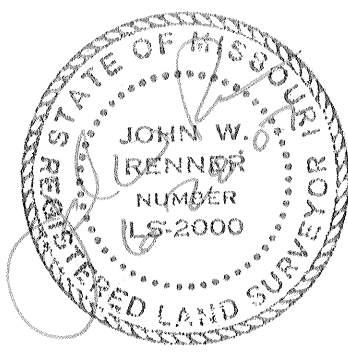
FIRST FLOOR 4036
SCALE: 1" = 10'



SECOND FLOOR 4036
SCALE: 1" = 10'



JOHN RENNER
LAND SURVEYOR
6247 BROOKSIDE BOULEVARD
SUITE No. 244
KANSAS CITY, MO. 64114
816-333-8841
JOB No. 4-05-069
REVISED:



FINAL PLAT
FOR THE
41ST STREET CONDOMINIUM
A CONDOMINIUM SUBDIVISION IN
KANSAS CITY, JACKSON COUNTY MISSOURI

BUILDING LAYOUTS: 4036 LOCUST			
RENNER SURVEYING			
DATE: 10-31-06	REV: 1-31-07	DWN:RAJ	CHK:DJR

Legal Description:

41ST STREET CONDOMINIUM: LOTS 18, 19, 20, 21, 22, AND 23, BLOCK 5, VANDERBILT PLACE, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 18; THENCE SOUTH 02° 26' 38" WEST ALONG THE EAST LINE OF SAID LOTS 150.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 23; THENCE NORTH 87° 36' 16" WEST ALONG THE SOUTH LINE THEREOF 130.75 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 02° 26' 38" EAST ALONG THE WEST LINE OF SAID LOTS 150.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 18; THENCE SOUTH 87° 36' 16" EAST ALONG THE NORTH LINE THEREOF 130.75 FEET TO THE POINT OF BEGINNING, CONTAINING 19,612 SQUARE FEET, OR 0.38 ACRES, MORE OR LESS.



PETITION FOR VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department

City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795

Phone (816) 513-8801 | www.kcmo.gov/planning

CASE NO. CD-ROW-2025-00038

Following are the names of the property owners owning or claiming to own all the property abutting said area proposed to be vacated:

Owner's name	Legal description of property	Residence of owner
41 Locustlilac LLC, a Missouri limited liability company	41 st Street Condominium	18 W. 52 nd Street Kansas City, MO 64112

(attach additional sheets if required)

Owner Manager 41 Locustlilac LLC
Karla Nassif
Petitioner

10/29/25

STATE OF Missouri)
COUNTY OF Jackson) ss.

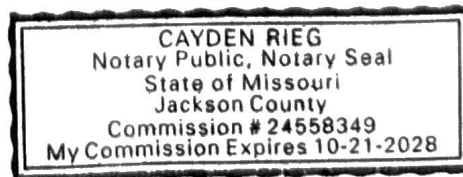
On this 29th day of October in the year 2025, before me, a Notary Public in and for said state, personally appeared Karla Nassif, known to me to be the person who executed the within instrument and acknowledged to me that he/she executed the same for the purposes therein stated, and that he/she knows personally that the persons named on the above and foregoing petition are the persons owning or claiming to own the property set opposite their names, and that they own or claim to own all the property abutting said area to be vacated.

Subscribed and sworn to before me on this 29th day of October, 2025.

Notary Public in and for Said County and State

[Signature]
Notary Public

My Commission Expires: 10-21-2028





PETITION FOR VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department

City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795

Phone (816) 513-8801 | www.kcmo.gov/planning

CASE NO. CD-ROW-2025-00038

To the Honorable Council of Kansas City, Missouri:

The undersigned, being an owner of real estate fronting and abutting on the portion of the area hereinafter described, for the vacation of which this petition is filed, does hereby petition the Council of Kansas City to pass an ordinance vacating:

Final Plat – 41st Street Condominium

The undersigned petitioner agrees in consideration of the vacation that if, because of said vacation, any public improvements are to be made, or repaired, or made or repaired by the City on any street, avenue, alley, thoroughfare or public property intersected by the area to be vacated, the cost of such improvements or repairs shall be paid by the undersigned petitioner upon demand from the City.

Filed _____, 20____

City Clerk

by _____
Deputy



CONSENT FOR VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department

City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795

Phone (816) 513-8801 | www.kcmo.gov/planning

CASE NO. CD-ROW-2025-00038

In the matter of the vacation of:

Final Plat – 41st Street Condominium

Know all men by these presents: That the undersigned, being owners of the real estate described below set opposite our names respectively and immediately adjoining the area for the vacation of which a petition has been filed, do as such abutting owners hereby consent that said area may be vacated in manner and form, as set out in said petition. We severally own the property set opposite our names printed and signed below.

Filed _____, 20____	
_____	by _____
City Clerk	Deputy



CITY PLAN COMMISSION

15th Floor, City Hall
414 East 12th Street
Kansas City, Missouri 64106

kcmo.gov/planning

December 03, 2025

Rachelle M Biondo
Rouse Frets White Goss Gentile Rhodes, P.C.
4510 Belleview Ave, STE 300
Kansas City, MO 64111

Re: **CD-ROW-2025-00038** - A request to approve a vacation of a condominium plat in District R-2.5 (residential) on about 0.45 acres generally located at the northwest corner of East 41st Street and Locust Street.

Dear Rachelle M Biondo:

At its meeting on December 03, 2025, the City Plan Commission acted as follows on the above-referenced case.

Recommend Approval

The Commission's action is only a recommendation. Your request must receive final action from the . All conditions imposed by the Commission, if any, are available on the following page(s).

PLEASE READ CONDITIONS CAREFULLY as some or all of the conditions imposed may require action on your part to proceed to the next step.

- If revised plans are required, you must make such revisions and upload the revised plans prior to proceeding to final action.
- If revised plans are not required, your request will automatically be submitted for consideration.

If you have any questions, please contact me at matthew.barnes@kcmo.org or (816) 513-8817.

Sincerely,

A handwritten signature in black ink, appearing to read "Matthew Barnes".

Matthew Barnes
Lead Planner



File #: 251055

ORDINANCE NO. 251055

Sponsor: Director of City Planning and Development Department

Vacating the Knightsbridge Business Center Condominium Plat in District B1-1 generally located at 5300 Longview Road and directing the City Clerk to record certain documents. (CD-ROW-2025-00035)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Council of Kansas City does hereby find and declare that on the 7th day of October, 2025, a petition was filed with the City Clerk of Kansas City by Bob Howard for the vacation of Knightsbridge Business Center Condominiums, giving the distinct description of the condominium in Kansas City, Jackson County, Missouri, according to the recorded condominium plat thereof, giving the distinct description of the condominium to be vacated and also the names of the persons and corporations owning the condominium units, and that the consents of the persons and corporations owning condominium units has been obtained in writing, that said consents have been acknowledged as deeds are acknowledged, and was duly filed with the petition for such vacation in the City Clerk's Office.

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

Section 4. The Knightsbridge Business Center Condominiums, a condominium plat in the City of Kansas City, Jackson County, Missouri, according to the recorded plat thereof, be and the same is hereby vacated.

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

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

```
..end
```

Approved as to form:

Sarah Baxter
Senior Associate City Attorney

Approved by the City Plan Commission

Sara Copeland, FAICP
Secretary

[illegible]

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

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

My term expires _____, 20____.

Notary Public within and for
County, Missouri

IN RECORDER'S OFFICE

STATE OF MISSOURI)
) ss.
COUNTY OF _____)

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

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

Recorder

By _____
Deputy



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: TMP-6255
Submitted Department/Preparer: City Planning
Revised 6/10/24

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

Executive Summary

Vacating the Knightsbridge Business Center Condominium Plat in Zoning District B1-1 (Commercial) generally located at 5300 Longview Road and directing the City Clerk to record certain documents. (CD-ROW-2025-00035)

Discussion

The plat proposed for vacation currently contains a multi-unit residential building under single, common ownership. Although the building was originally platted as a condominium pursuant to RSMo Chapter 448, all units are owned by one entity and are operated as a multi-unit rental building.

The vacation of the condominium plat will eliminate the condominium form of ownership and return the structure to a single-ownership multi-unit building. No physical changes to the building are proposed. The action will dissolve the condominium association and its bylaws, and consolidate ownership from multiple condominium units to one owner.

The requested vacation is limited to this change in ownership structure and does not include any modifications to the building or property.

Staff Recommendation: Approval

CPC Recommendation: 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 the vacation of a previously approved condominium plat.
3. How does the legislation affect the current fiscal year?
Not applicable as this is an ordinance authorizing the vacation of a previously approved condominium plat.

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

Not applicable as this is an ordinance authorizing the vacation of a previously approved condominium plat.

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

Not applicable as this is an ordinance authorizing the vacation of a previously approved condominium plat.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

This legislation does not have any 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

N/A

Service Level Impacts

Not applicable as this is an ordinance authorizing the vacation of a previously approved condominium plat.

Other Impacts

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

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

Not applicable as this is an ordinance authorizing the vacation of a previously approved condominium plat.

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

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

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

Please provide reasoning why not:

Not applicable as this is an ordinance authorizing the vacation of a previously approved condominium plat.

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

No(Press tab after selecting)

Not applicable as this is an ordinance authorizing the vacation of a previously approved condominium plat.

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

No(Press tab after selecting)

Legal Description:

Units A through T, inclusive, KNIGHTSBRIDGE BUSINESS CENTER, A CONDOMINIUM, as recorded in Document No. 1988K0858026 in Book 17 at Page 71, under the date of December 7, 1988, in Condominium Plat Book in the Office of the Recorder of Deeds of Jackson County, Missouri, a subdivision in Kansas City, Jackson County, Missouri, together with the common area and facilities as set forth in the Declaration filed December 7, 1988 as Document No. 1988K0858025 in Book K1870 at Page 273, as amended by the instrument filed December 15, 1988 as Document No. 1988K0859173 in Book K1872 at Page 1727

STATE OF MISSOURI
COUNTY OF JACKSON SS
I CERTIFY INSTRUMENT RECEIVED
1988 DEC -7 P 1:38.0
RECORDED BOOK 37 PAGE 17
DIRECTOR OF RECORDS

PLAT OF KNIGHTSBRIDGE BUSINESS CENTER, A CONDOMINIUM

63329

REPLAT OF LOT 2, KNIGHTSBRIDGE CENTER

300
15000
15300
pmo

05-2670

1. This plat of KNIGHTSBRIDGE BUSINESS CENTER, A CONDOMINIUM is the Plat as the term is defined in Chapter 448, I.E. Section 448.1-103 et seq., of the revised Statutes of Missouri (1986), as amended, and said subdivision is subject to the provisions of the Condominium Property Act as contained in said Chapter 448, and as provided in the Declaration and By-Laws recorded concurrently herewith.
2. In satisfaction of the requirements of Chapter 448, et seq., RSMo. (1986), as amended, the Declaration and By-Laws are recorded with this plat. Said Declaration and By-Laws govern the management and use of this property.
3. The legal description of each unit described in said Declaration shall be by reference to the letter identifying the unit as shown on the plat followed by the words "KNIGHTSBRIDGE BUSINESS CENTER, A CONDOMINIUM", as recorded in Volume K858026, Pages 1 under the date of DECEMBER 7, 1988, in the Condominium Plat Book in the Office of the Recorder of Deeds of Jackson County, Missouri, and that shall be deemed to be a good and sufficient description for all purposes.
4. The exterior dimensions and the vertical dimensions of each respective unit are shown on this plat on the pages depicting said units and describing the elevations for their floors and ceilings. Each unit includes all parts of the Unit within the exterior dimensions, and includes the plaster, fresco and dry wall parts of the exterior walls of the Units, the wall, floors and ceilings separating the Units from piping and wiring shafts, and other Units, down to, but not including, the studs and joists on the building. The remaining portions of KNIGHTSBRIDGE BUSINESS CENTER, A CONDOMINIUM not located within any Units, comprise the common elements, including, but not by way of limitation, the roofs, foundations, pipes, ducts, flues, conduits, wires, all utility connection outlets, and all bearing walls, studs and joists of the building to the unfinished walls thereof.
5. Sewer, water and gas pipes, electrical, telephone and television wires or cables, fresh air and exhaust air ducts are generally all in common areas. Where the above pipes, wires, cables and ducts may exist outside common areas, the present location and use constitutes an easement for such use. Access, control and use of these areas and facilities are governed by the provisions of the Declarations and By-Laws recorded concurrently herewith.
6. Interior room walls, doors and other interior improvements, equipment or facilities are not shown on this plat.
7. All interior unit lines are at right angles to or parallel with the exterior lines of the building unless shown by bearings to be otherwise.
8. This subdivision consists of two (2) wood frame 1-story buildings facing alternately East and West, with ten (10) units in each building for a total of twenty (20) units.
9. Unit windows, and their framing, Unit entrance doors, and their framing, are located in common elements, except for interior trim, and their use for all or any purpose constitutes an easement for such use in accordance with the provisions of the Declaration and By-Laws recorded concurrently herewith.

This is a survey and resubdivision of Lot 2, KNIGHTSBRIDGE CENTER, a subdivision of land in Kansas City, Jackson County, Missouri, more particularly described as follows: Beginning at the Southwest corner of said Lot 2; thence N 3° 03' 57" E, along the West line of said Lot 2, a distance of 290.02 feet, to the Northwest corner thereof; thence S 86° 56' 05" E, along the North line of said Lot 2, a distance of 391.50 feet, to the Northeast corner thereof; S 3° 19' 35" W, along the East line of said Lot 2, a distance of 290.02 feet, to the Southeast corner thereof; thence N 86° 56' 05" W, along the South line of said Lot 2, a distance of 390.18 feet, to the point of beginning, containing 2.602 Acres, more or less, of replatted land.

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner shown on the accompanying plat and the subdivision shall hereafter be known as "KNIGHTSBRIDGE BUSINESS CENTER, A CONDOMINIUM".

EASEMENTS. An easement is hereby granted to Kansas City, Missouri, and to the utility companies franchised to operate in Kansas City, Missouri, for the purpose of locating, constructing, operating, and maintaining facilities for water, gas, electricity, sewage, telephone, cable TV and surface drainage, including, but not limited to, underground pipes and conduits, pad mounted transformers, service pedestals, any or all of them upon, over, under and along the strips of land designated utility easements (U/E). Where other easements are designated for a particular purpose, the use thereof shall be limited to that purpose only. All the above easements shall be kept free from any and all obstructions which would interfere with the construction or reconstruction and proper, safe and continuous maintenance of the aforesaid uses and specifically there shall not be built thereon or thereover any structure (except driveways, paved areas, grass, shrubs and fences) nor shall there be any obstruction to interfere with the agents and employees of Kansas City, Missouri, and its franchised utilities from going upon said easement and as much of the adjoining lands as may be reasonably necessary in exercising the rights granted by the easement. No excavation or fill shall be made or operation of any kind or nature shall be performed which will reduce or increase the earth coverage over the utilities above stated or the appurtenances thereto without the written approval of the Director of Public Works, as to utility easements and/or the Director of Water and Pollution Control as to water main easements.

RIGHT OF ENTRANCE. The right of entrance and egress in travel along any street or drive within the boundaries of the property is hereby granted to Kansas City, Missouri, for the purpose of fire and police protection, maintenance of water mains, sanitary and storm sewer lines, collection of garbage and refuse and to the United States Postal Services for the delivery of mail; provided, however, such right of ingress and egress does not include any obligation to contribute for any damage to any private street or drive by virtue of the exercise of rights stated herein and specifically, neither Kansas City, Missouri nor the U.S. Postal Service shall incur any liability by virtue of the exercise of such rights.

RIGHT OF ACCESS: Access is hereby granted through the common elements, the units, and all other property within the boundaries of the property, to the Fire and Police Departments for the purpose of fire and police protection.

IN TESTIMONY WHEREOF, the undersigned proprietor has hereunto subscribed its name.

WHITE KNIGHT PARTNERS, A Missouri Partnership

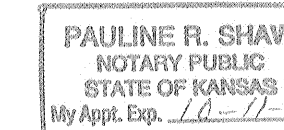
C. J. Hoffman
C. J. Hoffman, Managing Partner

STATE OF Kansas }
COUNTY OF Johnson } SS:

On this 6th day of September, 1988, before me, the undersigned, a Notary Public in and for said County and State, appeared C. J. Hoffman, to me personally known, who, being duly sworn before me, did say that he is Managing Partner of White Knight Partners, a Missouri Partnership, and that he executed the same on behalf of said partnership and that he acknowledges the execution of the same to be the act and deed of said partnership.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

My Appointment Expires: oct. 11, 1990



Pauline R. Shaw
Notary Public
Print Name: Pauline R. Shaw

PUBLIC WORKS

CITY PLAN COMMISSION

Approved [Signature]
Chairman

City Clerk 12-6-88 (1000) (4500)
Director of Property

Approved 11-8-88
G. C. C.
City Engineer, Gurnie C. Gunter

Richard E. Duncan
Secretary, Richard E. Duncan

Approved November 9, 1988
George L. Satterlee
Director, George L. Satterlee

Entry No. 880885

CITY COUNCIL

THIS IS TO CERTIFY that the within plat was submitted to and approved by the City Council of Kansas City, Missouri, by Ordinance No. 63329 duly authenticated as passed this 23 day of November, 1988.

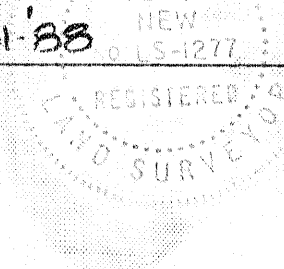
Richard L. Berkley
Mayor, Richard L. Berkley

MAYOR PRO-TEM

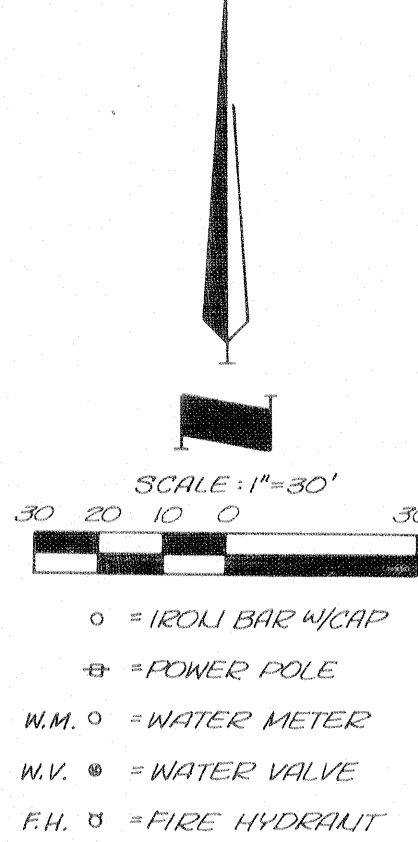
Catherine R. Rocha
City Clerk, Catherine R. Rocha

I HEREBY CERTIFY: that the plat of KNIGHTSBRIDGE BUSINESS CENTER, A CONDOMINIUM, a subdivision, is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Minimum Standards for Property Boundary Surveys as established by the Department of Natural Resources, Division of Geology and Land Survey, of the State of Missouri. I further certify that I have complied with all known statutes, ordinances and regulations of the State of Missouri and the City of Kansas City, Missouri, that govern the practice of surveying and the platting of subdivisions to the best of my professional knowledge and belief, and that this plat contains all information required by RSMo. Section 448.2-109 (1986).

By: [Signature]
Tex L. New, Mo. LS-1277
Date: 8-31-88



SHAFFER, KLINE & WARREN, P.A.
ENGINEERS & SURVEYORS
OVERLAND PARK, KANSAS



NOTE: ALL BEARINGS AND COORDINATES SHOWN ON THIS PLAT ARE BASED ON THE KANSAS CITY GRID SYSTEM USING A COMBINED GRID FACTOR OF 0.999896131.

BENCHMARK: ELEV. = 292.19

"4" CUT IN LIE COR. OF 2"x2" METAL DRAIN INLET LOCATED APPROX. 55' NORTH OF AND 12' EAST OF THE SE COR. OF THE WEST BLDG.

NOTE: PROPERTY IS SUBJECT TO THE TERMS AND PROVISIONS OF ESMIT. TO K.C.P. & L. CO. IN BK. 8-2437, PG. 202.

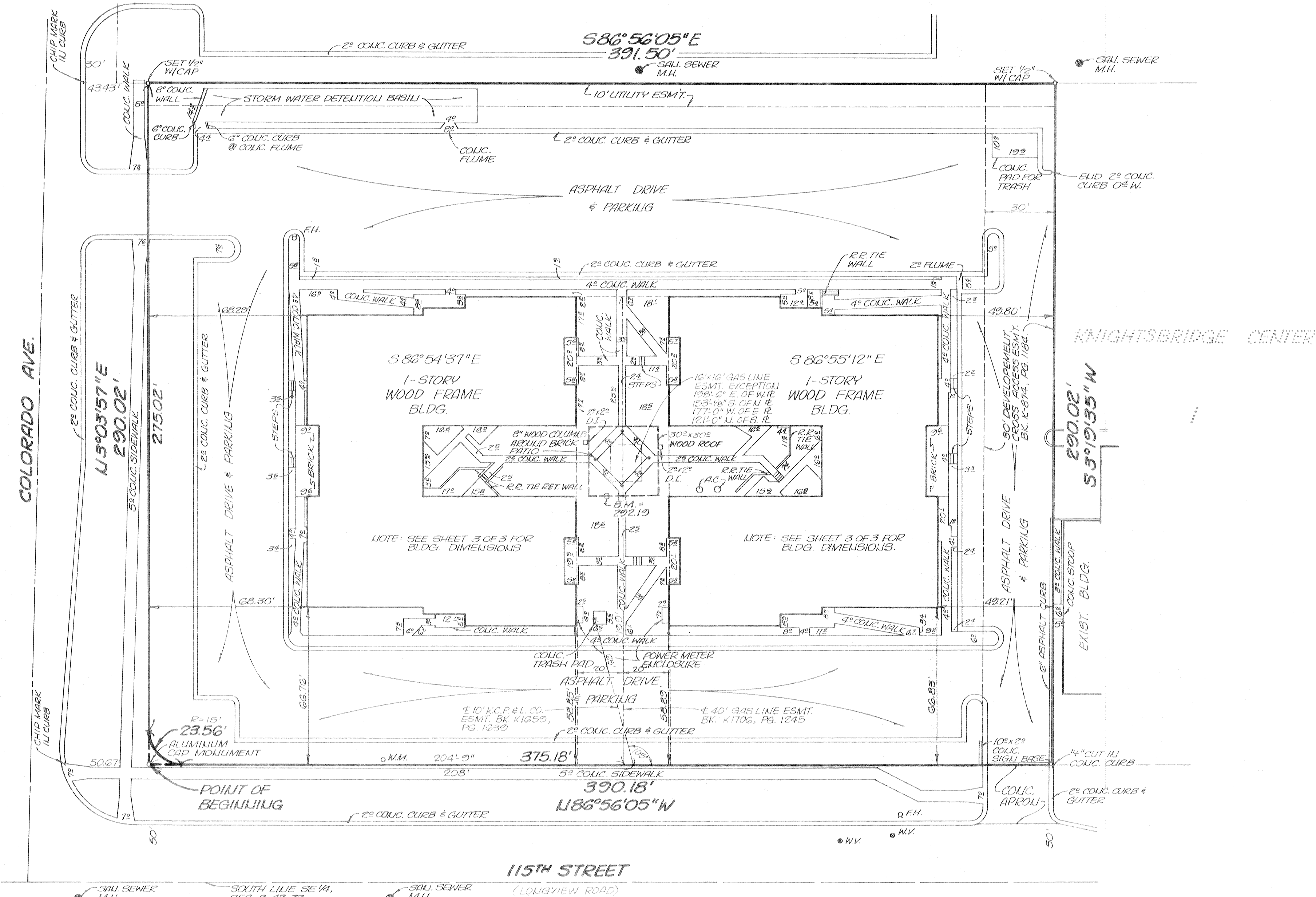
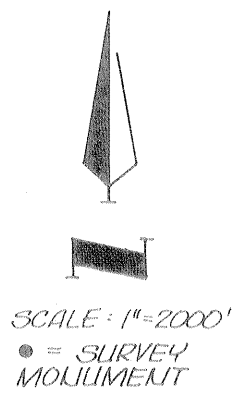
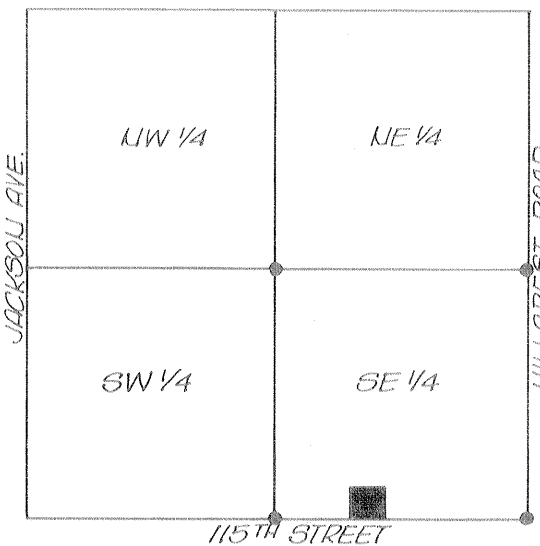
Street Grades:

Street Grades for Colorado Avenue Were Previously Established by Ordinance No. 41222, Passed May 19, 1972.

Street Grades for 115th Street Were Previously Established by Ordinance No. 49781, Passed November 9, 1978.

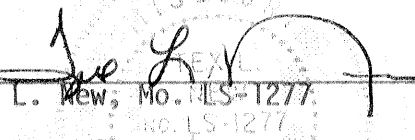
TRAVERSE TABLE

Course	Bearing	Distance	Point
KC #181 (Brass Cap)	S 87° 06' 11" E		KC #181-A (Sighting Sta.)
KC #181-A	S 2° 49' 50" W	2,719.68	"TA"
"TA"	N 86° 27' 00" E	808.91	"Ex 1/2" I.B.
(Exist. 1/2" I.B. with Cap SW Cor. Knightsbridge Office Condominium)			
"TA" = Traverse Point A, etc.			



SHAFER, KLIJE & WARREN, P.A.
ENGINEERS & SURVEYORS
OVERLAUD PARK, KANSAS

I HEREBY CERTIFY: that the plat of KNIGHTSBRIDGE BUSINESS CENTER, A CONDOMINIUM, a subdivision, is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Minimum Standards for Property Boundary Surveys as established by the Department of Natural Resources, Division of Geology and Land Survey, of the State of Missouri. I further certify that I have complied with all known statutes, ordinances and regulations of the State of Missouri and the City of Kansas City, Missouri, that govern the practice of surveying and the platting of subdivisions to the best of my professional knowledge and belief, and that this plat contains all information required by RSMo. Section 448.2-109 (1986).

By: 
Tex L. Rev. Mo. LS-1277
Date: 8-31-80



SHAHER, KLINE & WARREN, P.A.
ENGINEERS & SURVEYORS
OVERLAND PARK, KANSAS

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By: Tex L. New, Mo. LS-1207
Date: 8-31-88



PETITION FOR VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department

City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795

Phone (816) 513-8801 | www.kcmo.gov/planning

CASE NO.CD-ROW-2025-00035

To the Honorable Council of Kansas City, Missouri:

The undersigned, being an owner of real estate fronting and abutting on the portion of the area hereinafter described, for the vacation of which this petition is filed, does hereby petition the Council of Kansas City to pass an ordinance vacating:

PLAT OF KNIGHTSBRIDGE BUSINESS CENTER, A CONDOMINIUM which is attached hereto as Exhibit B.

The undersigned petitioner agrees in consideration of the vacation that if, because of said vacation, any public improvements are to be made, or repaired, or made or repaired by the City on any street, avenue, alley, thoroughfare or public property intersected by the area to be vacated, the cost of such improvements or repairs shall be paid by the undersigned petitioner upon demand from the City.

Filed _____, 20____	
_____	by _____
City Clerk	Deputy



PETITION FOR VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department

City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795

Phone (816) 513-8801 | www.kcmo.gov/planning

CASE NO. CD-ROW-2025-00035

Following are the names of the property owners owning or claiming to own all the property abutting said area proposed to be vacated:

Owner's name	Legal description of property	Residence of owner
Urban Studios 2025, LLC By: Ascent Real Estate Investments, LLC, Manager By: Rudolph Munzel, Manager By: Alexander Munzel, Manager	See EXHIBIT A	3320 SE 2nd Ave Camas WA, 98607

(attach additional sheets if required)


Petitioner

STATE OF Washington)
COUNTY OF CLARK) ss.

On this 31st day of October, 2025, before me, a Notary Public in and for said state, personally appeared Rudolph Munze and Alexander Munzel, who being by me duly sworn did say that they are the Managers of Ascent Real Estate Investments, LLC, a Washington limited liability company, that is the Manger of Urban Studios 2025, LLC, a Missouri limited liability company, and that the within instrument was signed and sealed in behalf of said limited liability company by authority of its members, and acknowledged said instrument to be the free act and deed of said limited liability company for the purposes therein stated.

Subscribed and sworn to before me on this 31st day of October, 2025.

Notary Public in and for Said County and State


Notary Public

My Commission Expires: 3/17/27

My Commission Expires:





PETITION FOR VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department

City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795

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EXHIBIT A

Units A through T, inclusive, KNIGHTSBRIDGE BUSINESS CENTER, A CONDOMINIUM, as recorded in Document No. 1988K0858026 in Book 17 at Page 71, under the date of December 7, 1988, in Condominium Plat Book in the Office of the Recorder of Deeds of Jackson County, Missouri, a subdivision in Kansas City, Jackson County, Missouri, together with the common area and facilities as set forth in the Declaration filed December 7, 1988 as Document No. 1988K0858025 in Book K1870 at Page 273, as amended by the instrument filed December 15, 1988 as Document No. 1988K0859173 in Book K1872 at Page 1727



CONSENT FOR VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department

City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795

Phone (816) 513-8801 | www.kcmo.gov/planning

CASE NO. CD-ROW-2025-00035

In the matter of the vacation of: **PLAT OF KNIGHTSBRIDGE BUSINESS CENTER, A CONDOMINIUM**

Know all men by these presents: That the undersigned, being owners of the real estate described below set opposite our names respectively and immediately adjoining the area for the vacation of which a petition has been filed, do as such abutting owners hereby consent that said area may be vacated in manner and form, as set out in said petition. We severally own the property set opposite our names printed and signed below.

Filed _____, 20____	
_____	by _____
City Clerk	Deputy



CONSENT FOR VACATION OF STREETS, ALLEYS AND PLATS

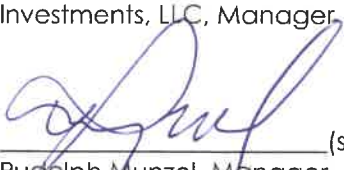

City Planning & Development Department

City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795

Phone (816) 513-8801 | www.kcmo.gov/planning

CONSENT OF Limited Liability Companies

CASE NO. CD-ROW-2025-00035

Owner's name	Legal description of property
Urban Studios 2025, LLC By: Ascent Real Estate Investments, LLC, Manager  (sign) Rudolph Munzel, Manager  (sign) Alexander Munzel, Manager	SEE EXHIBIT A

(additional sheets attached as required)

STATE OF Washington)
COUNTY OF CLATSOP) ss.

On this 31st day of October, 2025, before me, a Notary Public in and for said state, personally appeared Rudolph Munze and Alexander Munzel, who being by me duly sworn did say that they are the Managers of Ascent Real Estate Investments, LLC, a Washington limited liability company, that is the Manger of Urban Studios 2025, LLC, a Missouri limited liability company, and that the within instrument was signed and sealed in behalf of said limited liability company by authority of its members, and acknowledged said instrument to be the free act and deed of said limited liability company for the purposes therein stated.

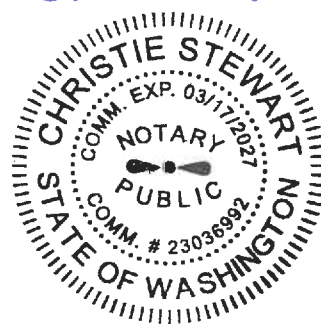
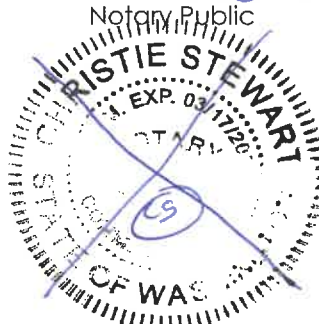
Subscribed and sworn to before me on this 31st day of October, 2025.

Notary Public in and for Said County and State



Notary Public

My Commission Expires: 3-17-27





CONSENT FOR VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department

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CITY PLAN COMMISSION STAFF REPORT

CD-ROW-2025-00035



KANSAS CITY
Planning & Dev

Knightsbridge Business Center Condo Plat Vacation

December 3, 2025

Docket #9

Request

Vacation of a Condominium Plat

Applicant

Bob Howard
Attorney

Owner

Urban Studios 2025, LLC

Site Information

Location	5300 Longview Rd
Area	2.5 Acres
Zoning	B1-1
Council District	5 th
County	Jackson
School District	Hickman Mills

Surrounding Land Uses

North: Residential, R-1.5
South: Residential, R-7.5
East: 71 Highway, R-7.5
West: Residential, R-1.5

Land Use Plan

The Red Bridge Area Plan recommends Mixed Use Community for this location.

Major Street Plan

Longview Road is identified as a Local Link in this location.

Approval Process



Overview

The applicant is seeking approval of a vacation of a condominium plat in District B1-1 (commercial) on about 2.5 acres generally located at 5300 Longview Road.

Existing Conditions

The subject site is developed with an apartment building which was previously subdivided through a condominium plat. All units are under one ownership.

Neighborhoods

This site is located within the Southern Communities Coalition and the South Kansas City Alliance.

Required Public Engagement

Section 88-505-12, Public Engagement does not apply to this request.

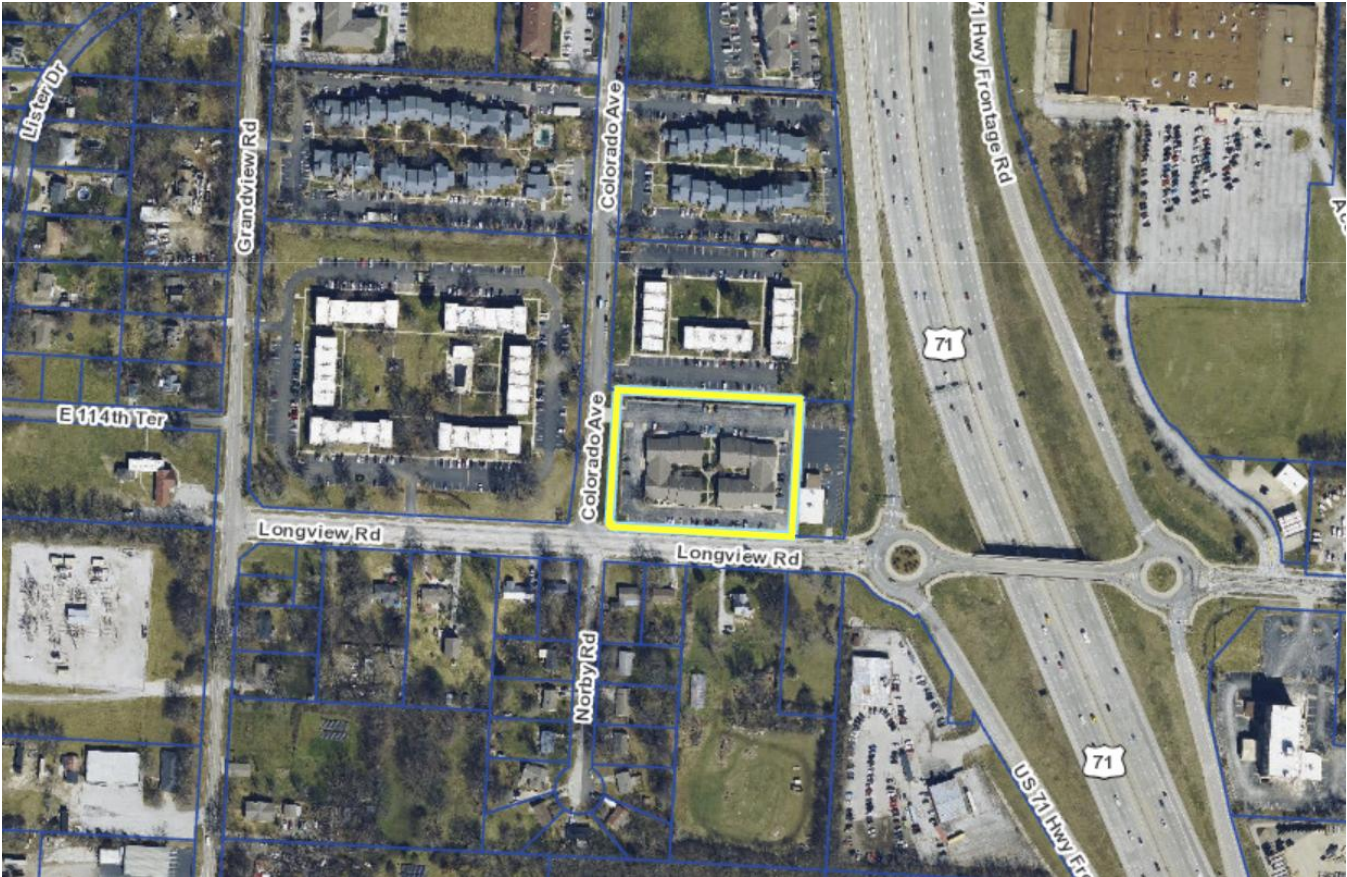
Project Timeline

The application was filed on October 27, 2025. No scheduling deviations have occurred.

Professional Staff Recommendation

Docket #9 **Approval**

VICINITY MAP



VACATION REVIEW

The plat proposed for vacation currently contains a multi-unit residential building under single, common ownership. Although the building was originally platted as a condominium pursuant to RSMo Chapter 448, all units are owned by one entity and are operated as a multi-unit rental building.

The vacation of the condominium plat will eliminate the condominium form of ownership and return the structure to a single-ownership multi-unit building. No physical changes to the building are proposed. The action will dissolve the condominium association and its bylaws, and consolidate ownership from multiple condominium units to one owner.

The requested vacation is limited to this change in ownership structure and does not include any modifications to the building or property.

PLAN ANALYSIS

Standards	Meets	Notes
Lot and Building Standards (88-110)	Yes	There are no proposed changes to the building.

SPECIFIC REVIEW CRITERIA

Vacation of Alleys, Street and Plats (88-560-10)

In order to determine that no private rights will be unreasonably injured or endangered by the vacation and the public will suffer no unreasonable loss or inconvenience, the city planning and development director, city plan commission, and city council must consider at least the following factors:

A. All property owners adjacent to the right-of-way shall have legal access to another public right-of-way. Such access shall be physically feasible and shall not result in an unreasonable burden or unsafe conditions on the alternate right-of-way.

Vacation of the plat will result in a consolidation of the parcels. This parcel will have direct access to public right-of-way. No right-of-way is proposed to be vacated.

B. The retention of the public right-of-way or subdivision serves no current purposes and no future useful public purpose is anticipated.

No right-of-way is proposed to be vacated.

C. The vacation will not result in a violation of 88-405.

The vacation will not be in violation of 88-405.

D. The vacation shall not disrupt the constructed street network or reduce existing physical connectivity.

The vacation of the condominium plat will not disrupt any street network as no right-of-way is proposed to be vacated.

E. 88-560-10-E. The vacation shall not result in a dead-end street or alley.

No right-of-way is proposed to be vacated.

F. The vacation shall not result in street traffic being routed through an alley.

No traffic will be routed through an alley as a result of this vacation of the plat as no right-of-way is proposed to be vacated.

G. The vacation shall not vacate half the width of a street or alley.

No right-of-way is proposed to be vacated.

H. The right-of-way to be vacated is not on the Major Street Plan.

No right-of-way is proposed to be vacated.

ATTACHMENTS

1. Conditions Report
2. Applicant's Submittal
 - a. Exhibit
 - b. Legal Description
 - c. Petition to Vacate
 - d. Consent to Vacate

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends APPROVAL.

Respectfully Submitted,



Matthew Barnes, AICP

Lead Planner

STATE OF MISSOURI
COUNTY OF JACKSON SS
I CERTIFY INSTRUMENT RECEIVED
1988 DEC -7 P 1:38.0
RECORDED BOOK 37 PAGE 17
DIRECTOR OF RECORDS

PLAT OF KNIGHTSBRIDGE BUSINESS CENTER, A CONDOMINIUM

63329

REPLAT OF LOT 2, KNIGHTSBRIDGE CENTER

300
15000
15300
pmo

1. This plat of KNIGHTSBRIDGE BUSINESS CENTER, A CONDOMINIUM is the Plat as the term is defined in Chapter 448, I.E. Section 448.1-103 et seq., of the revised Statutes of Missouri (1986), as amended, and said subdivision is subject to the provisions of the Condominium Property Act as contained in said Chapter 448, and as provided in the Declaration and By-Laws recorded concurrently herewith.
2. In satisfaction of the requirements of Chapter 448, et seq., RSMo. (1986), as amended, the Declaration and By-Laws are recorded with this plat. Said Declaration and By-Laws govern the management and use of this property.
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The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner shown on the accompanying plat and the subdivision shall hereafter be known as "KNIGHTSBRIDGE BUSINESS CENTER, A CONDOMINIUM".

EASEMENTS. An easement is hereby granted to Kansas City, Missouri, and to the utility companies franchised to operate in Kansas City, Missouri, for the purpose of locating, constructing, operating, and maintaining facilities for water, gas, electricity, sewage, telephone, cable TV and surface drainage, including, but not limited to, underground pipes and conduits, pad mounted transformers, service pedestals, any or all of them upon, over, under and along the strips of land designated utility easements (U/E). Where other easements are designated for a particular purpose, the use thereof shall be limited to that purpose only. All the above easements shall be kept free from any and all obstructions which would interfere with the construction or reconstruction and proper, safe and continuous maintenance of the aforesaid uses and specifically there shall not be built thereon or thereover any structure (except driveways, paved areas, grass, shrubs and fences) nor shall there be any obstruction to interfere with the agents and employees of Kansas City, Missouri, and its franchised utilities from going upon said easement and as much of the adjoining lands as may be reasonably necessary in exercising the rights granted by the easement. No excavation or fill shall be made or operation of any kind or nature shall be performed which will reduce or increase the earth coverage over the utilities above stated or the appurtenances thereto without the written approval of the Director of Public Works, as to utility easements and/or the Director of Water and Pollution Control as to water main easements.

RIGHT OF ENTRANCE. The right of entrance and egress in travel along any street or drive within the boundaries of the property is hereby granted to Kansas City, Missouri, for the purpose of fire and police protection, maintenance of water mains, sanitary and storm sewer lines, collection of garbage and refuse and to the United States Postal Services for the delivery of mail; provided, however, such right of ingress and egress does not include any obligation to contribute for any damage to any private street or drive by virtue of the exercise of rights stated herein and specifically, neither Kansas City, Missouri nor the U.S. Postal Service shall incur any liability by virtue of the exercise of such rights.

RIGHT OF ACCESS: Access is hereby granted through the common elements, the units, and all other property within the boundaries of the property, to the Fire and Police Departments for the purpose of fire and police protection.

IN TESTIMONY WHEREOF, the undersigned proprietor has hereunto subscribed its name.

WHITE KNIGHT PARTNERS, A Missouri Partnership

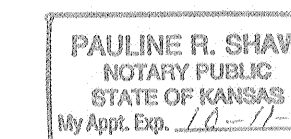
C. J. Hoffman
C. J. Hoffman, Managing Partner

STATE OF Kansas }
COUNTY OF Johnson } SS:

On this 6th day of September, 1988, before me, the undersigned, a Notary Public in and for said County and State, appeared C. J. Hoffman, to me personally known, who, being duly sworn before me, did say that he is Managing Partner of White Knight Partners, a Missouri Partnership, and that he executed the same on behalf of said partnership and that he acknowledges the execution of the same to be the act and deed of said partnership.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

My Appointment Expires: oct. 11, 1990



Pauline R. Shaw
Notary Public
Print Name: Pauline R. Shaw

PUBLIC WORKS

CITY PLAN COMMISSION

Approved [Signature]
Chairman

City Clerk 12-6-88 (1000) (4500)
Director of Property

Approved 11-8-88
G. C. C.
City Engineer, Gurnie C. Gunter

Richard E. Duncan
Secretary, Richard E. Duncan

Approved November 9, 1988
George L. Satterlee
Director, George L. Satterlee

Entry No. 880885

CITY COUNCIL

THIS IS TO CERTIFY that the within plat was submitted to and approved by the City Council of Kansas City, Missouri, by Ordinance No. 63329 duly authenticated as passed this 23 day of November, 1988.

Richard L. Berkley
Mayor, Richard L. Berkley

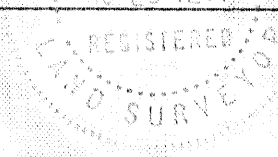
MAYOR PRO-TEM

Catherine R. Rocha
City Clerk, Catherine R. Rocha

I HEREBY CERTIFY: that the plat of KNIGHTSBRIDGE BUSINESS CENTER, A CONDOMINIUM, a subdivision, is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Minimum Standards for Property Boundary Surveys as established by the Department of Natural Resources, Division of Geology and Land Survey, of the State of Missouri. I further certify that I have complied with all known statutes, ordinances and regulations of the State of Missouri and the City of Kansas City, Missouri, that govern the practice of surveying and the platting of subdivisions to the best of my professional knowledge and belief, and that this plat contains all information required by RSMo. Section 448.2-109 (1986).

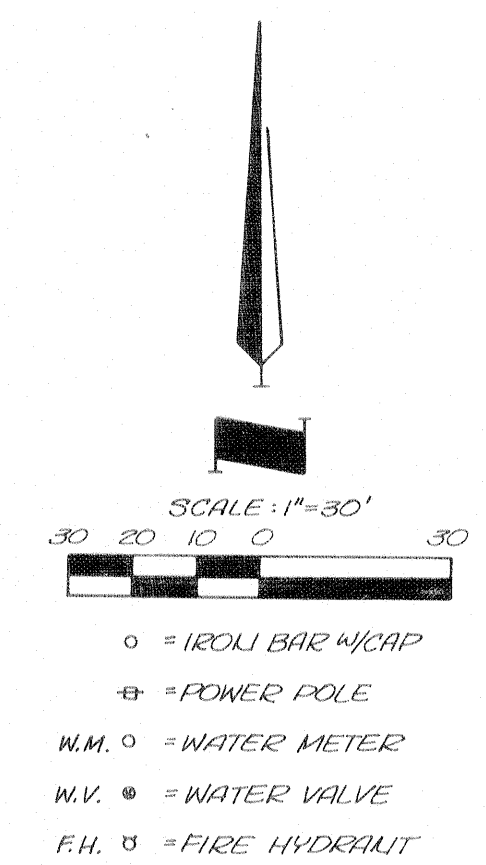
By: [Signature]
Tex L. New, Mo. LS-1277

Date: 8-31-88



SHAFFER, KLINE & WARREN, P.A.

ENGINEERS & SURVEYORS
OVERLAND PARK, KANSAS



NOTE: ALL BEARINGS AND COORDINATES SHOWN ON THIS PLAT ARE BASED ON THE KANSAS CITY GRID SYSTEM USING A COMBINED GRID FACTOR OF 0.0000006131.

BENCHMARK: ELEV. = 292.19

"4" CUT IN LIE COR. OF 2"x2" METAL DRAIN INLET LOCATED APPROX. 55' NORTH OF AND 12' EAST OF THE SE COR. OF THE WEST BLDG.

NOTE: PROPERTY IS SUBJECT TO THE TERMS AND PROVISIONS OF ESMIT. TO K.C.P. & L. CO. IN BK. 8-2437, PG. 202.

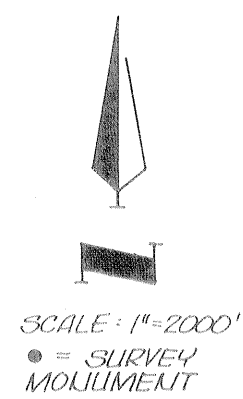
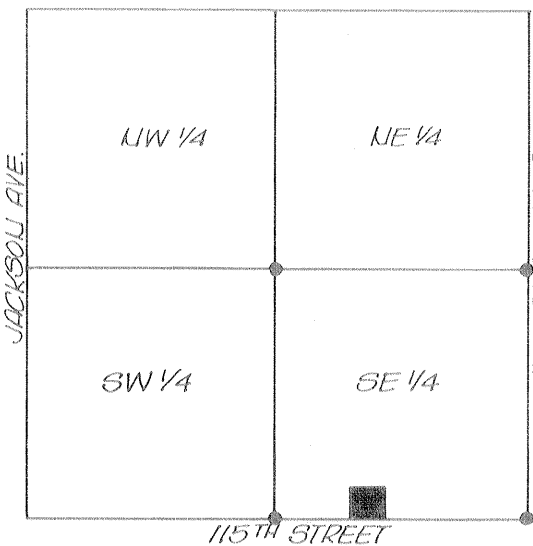
Street Grades:

Street Grades for Colorado Avenue Were Previously Established by Ordinance No. 41222, Passed May 19, 1972.

Street Grades for 115th Street Were Previously Established by Ordinance No. 49781, Passed November 9, 1978.

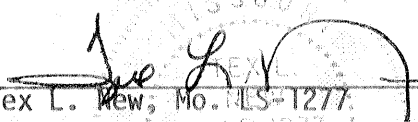
TRAVERSE TABLE

Course	Bearing	Distance	Point
KC #181 (Brass Cap)	S 87° 06' 11" E		KC #181-A (Sighting Sta.)
KC #181-A	S 2° 49' 50" W	2,719.68	"TA"
"TA"	N 86° 27' 00" E	808.91	"Ex 1/2" I.B.
(Exist. 1/2" I.B. with Cap SW Cor. Knightsbridge Office Condominium)			
"TA" = Traverse Point A, etc.			



SHAFER, KLIJE & WARREN, P.A.
ENGINEERS & SURVEYORS
OVERLAUD PARK, KANSAS

I HEREBY CERTIFY: that the plat of KNIGHTSBRIDGE BUSINESS CENTER, A CONDOMINIUM, a subdivision, is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Minimum Standards for Property Boundary Surveys as established by the Department of Natural Resources, Division of Geology and Land Survey, of the State of Missouri. I further certify that I have complied with all known statutes, ordinances and regulations of the State of Missouri and the City of Kansas City, Missouri, that govern the practice of surveying and the platting of subdivisions to the best of my professional knowledge and belief, and that this plat contains all information required by RSMo. Section 448.2-109 (1986).

By: 
Tex L. Rev. Mo. L.S. 1277
Date: 8-31-80



SHAHER, KLINE & WARREN, P.A.
ENGINEERS & SURVEYORS
OVERLAND PARK, KANSAS

I HEREBY CERTIFY; that the plat of KNIGHTSBRIDGE BUSINESS CENTER, A CONDOMINIUM, a subdivision, is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Minimum Standards for Property Boundary Surveys as established by the Department of Natural Resources, Division of Geology and Land Survey, of the State of Missouri. I further certify that I have complied with all known statutes, ordinances and regulations of the State of Missouri and the City of Kansas City, Missouri, that govern the practice of surveying and the platting of subdivisions to the best of my professional knowledge and belief, and that this plat contains all information required by RSMo. Section 448.2-109 (1986).

By: Tex L. New, Mo. LS-1207
Date: 8-31-88

Legal Description:

Units A through T, inclusive, KNIGHTSBRIDGE BUSINESS CENTER, A CONDOMINIUM, as recorded in Document No. 1988K0858026 in Book 17 at Page 71, under the date of December 7, 1988, in Condominium Plat Book in the Office of the Recorder of Deeds of Jackson County, Missouri, a subdivision in Kansas City, Jackson County, Missouri, together with the common area and facilities as set forth in the Declaration filed December 7, 1988 as Document No. 1988K0858025 in Book K1870 at Page 273, as amended by the instrument filed December 15, 1988 as Document No. 1988K0859173 in Book K1872 at Page 1727



PETITION FOR VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department

City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795

Phone (816) 513-8801 | www.kcmo.gov/planning

CASE NO.CD-ROW-2025-00035

To the Honorable Council of Kansas City, Missouri:

The undersigned, being an owner of real estate fronting and abutting on the portion of the area hereinafter described, for the vacation of which this petition is filed, does hereby petition the Council of Kansas City to pass an ordinance vacating:

PLAT OF KNIGHTSBRIDGE BUSINESS CENTER, A CONDOMINIUM which is attached hereto as Exhibit B.

The undersigned petitioner agrees in consideration of the vacation that if, because of said vacation, any public improvements are to be made, or repaired, or made or repaired by the City on any street, avenue, alley, thoroughfare or public property intersected by the area to be vacated, the cost of such improvements or repairs shall be paid by the undersigned petitioner upon demand from the City.

Filed _____, 20____	
_____	by _____
City Clerk	Deputy



PETITION FOR VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department

City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795

Phone (816) 513-8801 | www.kcmo.gov/planning

CASE NO. CD-ROW-2025-00035

Following are the names of the property owners owning or claiming to own all the property abutting said area proposed to be vacated:

Owner's name	Legal description of property	Residence of owner
Urban Studios 2025, LLC By: Ascent Real Estate Investments, LLC, Manager By: Rudolph Munzel, Manager By: Alexander Munzel, Manager	See EXHIBIT A	3320 SE 2nd Ave Camas WA, 98607

(attach additional sheets if required)


Petitioner

STATE OF Washington)
COUNTY OF CLARK) ss.

On this 31st day of October, 2025, before me, a Notary Public in and for said state, personally appeared Rudolph Munze and Alexander Munzel, who being by me duly sworn did say that they are the Managers of Ascent Real Estate Investments, LLC, a Washington limited liability company, that is the Manger of Urban Studios 2025, LLC, a Missouri limited liability company, and that the within instrument was signed and sealed in behalf of said limited liability company by authority of its members, and acknowledged said instrument to be the free act and deed of said limited liability company for the purposes therein stated.

Subscribed and sworn to before me on this 31st day of October, 2025.

Notary Public in and for Said County and State


Notary Public

My Commission Expires: 3/17/27

My Commission Expires:





PETITION FOR VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department

City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795

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EXHIBIT A

Units A through T, inclusive, KNIGHTSBRIDGE BUSINESS CENTER, A CONDOMINIUM, as recorded in Document No. 1988K0858026 in Book 17 at Page 71, under the date of December 7, 1988, in Condominium Plat Book in the Office of the Recorder of Deeds of Jackson County, Missouri, a subdivision in Kansas City, Jackson County, Missouri, together with the common area and facilities as set forth in the Declaration filed December 7, 1988 as Document No. 1988K0858025 in Book K1870 at Page 273, as amended by the instrument filed December 15, 1988 as Document No. 1988K0859173 in Book K1872 at Page 1727



CONSENT FOR VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department

City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795

Phone (816) 513-8801 | www.kcmo.gov/planning

CASE NO. CD-ROW-2025-00035

In the matter of the vacation of: **PLAT OF KNIGHTSBRIDGE BUSINESS CENTER, A CONDOMINIUM**

Know all men by these presents: That the undersigned, being owners of the real estate described below set opposite our names respectively and immediately adjoining the area for the vacation of which a petition has been filed, do as such abutting owners hereby consent that said area may be vacated in manner and form, as set out in said petition. We severally own the property set opposite our names printed and signed below.

Filed _____, 20____	
_____	by _____
City Clerk	Deputy



CONSENT FOR VACATION OF STREETS, ALLEYS AND PLATS

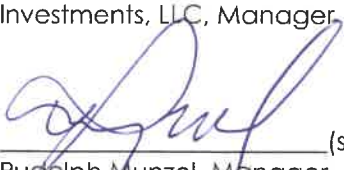

City Planning & Development Department

City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795

Phone (816) 513-8801 | www.kcmo.gov/planning

CONSENT OF Limited Liability Companies

CASE NO. CD-ROW-2025-00035

Owner's name	Legal description of property
Urban Studios 2025, LLC By: Ascent Real Estate Investments, LLC, Manager  (sign) Rudolph Munzel, Manager  (sign) Alexander Munzel, Manager	SEE EXHIBIT A

(additional sheets attached as required)

STATE OF Washington)
COUNTY OF CLATSOP) ss.

On this 31st day of October, 2025, before me, a Notary Public in and for said state, personally appeared Rudolph Munze and Alexander Munzel, who being by me duly sworn did say that they are the Managers of Ascent Real Estate Investments, LLC, a Washington limited liability company, that is the Manger of Urban Studios 2025, LLC, a Missouri limited liability company, and that the within instrument was signed and sealed in behalf of said limited liability company by authority of its members, and acknowledged said instrument to be the free act and deed of said limited liability company for the purposes therein stated.

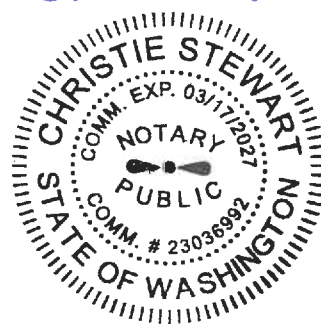
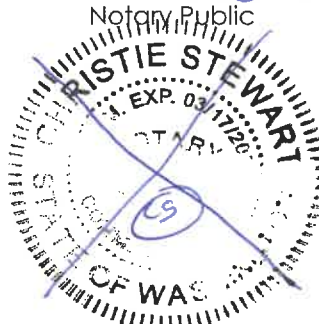
Subscribed and sworn to before me on this 31st day of October, 2025.

Notary Public in and for Said County and State



Notary Public

My Commission Expires: 3-17-27





CONSENT FOR VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department

City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795

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EXHIBIT A

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CITY PLAN COMMISSION

15th Floor, City Hall
414 East 12th Street
Kansas City, Missouri 64106

kcmo.gov/planning

December 03, 2025

Bob Howard
700 W 47th Street Suite 410, Suite 410
Kansas City, MO 64112

Re: **CD-ROW-2025-00035** - A request to approve a vacation of a condominium plat in District B1-1 (commercial) on about 2.5 acres generally located at 5300 Longview Road.

Dear Bob Howard:

At its meeting on December 03, 2025, the City Plan Commission acted as follows on the above-referenced case.

Recommend Approval

The Commission's action is only a recommendation. Your request must receive final action from the . All conditions imposed by the Commission, if any, are available on the following page(s).

PLEASE READ CONDITIONS CAREFULLY as some or all of the conditions imposed may require action on your part to proceed to the next step.

- If revised plans are required, you must make such revisions and upload the revised plans prior to proceeding to final action.
- If revised plans are not required, your request will automatically be submitted for consideration.

If you have any questions, please contact me at matthew.barnes@kcmo.org or (816) 513-8817.

Sincerely,

A handwritten signature in black ink, appearing to read "Matthew Barnes".

Matthew Barnes
Lead Planner



Legislation Text

File #: 251060

ORDINANCE NO. 251060

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 441 acres generally located at the southwest corner of Eastern Avenue and Raytown Road from District MPD to District MPD and approving an amendment to an approved development plan to allow for parking, non-accessory in Area 20 as highlighted on the site plan. (CD-CPC-2025-00149)

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-1516, rezoning an area of about 441 acres generally located at the southwest corner of Eastern Avenue and Raytown Road from District MPD (Master Planned Development) to District MPD (Master Planned Development), said section to read as follows:

Section 88-20A-1516. That an area legally described as:

Part of the Northwest 1/4 of Section 30, Township 49, Range 32, and part of the Southwest 1/4 of Section 19, Township 49, Range 32, in Kansas City, Jackson County, Missouri, described as follows: Beginning at the point on the East line of the Northwest 1/4 of section 30, Township 49, Range 32, and 540.18 feet South of the Northeast corner of said 1/4 Section, said point also being on the Southerly right of way line of Raytown Road; thence South 1°57'59" West, long the East line of said 1/4 Section, a distance of 463.94 feet; thence due West, a distance of 650.00 feet; thence North 2804'49" West, a distance of 526.99 feet; thence South 58°53'00" West, a distance of 279.93 feet; thence North 41001'42" West, a distance of 837.15 feet; thence North 26°26'17" West, a distance of 460.55 feet; to the point of curve of a curve to the right having a radius of 160.22 feet, and a central angle of 55°53'40", and an initial tangent bearing of North 26°26'17" West, thence in a Northwesterly, Northerly, and Northeasterly direction, along said curve, an arc distance of 156.30 feet, to the point of tangent of said curve; thence North 29°- 27'23" East, tangent to the last described course, a distance of 450.32 feet, to a point on the Southwesterly right of way line of Raytown Road; thence South 44°36'37" East, along the Southwesterly right of way line of Raytown Road, a distance of 555.21 feet, to the point of curve of a curve to the right, having a radius of 4978.38 feet, a central angle of 3°- 19'00", and an initial

tangent bearing of South 44°36'37" East; thence in a Southeasterly direction along said curve, an arc distance of 288.18 feet, to the point of tangent of said curve; thence South 41°17'37" East, along said right of way line, and tangent to the last described course, a distance of 632.02 feet, to the point of curve of a curve to the left, having a radius of 1030.00 feet, a central angle of 33°34'17" and an initial tangent bearing of South 41°17'37" East; thence in a Southeasterly direction, along said curve, a distance of 603.51 feet to the point of tangent of said curve; thence South 74°51'54" East, along said right of way line, and tangent to the last described course, a distance of 180.78 feet, to the point of beginning, containing 32.710 acres, more or less.

is hereby rezoned from District MPD (Master Planned Development) to District MPD (Master Planned Development), all as shown outlined on a map marked Section 88-20A-1516, 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. Parking, non-accessory, shall only be allowed on the existing pavement, any expansions of the parking area will require a major amendment and compliance with the landscaping and lighting standards of the Zoning and Development Code.
2. The developer shall apply for and receive approval of a parking lot/site improvement application.
3. Non-accessory parking area shall be allowed to be a gravel surface only for the area currently bounded by the fence on the property.
4. The developer shall receive a letter from the Missouri Department of Natural Resources (MODNR) allowing the proposed use on the cap. The letter shall include information regarding regular inspections of the cap as needed. This letter shall be included in the MPD final plan submittal documents.
5. The proposed use of parking, non-accessory, is only allowed in the highlighted area of the plan known as "Area 20" that is currently developed with a gravel surface. Any requests to expand the size of the gravel surface for the proposed use will require a major amendment and compliance with the Zoning and Development Code.
6. Required Fire Department access roads shall be designed to support a fire apparatus with a gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
7. 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)

8. Required Fire Department access roads shall be an all-weather surface. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed)
9. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
10. Security gates which span across a fire access road shall provide a means for emergency operation. Electric gates shall require a siren sensor device typically referred to as a “yelp gate” (IFC-2018 § 503.6).

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

Section C. That the development plan described above is hereby approved with the following deviation from Chapter 88, Code of Ordinances:

Approving a deviation to Section 88-420-15-C-2, allowing the area highlighted on the site plan and encompassed by the existing fence line to remain gravel.

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

..end

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 PLAN COMMISSION STAFF REPORT

CD-CPC-2025-00149



KANSAS CITY
Planning & Dev

Municipal Farms Master Planned Development Major Amendment

November 5, 2025

Docket #10

Request

Major Amendment (MPD)

Applicant

KCMO Parks and Recreation Department

Owner

City of Kansas City, MO

Site Information

Location 4101 Eastern Ave.
Area 441 Acres
Zoning MPD
Council District 3rd
County Jackson
School District Kansas City

Surrounding Land Uses

North: Evergy Substation, R-7.5/MPD
South: Residential, R-7.5
East: Undeveloped, R-7.5
West: Undeveloped, MPD

KC Spirit Playbook Alignment

CD-CPC-2025-00149: Low alignment

Land Use Plan

The Blue Ridge Area Plan recommends Park and Open Space Buffer for this location. The proposed plan has a low alignment with this designation. See Criteria A for more information.

Major Street Plan

Raytown Road is identified as a local link in this location.

Approval Process



Overview

The applicant seeks approval of a Major Amendment to a previously approved Master Planned Development (MPD) to allow Parking, Non-Accessory in area 20, as highlighted in the site plan.

Existing Conditions

The subject area is a small portion of an overall MPD plan; the proposed parking area is currently being used as a laydown yard for Evergy. There is an existing fence with razor wire surrounding the gravel area.

Neighborhood(s)

This site is located within the Eastwood Hills Community Association.

Required Public Engagement

Section 88-505-12, Public Engagement does apply to this request. The applicant hosted a meeting on October 28, 2025. A meeting summary is attached; see Attachment #3.

Controlling + Related Cases

14453MPD - Rezoning a 441 acre tract of land generally located east of E. Coal Mine Road, south of Raytown Road, and north of Ozark Road on both sides of Interstate 435 from Districts M1-5, R-2.5, and R-7.5 to District MPD and approving a preliminary plan for the same. Approved via Ordinance No. 140244 (April 3, 2014).

Project Timeline

The application was filed on September 16, 2025. Scheduling deviations have occurred to allow the applicant to complete public engagement as required by the Zoning and Development Code.

Professional Staff Recommendation

Docket #10 Approval with Conditions

VICINITY MAP



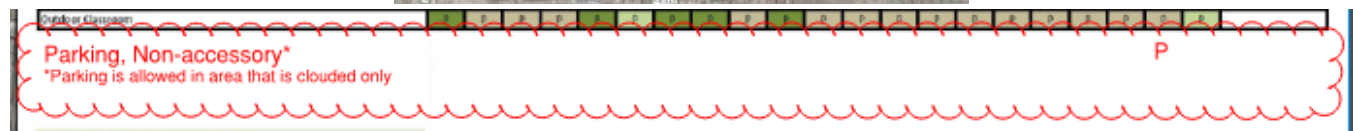
PLAN REVIEW

The applicant is seeking to amend the allowed uses in the previously approved Municipal Farms Master Planned Development (MPD). The previously approved plan was a 441-acre plan with parcels split on the east and west sides of I-435. The subject site is governed by the Municipal Farm Sustainable Reuse Plan (approved in 2012) that divided the property into 21 areas to allow a variety of uses not allowed by the zoning district.

The applicant only wishes to change the allowed uses for area 20, specifically for the portion of area 20 that is developed with a gravel laydown yard, on the northernmost portion of the property. The land was used as landfill prior to being leased to Evergy to be used as a laydown yard.

The proposed use is Parking, Non-Accessory. There are no changes proposed on the site regarding fencing, additional landscaping, lighting, or improvements to the area. Staff is concerned with the added weight that will be added to the gravel during the days the parking lot would be in use. To ensure the proposed use will not affect the cap placed on the landfill, staff has added a condition requiring regular inspections as required by the Missouri Department of Natural Resources.

The Municipal Farms plan has a focus on sustainability, therefore staff is limiting the use of the Parking, Non-Accessory to the northernmost Area 20 on the plan, as highlighted on the submitted site plan. Staff has also included a condition that should the tenant want to expand the gravel parking in size, a major amendment to the plan would be required.



PLAN ANALYSIS

Standards	Meets	Notes
Lot and Building Standards (88-280)	Yes, subject to conditions	Staff included a condition requiring a major amendment should the parking lot need to be expanded more than the existing area.
Parking & Loading (88-420)	No	See below, deviation required.
Landscaping & Screening (88-425)	N/A	This major amendment is reviewing an additional use to a specific area of the MPD.
Outdoor Lighting (88-430)	N/A	This major amendment is reviewing an additional use to a specific area of the MPD.
Signs (88-445)	Yes, subject to Conditions	
Pedestrian Standards (88-450)	N/A	This major amendment is reviewing an additional use to a specific area of the MPD.

88-420-15-C – Use of Parking Areas in All Districts (Materials)

The applicant is proposing to keep the parking area as gravel. The applicant is requesting a deviation to the standard requiring all vehicular use areas established either after September 10, 1951 or after annexation by the City be continuously paved with pavers or a permanent, asphaltic or concrete paving unless otherwise allowed.

SPECIFIC REVIEW CRITERIA

Rezoning, Zoning and Development Code Map Amendments (88-515-08)

In reviewing and making decisions on proposed zoning map amendments, the City Planning and Development Director, City Plan Commission, and City Council must consider at least the following factors:

A. Conformance with adopted plans and planning policies.

The proposed addition of "Parking, non-accessory" is not an allowed use, this major amendment will allow the use to occur in Area 20 of the MPD.

"The proposed addition of the parking-non accessory use in the north side of area 20 of the Municipal Farm does not align with the Municipal Farms Sustainable Reuse Plan, which recommends part of this area for sustainable redevelopment and conservation. Area 20 was formally the Round Grove Creek landfill, and includes a 36 inch clay cap with eight inches of packed gravel. To ensure that the use will not damage the cap with repeated driving and parking, city staff have requested that the applicant receive confirmation from MODNR that the use will not damage the cap. The sustainable reuse plan directly informs the MPD for the Municipal Farm. The addition of the use does not include enhancements to the site such as higher quality fencing, pavement and striping for the parking area, and enhanced lighting which contributes to the low Area Plan and KC Spirit Playbook alignments." – Jonathan Feverston, 3rd District Planner – Community Planning Division

B. Zoning and use of nearby property.

Properties to the north and west are a mixture of industrial and undeveloped land, with a mixture of M1-5 and MPD zoning. The properties to the east and south are undeveloped and contain residential uses, with a mixture of R-7.5 and R-1.5.

C. Physical character of the area in which the subject property is located.

The physical character of the area is a mixture of undeveloped land mixed with residential and industrial uses. The subject property acts a transition zone from the more industrial uses to the residential neighborhoods to the south and east.

D. Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment.

Public facilities are adequate to serve the additional use on the property.

E. Suitability of the subject property for the use to which it has been restricted under the existing zoning regulations.

The area in question was a landfill prior to being an Evergy laydown yard. The landfill was sealed with an 36-inch clay cap with 8 inches of packed gravel. The site has been suitable for the previous uses under the MPD zoning.

F. Length of time the subject property has remained vacant as zoned.

The subject property is currently being used as an Evergy laydown yard. Subsequent to the landfill being capped, this area has not been developed.

G. The extent to which approving the rezoning will detrimentally affect nearby properties.

The applicant is proposing to add Parking, Non-accessory as an allowed use to the previously approved MPD Plan. The proposed parking area will be used approximately 11 days a year.

H. The gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

Should the application be denied, the applicant would not be able to finalize their lease of the site for the proposed use. The site would most likely remain vacant until another tenant is found with an allowed use as listed on the plan.

Master Planned Developments (88-520-03-G)

In reviewing and making decisions on proposed MPD rezonings and preliminary development plans, review and decision-making bodies must consider at least the following factors:

A. The preliminary development plan's consistency with any adopted land use plans for the area.

The preliminary development plan is consistent with the adopted land use plans for the area. The new use has a low alignment with the KC Spirit Playbook and the Blue Ridge Area Plan. See Criteria A under Rezoning for more information.

B. The preliminary development plan's consistency with the MPD district provisions of 88-280.

The preliminary development plan's is consistent with the MPD district provisions of 88-280. The proposed new use does not include improvement to the site regarding landscaping, lighting, site planning, or higher fencing materials.

C. The sufficiency of the terms and conditions proposes to protect the interest of the public and the residents of the MPD in the case of a plan that proposes development over a long period of time.

The applicant is proposing to add Parking, Non-Accessory as a use to a previously approved MPD. Staff has not been able to confirm the length of time for the contract to use the area for Non-Accessory Parking will be in effect. The proposed parking lot will only be used 11 days

out of the year and should have a minimal impact on the surrounding community. Staff has included a condition that a letter from the Missouri Department of Natural Resources be provided at the time of MPD Final Plan allowing the proposed use and requiring regular inspection of the cap as needed (Condition 4).

ATTACHMENTS

1. Conditions Report
2. Applicant's Submittal
3. Public Engagement Materials
4. KC Spirit Alignment

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends Approval, with Conditions as stated in the conditions report.

Respectfully submitted,



Larisa Chambi, AICP

Planning Supervisor



Plan Conditions

Report Date: October 30, 2025

Case Number: CD-CPC-2025-00149

Project: Municipal Farms Master Planned Development Major Amendment

Condition(s) by City Planning and Development Department. Contact Larisa Chambi at (816) 513-8822 / Larisa.Chambi@kcmo.org with questions.

1. Parking, Non-accessory shall only be allowed on the existing pavement, any expansions of the parking area will require a major amendment and compliance with the landscaping and lighting standards of the Zoning and Development Code.
2. Applicant shall apply for and receive approval of a parking lot/site improvement application.
3. Non-Accessory Parking area shall be allowed to be a gravel surface only for the area currently bounded by the fence on the property.
4. The applicant shall receive a letter from the Missouri Department of Natural Resources (MODNR) allowing the proposed use on the cap. The letter shall include information regarding regular inspections of the cap as needed. This letter shall be included in the MPD Final Plan submittal documents.
5. Approving a waiver to Section 88-420-15-C-2, allowing the area highlighted on the site plan and encompassed by the existing fence line to remain gravel.
6. The proposed use of Parking, Non-accessory is only allowed in the highlighted area of the plan known as Area 20 that is currently developed with a gravel surface. Any requests to expand the size of the gravel surface for the proposed use will require a major amendment and compliance with the Zoning and Development Code.

Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

7. 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)
8. 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)
9. A required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed)
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. Security gates which span across a fire access road shall provide a means for emergency operation. Electric gates shall require a siren sensor device typically referred to as a "yelp gate" (IFC-2018 § 503.6).

This is a detailed topographic map of a park area, likely in the St. Louis region, showing various numbered zones and geographical features. The map includes the following elements:

- Numbered Zones:** 21 numbered circles are distributed across the map, indicating specific areas of interest or management. The numbers are: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, and 21.
- Geographical Features:**
 - Water Bodies:** Big Blue River, Round Grove Creek, and several ponds.
 - Railroads:** UP RR, BNSF RR, KCS RR, and Missouri Central.
 - Roads:** Manchester, Coal Mine, Access Road, Eastwood, 47th, 48th, 49th, and various residential streets like Wyndale, Bennington, Greenway, Cambridge, Ararat, Otter, Eastern, Richmond, Palmer, Smalley, Sycamore, Skiles, Marsh, Wallace, and Dubiner.
- Topography:** Contour lines are shown throughout the map, indicating elevation changes.
- Boundaries:** A red dashed line outlines the main park boundary. A red box highlights a specific area in the upper right, with a callout: "Parking, Non-accessory allowed in this area only".

A Master Planned Development for Municipal Farms Sustainable Land Use Plan

Permitted Uses and Applicable Use Standards

USE GROUPS (refer to 88-895 Use Groups and Categories for definitions)	PLAN AREAS																					USE STANDARDS	
Use Category + specific use type	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21		
RESIDENTIAL																							
Household Dwelling (Except as noted below)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
+ Detached house	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Group Dwelling	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
PUBLIC / COMMERCIAL																							
Recreation Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	88-322	
Club, Lodge, or recreational institution	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
College/University	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Day Care	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	88-330	
Hospital	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Museum/Heritage/Cultural Exhibit	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Park/Recreation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Religious Assembly	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Safety Service	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
School	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	88-420/28.9	
Offices and Services	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
COMMERCIAL																							
Animal Service	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	88-325	
Automotive or vehicle sales	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Building Maintenance Service	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Business Equipment Sales and Service	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Business Support Service (except Day Labor (Employment Agency))	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	88-331	
Communications Service (Employment)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Eating and Drinking Establishments (Except as noted below)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
+ Tavern or nightclub																							
Entertainment and spectator sports (Except as noted below)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
+ Amusement venue (50% capacity)																							
+ Outdoor (all uses)																							
Financial Services (except as noted below)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
+ Short-term loan establishment																							
+ Payment office																							
Food and Beverage Retail Sales	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
General and Internet Service (Except as noted below)																							
+ Cemetery/columbarium/mausoleum (existing cemeteries only)																						88-345	
Lodging (Except as noted below)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
+ Bed and Breakfast																							
Office, Administrative, Professional or General	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Office, Medical (Except as noted below)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
+ Blood/diagnostic service																							
Personal Improvement Service	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Repair or Laundry Service, Consumer	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Research Service	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Retail Sales	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Retail of officially designated historic landmarks (local or national)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Sports and Recreation, Participant																							
+ Indoor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
+ Outdoor																							

PROPOSED General Notes and Standard Requirements Waived

1. All land within the plan area is owned by the City of Kansas City. The following statements assume the land will continue to be owned by the City. If and when the City sells land, this Master Planned Development shall be amended, as necessary, to ensure availability of infrastructure, access, and public services to both the remaining land owned by the City and land to be sold.

2. Land is exempt from landscaping requirements unless sold, in such case the purchaser may be required to plant said land.

3. Internal streets and drives are not required to be located within an easement or right-of-way. At such time that land is sold, the purchaser may be required to dedicate right-of-way or easements for streets or drives, as determined necessary by the City.

4. Internal streets, drives and parking lots need not be paved and may consist of a gravel surface so long as said surface is able to support up to 85,000 pounds for fire protection.

5. All uses must comply with the 88-400-series Development Standards within the City's Zoning & Development Code with the exception of the following:

- a. 88-425 Landscaping & Screening. The plan area is exempt from the landscaping and screening requirements of this section except for the following:
 - i. 88-425-03 Street Trees. Street trees are not required along internal streets and drives but shall be required along all streets forming the perimeter of the municipal farm site.
 - ii. 88-425-05 Perimeter Landscaping of Vehicular Use Areas. This section shall apply to all vehicular use areas that may be visible from any perimeter street or residential use. Off-property perimeter landscaping of vehicular use areas is not required.

 Municipal Farm site boundary
 Sustainable Design Area
 Perimeter trail network (Conceptual)
 Parcels

 CLUP delineated areas per physiographic features
 Restorative Design Area
 Internal trail network (Conceptual)
 Contours

CITY PLAN COMMISSION
RECOMMENDED
APPROVAL
SUBJECT TO CONDITIONS
Diane M. Binkley
ASSISTANT SECRETARY
DATE: 18-March-2014

THIS PLAN
APPROVED
BY ORDINANCE
No. 140244
DATE: 03-April-2014

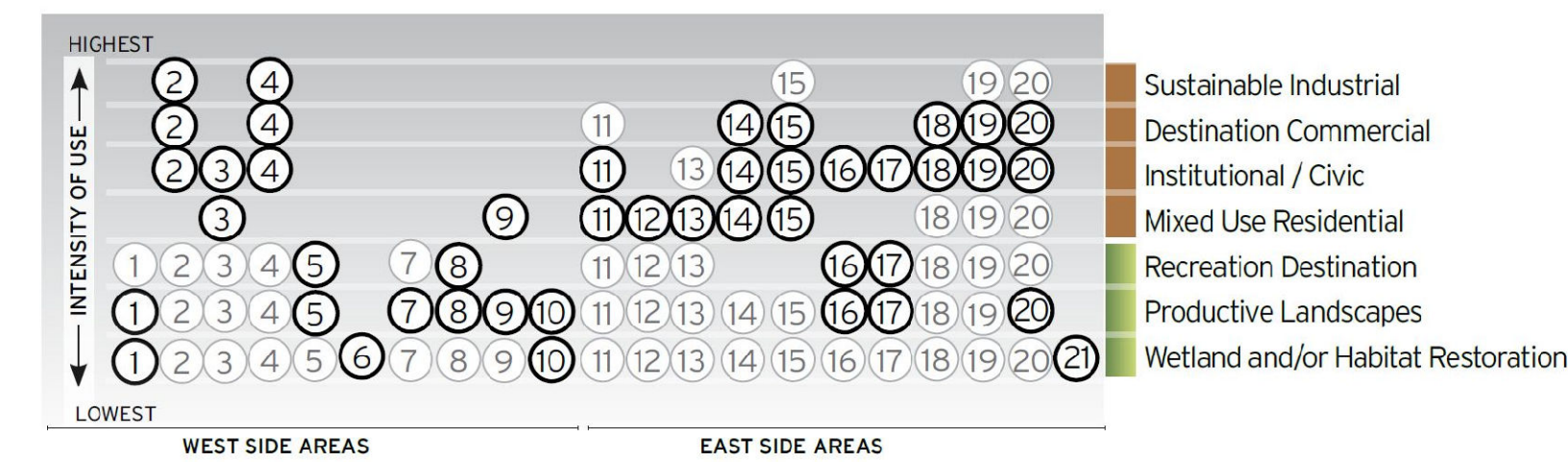


FIGURE 5-2 | SUMMARY LAND USE RECOMMENDATIONS

This table summarizes the land use recommendations per CLUP area found on the subsequent pages. In order to maintain flexibility for the long term yet give as much direction as possible, compatible uses and most compatible uses are represented for each area.

A most compatible

A compatible



Existing 6' tall fence



Existing 3/8" gravel

Raytown Road Athletic Field - Major Amendment to the Municipal Farms Master Planned Development

Municipal Farm MPD request to rezone area 20
Public Meeting
Mary Williams-Neal Community Center
Large conference room
October 28, 2025, at 6 p.m.

- I. Introduction
 - A. KCMO Parks staff: Angela Eley and Richard Sanchez
 - B. Attendees: Brian Weinburg, Bob Berkebile, Gale Burrus, Desmond Brown
- II. Presentation
 - A. Richard Sanchez: Parks staff is requesting to amend the Municipal Farm MPD to allow for non-accessory parking for a future user.
 - B. Richard Sanchez: No buildings or other improvements will be made to the property.
 - C. Gale Burrus: Who are the people that would use the property? What is the reason for the request?
 - D. Richard Sanchez: There is a proposed tenant who would like to lease the property for parking only. We are not at liberty to disclose the potential user at this time.
 - E. Gale Burrus: The proposed project is not integrated with the Municipal Farm RFP. She delivered a letter that supports the RFP that was put out by the City Manager's office within the last year. She is concerned about the impact on the community. She wants to see a use that is sustainable.
 - F. Richard Sanchez: Parks is looking for a short-term lease of 5 years with the potential tenant.
 - G. Gale Burrus: concerned that the parking lot use will interfere with the RFP proposal.
 - H. Brian Weinburg: Is the animal shelter owned by the Parks Department?
 - I. City Parks Staff: We are not sure. We will find that out.
 - J. Gale Burrus: She wants to see plantings installed at the corner of Ozark Rd and Raytown Road to act as a buffer at that corner. She talked about the amount of trash along Raytown Road and Ozark Rd. There needs to be more clean-up from the City of the trash.
 - K. Brian Weinburg: Did you consider a higher and best use for the property?
 - L. Richard Sanchez: This is the only request we have had to amend the Municipal Farm MPD plan.
 - M. Angela: What does the RFP say that has you not in agreement with our request?
 - N. Brian Weinburg: He was told that Parks Department was involved in the process. He said he talked to Director Cotten.

Municipal Farm MPD request to rezone area 20
Public Meeting
Mary Williams-Neal Community Center
Large conference room
October 28, 2025, at 6 p.m.

- O. Angela: I was not aware of the Parks involvement in the RFP process. When I was in City Planning, I worked with General Services to prepare the RFP. I do not recall us ever reaching out to Parks Department staff for their input. I was not aware that Parks Department controlled any property on Municipal Farm.
- P. Brian Weinburg: There is a potential revenue stream. You are saying we don't have a say in the process.
- Q. Angela: I take it seriously when people say they don't have a say in the process. I want you to have a say in the process. I want you to make comments. That's why we are here tonight asking for your feedback.
- R. Gale Burrus: talked about Public Works has started cleaning up more along Raytown Road. It maybe because of the World Cup coming up. She mentioned again that Eastern and Ozark Road has had trash cleaned up more than it has been done in the past.
- S. Gale Burrus: how would the potential entity on the site clean-up the property?
- T. Richard Sanchez: The Parks Department would put a condition in the cooperative agreement about the maintenance of the parking lot.
- U. Bob Berkebile: Will the lease redefine how parking is defined?
- V. Richard Sanchez: The lease will add lighting. The fence will stay as is.
- W. Bob Berkebile: Is it your understanding that the agreement will be for 5 years? Would they go beyond those 5 years?
- X. Richard Sanchez: We are only looking at a short-term lease of 5 years. We may re-evaluate the lease renewal every year.
- Y. Richard Sanchez: There would not be people on site all the time because the potential lease would only be there 11 days. We would write in the cooperative agreement that the property would need to be cleaned.
- Z. Brian Weinburg: He is opposed to the amendment because the request to amend the MPD does not follow the spirit of the Municipal Farm Reuse plan. He thinks 5 years is too long. He thinks a use that is not the spirit of the Reuse Plan takes away from the investment. He thinks that Parks Department needs to work with the rest of the City on the RFP
- AA. Ricky: What is your time line with the RFP?
- BB. Brian: We need to have our own conversation with Parks Department and Director Cotten. We need to talk to the Parks Board. He said that they need to

Municipal Farm MPD request to rezone area 20
Public Meeting
Mary Williams-Neal Community Center
Large conference room
October 28, 2025, at 6 p.m.

understand what the plan says and need to step back. This RFP proposal would be transformational for the neighborhood. He said requesting to amend the plan when the neighborhood worked hard to put the Municipal Farm Plan together is not good.

This is the time to move the Municipal Farm MPD plan forward and not amend that plan.

CC. Bob Berkebile: I was the one that prepared the Municipal Farm Reuse Plan with the neighborhood. Mario Vasquez, former Asst City Manager put the RFP out for bid. Our team wanted to add restaurants west of the Animal Shelter. They wanted to add stream side cottages adjacent to Round Rock creek. He explained what they want to do at the site. They want to generate more vitality in the area as proposed from the RFP that they were selected for.

DD. Bob Berkebile: There is a trail that could connect the Rock Island Corridor Trail which would go under the 435 highway. There would be a connection from Plaza to the Stadium.

EE. Gale Burrus: It is unfortunate that Parks staff was not informed of the RFP.

FF. Bob Berkebile: Can we get a drone at the helicopter pad to monitor the area for safety?

GG. Gale Burrus: Talked about the illegal dumping law. She talked about taking the cars of those who illegally dump near their neighborhood. The drone could take pictures of the license plates.

HH. Bob Berkebile: What are the next steps?

II. Richard Sanchez: City Planning Commission on November 5 at 9 a.m.

JJ. Brian Weinburg: What

KK. Desmond Brown: Can a portion of the rent received go back into the development proposal of the RFP?

LL. Ricky: This is something that would not be decided by staff but by the Management.

MM. Gale Burrus: There are things in the RFP proposal which were specifically added for the neighborhood. She stated again that the RFP proposal would be transformative to her neighborhood because it would be cutting edge proposals combining agriculture with housing. She thinks the parking lot does not contribute or benefit the Municipal Farm Reuse Plan.

Municipal Farm MPD request to rezone area 20
Public Meeting
Mary Williams-Neal Community Center
Large conference room
October 28, 2025, at 6 p.m.

She is looking at the future of the neighborhood. Her neighborhood has the lowest number of sidewalks in the area. She mentioned non-sidewalks at Eastwood Trafficway and 350/Blue Parkway Trafficway. The built environment has negatively impacted the neighborhood and the environment in the area. She is very passionate about her neighborhood. She wants something that is transformative to her neighborhood. Everything is dumped in Eastwood Hills Neighborhood.

NN. Brian Weinburg: This is the time to implement the plan and to honor the plan and how it was created.

OO. Brian Weinburg: Does the Parks Board know about this request to amend the Municipal Farm Master Planned Development?

PP. Angela: Let's ask Ricky.

QQ. Brian Weinburg: Is the Board aware of the request? Brian: Is the Director aware of the request?

RR. Richard Sanchez: Parks staff is making the request to amend the Municipal Farm MPD. Then we will take this to the Parks Board for their final approval. Director Chris Cotten and Deputy Director James Wang are aware of the request.

SS. Brian Weinburg: I want to buy the property.

TT. Angela Eley: It would have to go on the ballot for a vote by residents of Kansas City.

UU. Bob Berkebile: He heard that there is some property that doesn't have to go to the ballot.

VV. Richard Sanchez and Angela Eley: We are not aware of that.

WW. Brian Weinburg: How do we speak with the Parks department about the RFP?

XX. Angela Eley: You will need to contact Karmen Houston to schedule a meeting with Director Chris Cotten and Deputy Director James Wang.

III. Meeting was Adjourned at 7:30 p.m.



Eastwood Hills Community Association
7400 Ozark Road
Kansas City, MO 64129

October 27, 2025

Kansas City Parks & Recreation
4600 E. 63rd St.
Kansas City, MO 64130

Dear Kansas City Parks & Recreation:

The Eastwood Hills Community Association Board strongly supports the Foundation for Regeneration's proposal for development of the Municipal Farm site in Eastwood Hills.

We appreciate the Foundation's considerations of the community, environment, urban agriculture, and health included in the proposal that builds upon the *Sustainable Reuse Plan for the Municipal Farm*.

Our community, and beyond, will be strengthened and enhanced by the housing development, employment opportunities, local whole foods, and health focus of this proposal. Interactions with the environment through green spaces and hiking trails will help both personal physical and mental health. And the inclusion of personal and other gardens and groves helps promote healthy eating habits that impact the length and quality of life.

We have been involved with the Foundation since the beginning of its work on a proposal for the Municipal Farm site. We believe the Foundation for Regeneration with its vision and world-wide contacts and resources is well suited to carry out this proposal to the benefit of Eastwood Hills - and Kansas City. Indeed, this could be a model for use around the world.

We ask that you support this sustainable and transformative proposal.

Thank you.

Sincerely yours,

Gale L. Burrus
Eastwood Hills Community Association, President

CHECKLIST SUMMARY

Area Plan Alignment: **Low**

KC Spirit Playbook Alignment: **Low**

CC- Connected City

DO - Diversity & Opportunity

HAC- History, Arts & Culture

HE - Healthy Environment

PAA - People of All Ages

POS - Parks & Open Spaces

SAN - Strong & Accessible
Neighborhoods

SC - Smart City

SEG - Sustainable & Equitable
Growth

WDC - Well Designed City

Evaluation	Goal	Notes
High		
Medium		
Low	CC, HAC, HE, POS, SAN, WDC	<p>CC: The addition of the use does not increase access by biking or walking to access the preserved areas of Municipal Farm or the adjacent stadium property that will connect the lessee to the parking area.</p> <p>HAC: Applicant has indicated that no public art or decorative screening will be added to enhance the parking area and support Raytown Road's Image Street designation.</p> <p>HE: This use does not align with the vision of Municipal Farm as a property focused on environmental preservation and sustainability. It is unclear what the impact of this use will be on the landfill cap over the area.</p> <p>WDC: The applicant does not intend to make any improvements to the property that supports the intent of the sustainable reuse plan that informed the MPD.</p>

Alignment Comments:

The proposed addition of the parking-non accessory use in the north side of area 20 of the Municipal Farm does not align with the Municipal Farms Sustainable Reuse Plan, which recommends part of this area for sustainable

redevelopment and conservation. Area 20 was formally the Round Grove Creek landfill, and includes a 36 inch clay cap with eight inches of packed gravel. To ensure that the use will not damage the cap with repeated driving and parking, city staff have requested that the applicant receive confirmation from MODNR that the use will not damage the cap. The sustainable reuse plan directly informs the MPD for the Municipal Farm. The addition of the use does not include enhancements to the site such as higher quality fencing, pavement and striping for the parking area, and enhanced lighting which contributes to the low Area Plan and KC Spirit Playbook alignments.



CITY PLAN COMMISSION

15th Floor, City Hall
414 East 12th Street
Kansas City, Missouri 64106

kcmo.gov/planning

November 19, 2025

Angela Eley
City of Kansas City, MO
4600 E. 63rd Street
Kansas City, MO 64130

Re: **CD-CPC-2025-00149** - A request to approve a Major Amendment to an existing Master Planned Development in District MPD on about 441 acres generally located at the south west corner of Eastern Avenue and Raytown Road, allowing for expanded uses, including Non-Accessory Parking.

Dear Angela Eley:

At its meeting on November 05, 2025, the City Plan Commission acted as follows on the above-referenced case.

Approved with Conditions

The Commission's action is only a recommendation. Your request must receive final action from the City Council. All *conditions imposed by the Commission*, if any, *are available on the following page(s)*.

PLEASE READ CONDITIONS CAREFULLY as some or all of the conditions imposed may require action on your part to proceed to the next step.

- If revised plans are required, you must make such revisions and upload the revised plans prior to proceeding to final action.
- If revised plans are not required, your request will automatically be submitted for City Council consideration.

If you have any questions, please contact me at Larisa.Chambi@kcmo.org or (816) 513-8822.

Sincerely,

A handwritten signature in cursive script that reads "Larisa Chambi".

Larisa Chambi
Planning Supervisor



Plan Conditions

Report Date: November 19, 2025

Case Number: CD-CPC-2025-00149

Project: Municipal Farms Master Planned Development Major Amendment

Condition(s) by City Planning and Development Department. Contact Larisa Chambi at (816) 513-8822 / Larisa.Chambi@kcmo.org with questions.

1. Parking, Non-accessory shall only be allowed on the existing pavement, any expansions of the parking area will require a major amendment and compliance with the landscaping and lighting standards of the Zoning and Development Code.
2. Non-Accessory Parking area shall be allowed to be a gravel surface only for the area currently bounded by the fence on the property.
3. The applicant shall receive a letter from the Missouri Department of Natural Resources (MODNR) allowing the proposed use on the cap. The letter shall include information regarding regular inspections of the cap as needed. This letter shall be included in the MPD Final Plan submittal documents.
4. Approving a waiver to Section 88-420-15-C-2, allowing the area highlighted on the site plan and encompassed by the existing fence line to remain gravel.
5. The proposed use of Parking, Non-accessory is only allowed in the highlighted area of the plan known as Area 20 that is currently developed with a gravel surface. Any requests to expand the size of the gravel surface for the proposed use will require a major amendment and compliance with the Zoning and Development Code.

Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

6. 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)
7. 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)
8. A required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed)
9. The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
10. Security gates which span across a fire access road shall provide a means for emergency operation. Electric gates shall require a siren sensor device typically referred to as a "yelp gate" (IFC-2018 § 503.6).

CD-CPC-2025-00149

4101 Eastern Avenue

11/05/2025

City Plan Commission



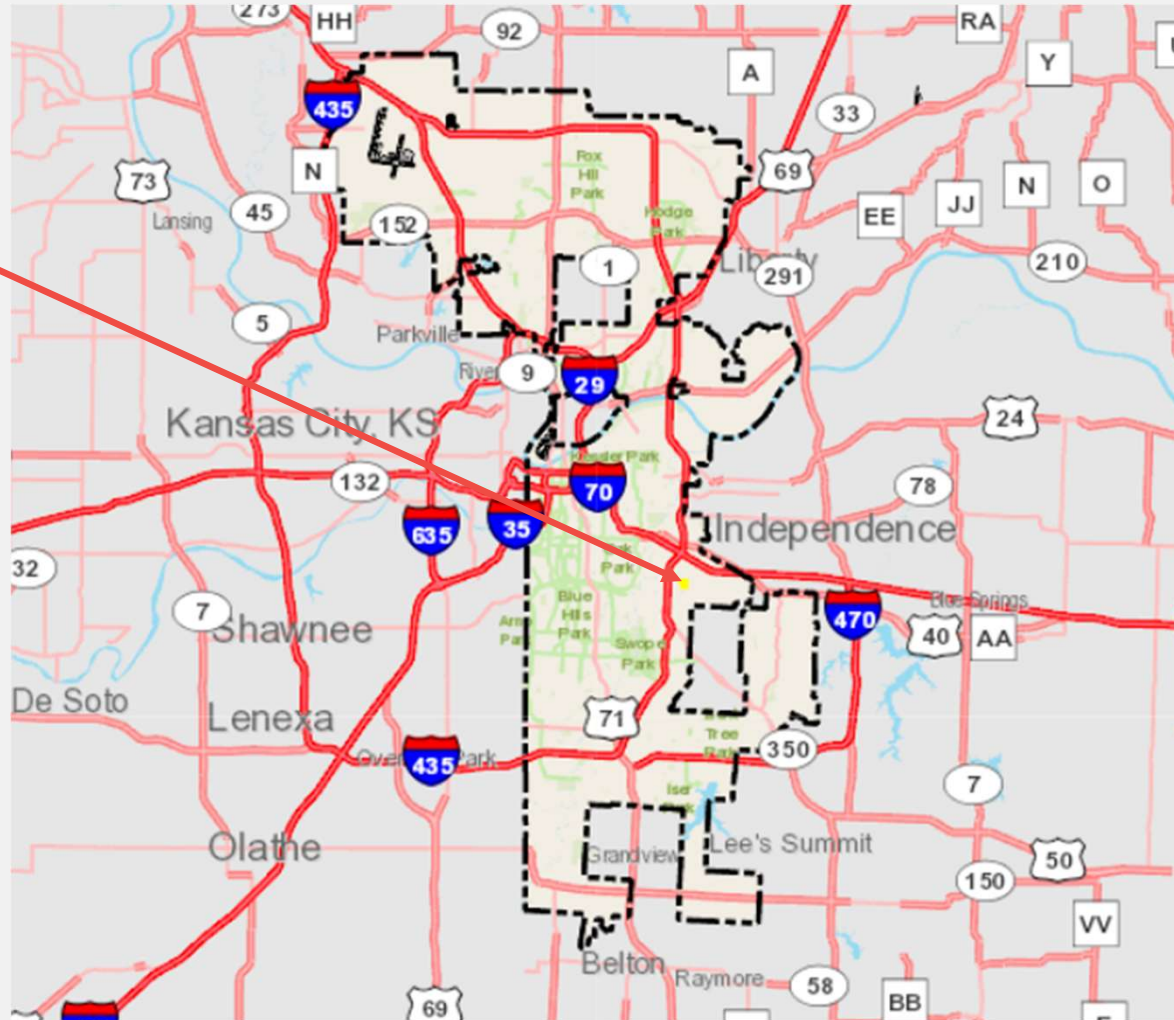


**KANSAS CITY
MISSOURI**

City Planning and Development

2

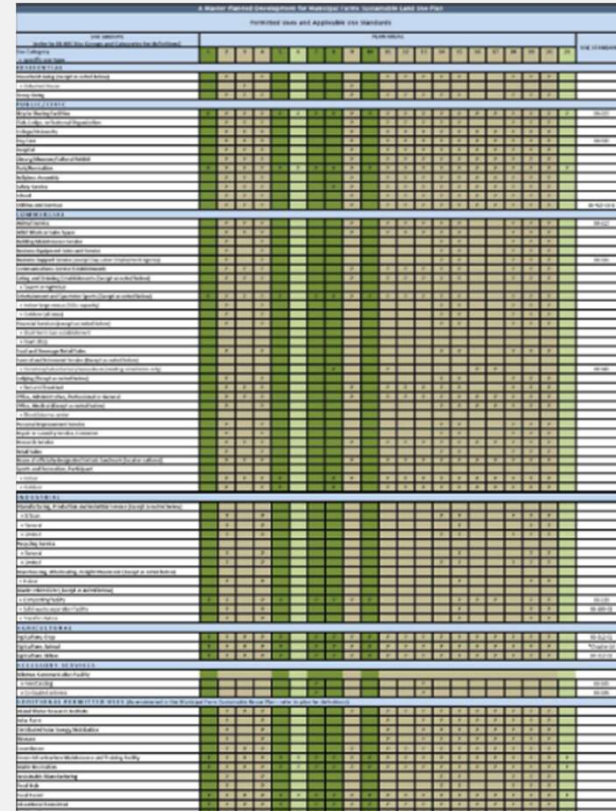
Subject Property







Previously Approved Plan - Ordinance No. 140244



P





View from Raytown Road – May 2021





View from Raytown Road



View from Raytown Road

Conditions to Remove -

2- Applicant shall apply for and receive approval of a parking lot/site improvement application.

Staff Recommendation – Approval Subject to Conditions

Municipal Farm Sustainable Reuse Plan

- Includes 20+ existing uses and frames future uses of the property
- Objective of the plan is to balance reuse and restorative habitat uses

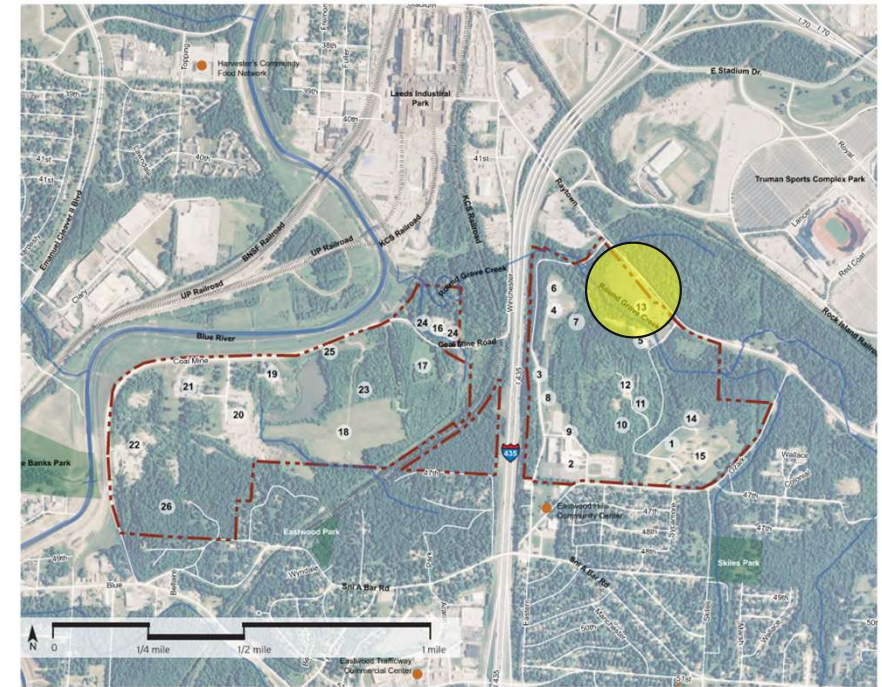


FIGURE 3-2 | PAST AND EXISTING USES

West Side

Existing Uses

- 16. Kansas City, MO Police Firing Range
- 17. Kansas City, MO Police Bomb Detonation Field
- 18. Communication Towers Field
- 19. Round Grove Creek Lift Station
- 20. Kansas City, MO Streets & Traffic Operations
- 21. Kansas City, MO Public Works

Past Uses

- 22. former LaFarge Concrete Batch Plant
- 23. former Municipal Farm Crop Land
- 24. Potters Field
- 25. ARMCO Fill
- 26. former Botsford Quarry

East Side

Existing Uses

- 1. Community Garden
- 2. Missouri National Guard Armory
- 3. Soap Box Derby
- 4. Kansas City Police Helicopter & K-O Training Facility
- 5. Animal Shelter

Past Uses

- 6. former Tuberculosis Hospital
- 7. former Tuberculosis Hospital Dump Site
- 8. Potters Field
- 9. former Woman's Reformatory
- 10. former Agricultural Use Area
- 11. former Police Kennel
- 12. former Municipal Farm/ Health Emergency Hazmat Site (HEHS)
- 13. Round Grove Creek Landfill
- 14. former Men's Reformatory
- 15. former Municipal Correctional Institution (MCI)

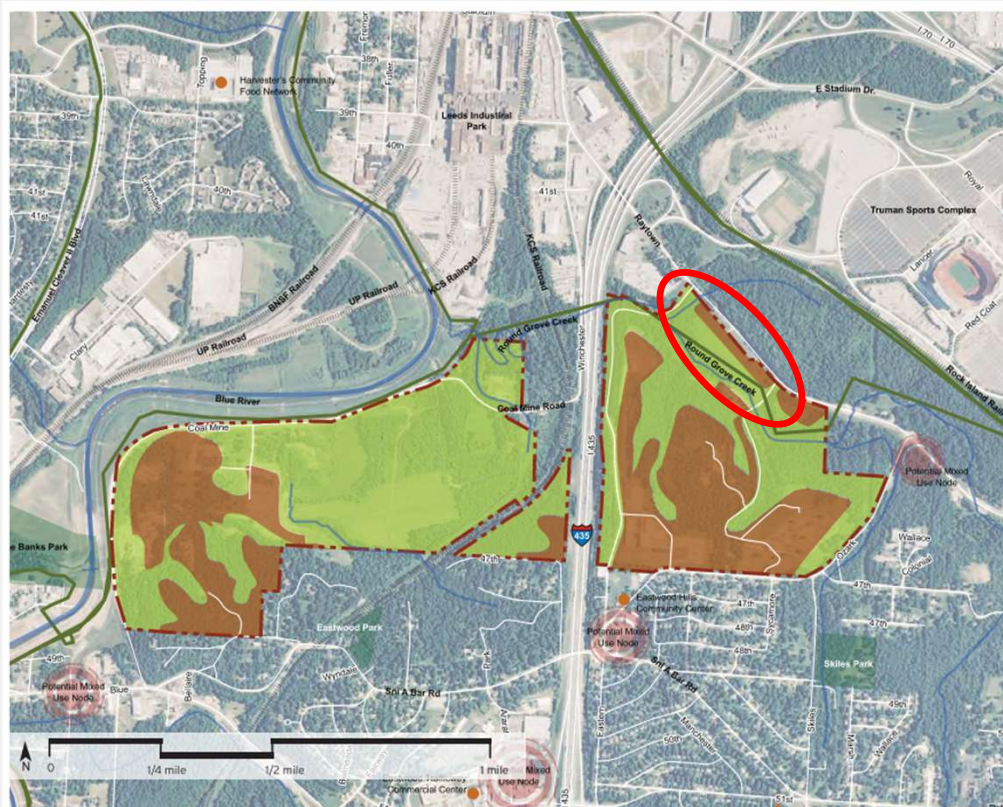


FIGURE 4-1 | SUSTAINABLE DESIGN AREA AND RESTORATIVE DESIGN AREA

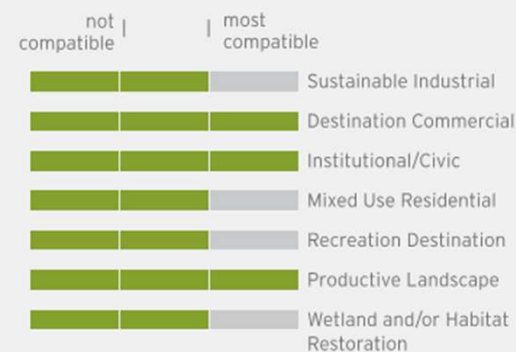
sustainable design area The Restorative Design Area includes the most environmentally sensitive features, which play critical roles in the health of ecosystems on and around the site. Land within the Sustainable Design Area is less vulnerable to ecosystem degradation, and therefore accommodates permanent structures within the parameters of the site's natural resource limit.

restorative design area

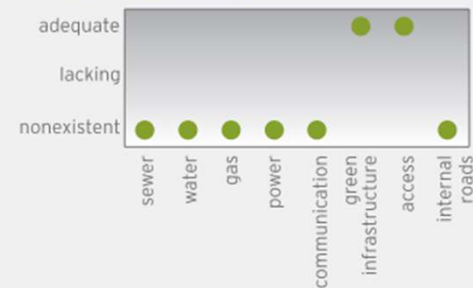
FIGURE 5-42 | AREA 20 OVERVIEW

8.0 ACRES

LAND USE RECOMMENDATION



EXISTING INFRASTRUCTURE WITHIN AREA 20



MUNICIPAL FARMS MASTER PLANNED DEVELOPMENT



Conceptual Land Use Plan (CLUP)

- Municipal Farm site boundary

CLUP delineated areas per physiographic features
- Sustainable Design Area

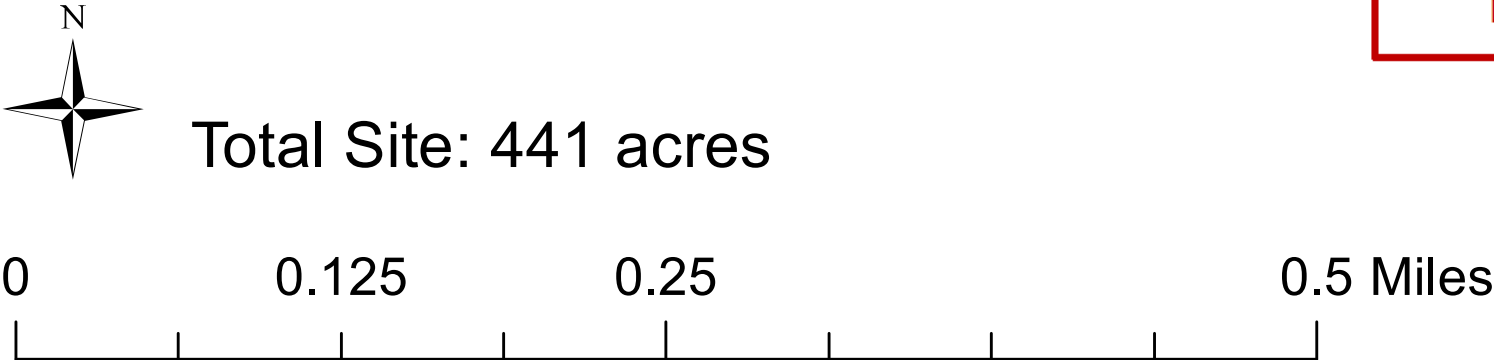
Restorative Design Area
- Perimeter trail network (Conceptual)

Internal trail network (Conceptual)
- Parcels

Contours

CITY PLAN COMMISSION
RECOMMENDED
APPROVAL
SUBJECT TO CONDITIONS
Diane M. Binckley
ASSISTANT SECRETARY
DATE: 18-March-2014

THIS PLAN
APPROVED
BY ORDINANCE
No. 140244
DATE: 03-April-2014



City Plan Commission
Recommends Approval with Conditions
of Case No. **CD-CPC-2025-00149** on **11/05/2025**
Sara Gabriel
Sara Gabriel, Mayor
Secretary of the City Plan Commission

A Master Planned Development for Municipal Farms Sustainable Land Use Plan																								
USE GROUPS (refer to 88-800 Use Groups and Categories for definitions)		Permitted Uses and Applicable Use Standards																						
		PLAN AREAS																						
Use Category	Specific Use Type	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	USE STANDARDS	
RESIDENTIAL																								
Household (except as noted below)		P	P								P	P	P	P	P	P	P	P	P	P	P	P	P	
Detached House		P	P								P	P	P	P	P	P	P	P	P	P	P	P	P	
Group Housing		P	P	P							P	P	P	P	P	P	P	P	P	P	P	P	P	
PUBLIC / CIVIC																								
Public Meeting Facilities		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	88-022
College/University		P	P	P							P	P	P	P	P	P	P	P	P	P	P	P	P	
Day Care		P	P	P							P	P	P	P	P	P	P	P	P	P	P	P	P	88-030
Hospital		P	P	P							P	P	P	P	P	P	P	P	P	P	P	P	P	
Museum/History/Cultural Exhibit		P	P	P							P	P	P	P	P	P	P	P	P	P	P	P	P	
Park/Recreation		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Religious Assembly		P	P	P							P	P	P	P	P	P	P	P	P	P	P	P	P	
Safety Service		P	P	P							P	P	P	P	P	P	P	P	P	P	P	P	P	
School		P	P	P							P	P	P	P	P	P	P	P	P	P	P	P	P	
Utilities and Services		P	P	P							P	P	P	P	P	P	P	P	P	P	P	P	P	88-425-08.6
COMMERCIAL																								
Animal Services		P	P	P							P	P	P	P	P	P	P	P	P	P	P	P	P	88-015
Artistic Work or Sales Space		P	P	P							P	P	P	P	P	P	P	P	P	P	P	P	P	
Building Maintenance Service		P	P	P							P	P	P	P	P	P	P	P	P	P	P	P	P	
Business Equipment Sales and Service		P	P	P							P	P	P	P	P	P	P	P	P	P	P	P	P	
Business Support Service (except Day Labor Employment Agency)		P	P	P							P	P	P	P	P	P	P	P	P	P	P	P	P	88-031
Communications Service Establishments		P	P	P							P	P	P	P	P	P	P	P	P	P	P	P	P	
Eating and Drinking Establishments (except as noted below)		P	P	P							P	P	P	P	P	P	P	P	P	P	P	P	P	
Event or Nightclub		P	P	P							P	P	P	P	P	P	P	P	P	P	P	P	P	
Entertainment and Spectator Sports (except as noted below)		P	P	P							P	P	P	P	P	P	P	P	P	P	P	P	P	
Indoor large venue (500+ capacity)		P	P	P							P	P	P	P	P	P	P	P	P	P	P	P	P	
Outdoor (all sizes)		P	P	P							P	P	P	P	P	P	P	P	P	P	P	P	P	
Financial Services (except as noted below)		P	P	P							P	P	P	P	P	P	P	P	P	P	P	P	P	
Short-term loan establishment		P	P	P							P	P	P	P	P	P	P	P	P	P	P	P	P	
Event shop		P	P	P							P	P	P	P	P	P	P	P	P	P	P	P	P	
Food and Beverage Retail Sales		P	P	P							P	P	P	P	P	P	P	P	P	P	P	P	P	
General and Instrument Service (except as noted below)		P	P	P							P	P	P	P	P	P	P	P	P	P	P	P	P	
Construction/Construction Materials (except as noted below)		P	P	P							P	P	P	P	P	P	P	P	P	P	P	P	P	88-045
Lodging (except as noted below)		P	P	P							P	P	P	P	P	P	P	P	P	P	P	P	P	
Bed and Breakfast		P	P	P							P	P	P	P	P	P	P	P	P	P	P	P	P	
Office, Administrative, Professional or General		P	P	P							P	P	P	P	P	P	P	P	P	P	P	P	P	
Office, Medical (except as noted below)		P	P	P							P	P	P	P	P	P	P	P	P	P	P	P	P	
Warehouse/Storage		P	P	P							P	P	P	P	P	P	P	P	P	P	P	P	P	
Personal Improvement Service		P	P	P							P	P	P	P	P	P	P	P	P	P	P	P	P	
Repair or Laundry Service, Consumer		P	P	P							P	P	P	P	P	P	P	P	P	P	P	P	P	
Research Service		P	P	P							P	P	P	P	P	P	P	P	P	P	P	P	P	
Retail Sales		P	P	P							P	P	P	P	P	P	P	P	P	P	P	P	P	
Reuse of officially designated historic landmark (local or national)		P	P	P							P	P	P	P	P	P	P	P	P	P	P	P	P	
Sports and Recreation, Participant		P	P	P							P	P	P	P	P	P	P	P	P	P	P	P	P	
Indoor		P	P	P							P	P	P	P	P	P	P	P	P	P	P	P	P	
Outdoor		P	P	P							P	P	P	P	P	P	P	P	P	P	P	P	P	
INDUSTRIAL																								
Manufacturing, Production and Industrial Service (except as noted below)																								
Automotive																								
General																								
Limited																								
Recycling Service																								
General																								
Limited																								
Warehousing, Wholesaling, Freight Movement (except as noted below)																								
Indoor																								
Waste-related use (except as noted below)																								
Composting facility																								88-038
Solid waste separation facility																								88-002-02
Transfer station																								
AGRICULTURAL																								
Agriculture, Crop		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	88-012-01
Agriculture, Animal		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	88-012-01
Agriculture, Urban		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	88-012-02
ACCESSORY SERVICES																								
Wireless Communication Facility																								88-045
Transmission																								88-030
Cellular antenna																								88-030
ADDITIONAL PERMITTED USES (As mentioned in the Municipal Farm Sustainable Reuse Plan - refer to plan for definitions)																								
Wetland Water Research Institute		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Solar Farm		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Distributed Solar Energy Distribution		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Biomass		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Greenhouse		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Green Infrastructure Maintenance and Training Facility		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Water Recreation		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Automotive Manufacturing		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Food Hub		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Food Forest		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Educational Farmstead		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Food Processing		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Food Storage		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	

Parking, Non-accessory

*Parking is allowed in area that is clouded only

Wildland and Habitat Restoration Area

Recreational Design Area

Sustainable Design Area

PROPOSED General Notes and Standard Requirements Waived

1. All land within the plan area is owned by the City of Kansas City. The following statements assume the land will continue to be owned by the City. If and when the City sells land, this Master Planned Development shall be amended, as necessary, to ensure availability of infrastructure, access, and public services to both the remaining land owned by the City and land to be sold.

2. Land is exempt from platting requirements unless sold, in such case the purchaser may be required to plat said land.

3. Internal streets and drives are not required to be located within an easement or right-of-way. At such time that land is sold, the purchaser may be required to dedicate right-of-way or easements for streets or drives, as determined necessary by the City.

4. Internal streets, drives and parking lots need not be paved and may consist of a gravel surface so long as said surface is able to support up to 85,000 pounds for fire protection.

5. All uses must comply with the 88-400-series Development Standards within the City's Zoning & Development Code with the exception of the following:

a. 88-425 Landscaping & Screening. The plan area is exempt from the landscaping and screening requirements of this section except for the following:

i. 88-425-03 Street Trees. Street trees are not required along internal streets and drives but shall be required along all streets forming the perimeter of the municipal farm site.

ii. 88-425-05 Perimeter Landscaping of Vehicular Use Areas. This section shall apply to all vehicular use areas that may be visible from any perimeter street or residential use. Otherwise, perimeter landscaping of vehicular use areas is not required.



FIGURE 5-2 | SUMMARY LAND USE RECOMMENDATIONS

This table summarizes the land use recommendations per CLUP area found on the subsequent pages. In order to maintain flexibility for the long term yet give as much direction as possible, compatible uses and most compatible uses are represented for each area.

(A) most compatible
(A) compatible



Existing 6' tall fence



Existing 3/8" gravel

Raytown Road Athletic Field - Major Amendment to the Municipal Farms Master Planned Development



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: TMP - 6196
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 441 acres generally located at the southwest corner of Eastern Avenue and Raytown Road from District MPD to District MPD and approving an amendment to an approved Master Planned Development (MPD) to allow for Parking, Non-Accessory in Area 20 as Highlighted on the site plan. (CD-CPC-2025-00149)

Discussion

The applicant is seeking to amend the allowed uses in the previously approved Municipal Farms Master Planned Development. The applicant would like to allow Parking, Non-accessory on the area labelled as Area 20 and as highlighted in the provided site plan.

The applicant is not proposing any changes to the site regarding landscaping, fencing, lighting, or general improvements to the area. The applicant is also requesting a waiver to the gravel standards of 88-420-15-C-2 to allow the existing gravel site to remain gravel.

The City Plan Commission heard the request on November 5, 2025. There was no public testimony at the hearing and the Commission recommended approval with conditions.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
Not applicable as this is a zoning ordinance approving the allowed uses on the subject property.
3. How does the legislation affect the current fiscal year?

Not applicable as this is a zoning ordinance approving the allowed uses on the subject property.

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

Not applicable as this is a zoning ordinance approving the allowed uses on the subject property.

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

Not applicable as this is a zoning ordinance approving the allowed uses on the subject property.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

This legislation does not having any appropriate funding attached to it.

Citywide Business Plan (CWBP) Impact

- View the [Adopted 2025-2029 Citywide Business Plan](#)
- Which CWBP goal is most impacted by this legislation?
Inclusive Growth and Development (Press tab after selecting.)
- 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

14453MPD – Rezoning a 441 acre tract of land generally located east of E. Coal Mine Road, south of Raytown Road, and north of Ozark Road on both sides of Interstate 435 from Districts M1-5, R-2.5, and R-7.5 to District MPD and approving a preliminary plan for the same. Approved via Ordinance No. 140244 (April 3, 2014).

Service Level Impacts

Not applicable as this is a zoning ordinance approving the allowed uses on the subject property.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this is a zoning ordinance approving the allowed uses on the subject property.
2. How have those groups been engaged and involved in the development of this ordinance?
This is a major amendment to a previously approved Master Planned Development (MPD), public engagement is required. The applicant held a public engagement meeting on October 28, 2025 in compliance with the Zoning and Development Code.
3. How does this legislation contribute to a sustainable Kansas City?
The application was reviewed against the KC Spirit Playbook and received a low alignment from the Community Planning Division. See the Alignment summary attached to the Staff Report for more information.

The highlighted area will be used as non-accessory parking for 11 days out of the year for a local business. The site was previously used for the Round Grove Creek Landfill. The landfill was officially closed in 2017 and has a 36-inch cap. The use after the closure of the landfill was a laydown yard for Evergy. Staff has included a condition requiring the applicant work with MODNR for inspections of the site to manage the health of the cap.

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

N/A
N/A

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)

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 #: 251056

ORDINANCE NO. 251056

Sponsor: Councilmember Kevin O'Neill

Approving a development plan on about 43 acres generally located at 9600 N.E. Reinking Road in District R-10 for construction of a religious assembly development. (CD-CPC-2025-00135).

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan on about 43 acres generally located at 9600 N.E. Reinking Road and more specifically described as follows:

All that part of the East 1/2 of the Southwest 1/4 of Section 33, Township 52 North, Range 32 West, in Kansas City, Clay County, Missouri, more particularly described as follows: Commencing at the southeast corner of said 1/2-1/4 section; thence North 0° 23' 54" East, along the east line of said 1/2-1/4 section, 50.05 feet; thence North 89° 36' 06" West, 20.00 feet to the intersection of the north line of Northeast 96th Street and the west line of Northeast Reinking Road, as said street and road are now established, and the point of beginning of the tract of land to be herein described; thence westerly along the north line of said Northeast 96th Street, the following courses and distances. thence South 89° 44' 59" West, 599.06 feet; thence westerly, along a curve to the right, from the last described course as a tangent, having a radius of 1095.92 feet, and a central angle of 15° 24' 54", an arc distance of 295.80 feet; thence South 89° 44' 44" West, 56.24 feet; thence North 74° 47' 07" West, 330.00 feet; thence westerly, along a curve to the left, from the last described course as a tangent, having a radius of 989.93 feet, and a central angle of 2° 22' 53", an arc distance of 41.14 feet to a point on the west line of said 1/2-1/4 section, 165.06 feet north of the southwest corner thereof; thence North 0° 36' 26" East, along said west line, 1461.23 feet to the south line of the north thirty acres of said 1/2-1/4 section; thence South 88° 56' 17" East, along said south line, 1301.58 feet to a point on the west line of said Northeast Reinking Road; thence South 0° 23' 54" West, along said west line, 1569.12 feet to the point of beginning.

Less and except that part deeded to the City of Kansas City, Missouri by Quitclaim Deed recorded July 1, 2008 as Document No. 2008023182 in Book 6003, page 40.

Further except that part deeded to Kansas City, a Missouri municipality by Quitclaim Deed Tract 2 recorded June 28, 2010 as Document No. 2010021496 in Book 6435, page 157.

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 is healthy prior to a certificate of occupancy.
2. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
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. Prior to issuance of the certificate of occupancy for the building, the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy.
5. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with Section 88-425-08 of the Zoning and Development Code.
6. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.
7. Required Fire Department access roads shall be an all-weather surface. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed)
8. Required Fire Department access roads shall be a minimum unobstructed width of twenty (20) feet and 13 ft. 6 in. clearance height.
9. 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)

10. All Fire Department Connections (FDC) shall be threaded connections, Storz connections are not allowed in the City of Kansas City, Missouri (IFC-2018 § 903.3.6; NFPA 13-2010 § 6.8.1).
11. 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.
12. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
13. 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)
14. Required Fire Department access roads shall be designed to support a fire apparatus with a gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
15. The developer shall provide fire lane signage on fire access drives.
16. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
17. Shoal Creek Parkway is classified as a parkway; therefore, any new developments, façade changes, or additions as listed in the applicability section of 88-232-01-A, shall comply with the parkway and boulevard standards of the Zoning and Development Code.
18. 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.
19. 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.
20. No water service tap permits will be issued until the public water main is released for taps.
21. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to issuance of a certificate of occupancy.

22. The developer shall employ a Missouri professional engineer to design water main extension plans including all appurtenances such as fire hydrants extending to the northeast corner of the property along N. Reinking Road, as shown on the plans, meeting the Kansas City Water rules and regulations for water main extensions. The water main extension shall be under contract (permitted) prior to a building permit issuance.
23. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Kansas City Water Services Department, in accordance with adopted standards, including a BMP level of service analysis prior to approval and issuance of any building permits, and the developer shall secure permits to construct any improvements as required by the Kansas City Water Services Department prior to issuance of any certificate of occupancy.
24. The developer shall submit plans for grading, siltation, and erosion control to the Kansas City Water Services Department for review and acceptance and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
25. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by 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.
26. 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 issuance of any building permits.
27. 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.
28. 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.
29. The developer shall obtain a floodplain development permit from Development Services prior to beginning any construction activities within the floodplain. A "No Rise" certificate will also be required for the sanitary and water service lines within the floodplain area.
30. The developer shall submit covenants, conditions and restrictions to the Kansas City Water Services Department for approval by the Law Department and enter

into covenant agreements for the maintenance of any private open space tracts with stream buffer zones or stormwater detention area tracts prior to building permit.

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



File #: 251057

ORDINANCE NO. 251057

Sponsor: Councilmember Kevin O'Neill

Approving an amendment to a previously approved development plan on about 13.18 acres in District B3-2 generally located at 8601 N. Madison Avenue to allow for commercial, retail, office, medical, drive-through and additional uses allowed in the B3-2 zoning district (CD-CPC-2025-00172)

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. Ordinance No. 250217, including all conditions provided therein, shall remain in full force and effect, revising Condition #4 to say "Each phase shall apply for and receive approval of a project plan prior to the issuance of a building permit to ensure future development is consistent with the proposed layout, use, square footages, and design guidelines as listed in this development plan. Section 88-516-06 of the Zoning and Development Code shall apply should any changes be proposed."
2. The developer shall include the location of the bicycle parking area on the site plan on the plans when applying for a building permit. The number shall be in compliance with the number listed on the site data table on Sheet C.001.
3. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to issuance of a certificate of occupancy.
4. 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 permits.
5. The developer shall secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Kansas City Water Services Department prior to recording the plat or issuance of a building permit,

whichever occurs first. All on-site storm sewer to be private with the exception of the storm sewer line connecting within the state right-of-way (between state R/W and N. Madison connection). Permits are required to make connection to public storm system and extend public sewer from State right-of-way to N. Madison.

6. 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.
7. 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 permits.
8. 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.
9. 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.
10. 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 off site connections to storm sewer in State R/W.
11. The developer shall provide private storm drainage easements for any private mains prior to issuance of any permits or recording the plat whichever occurs first.
12. The developer shall provide Covenants to Maintain Private Water Mains acceptable to KC Water for any private water mains prior to the issuance of any permits.
13. 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 or provide a copy of any existing agreements previously recorded prior to recording the plat.

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



Legislation Text

File #: 251059

ORDINANCE NO. 251059

Sponsor: Councilmember Kevin O'Neill

Rezoning an area of about 99.00 acres located at the northwest corner of N.W. Skyview Avenue and N.W. 126th Terrace from District AG-R to District R-80. (CD-CPC-202__-____)

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-_____ rezoning an area of about 99.00 acres located at the northwest corner of N.W. Skyview Avenue and N.W. 126th Terrace from Districts AG-R (Agricultural-Residential) to District R-80 (Residential 80), said section to read as follows:

Section 88-_____. That an area legally described as:

Containing 4,312,506 square feet or 99.00 acres (excluding that portion in road right of way)

The south 60 acres of the Southeast Quarter of Section 7, Township 52 North, Range 33 West and the North Half of the North Half of the Northeast Quarter of Section 18, Township 52 North, Range 33 West, Kansas City, Platte County, Missouri being more particularly described as follows: Commencing at the southwest corner of the Southeast Quarter of said Section 7; thence South 89°54'09" East, along the south line of said Southeast Quarter, a distance of 30.00 feet to a point on the easterly right of way line of N.W. Skyview Avenue, said point also being the point of beginning of the tract of land to be herein described; thence North 00°31'35" East, along said easterly right of way line, a distance of 990.07 feet to a point on the north line of the south 60 acres of said Southeast Quarter; thence South 89°54'09" East, along said line, a distance of 2611.22 feet to a point on the east line of said Southeast Quarter; thence South 00°40'52" West, along said line, a distance of 990.09 feet to the southeast corner of said Southeast Quarter; thence South 00°38'08" West, along the east line of the Northeast Quarter of said Section 18, a distance of 661.85 feet to a point on the northerly right of way line of N.W. 126th Terrace as described in county court record Book H at page 400; thence North 89°56'54" West, along said northerly right of way line, a distance of 2607.06 feet to a point on the easterly right of way line of said

N.W. Skyview Avenue; thence North 00°30'20" East, along said easterly right of way line, a distance of 663.92 feet to the point of beginning.

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

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

..end

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

Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



File #: 251061

RESOLUTION NO. 251061

Sponsor: Councilmember Darrell Curls

RESOLUTION - Directing the City Manager to review current City practices pertaining to grant notifications for neighborhood associations, explore additional means of raising awareness of such grants and grant application trainings, identify potentially reliable funding options for such practices, review current City practices related to grant recipient selection, identify potentially reliable funding options for the Neighborhood Empowerment Grant program and report to Council on each of these tasks within 60 days.

WHEREAS, neighborhood associations and community organizations play an integral role in addressing problems such as public safety, affordable housing, and blight in neighborhoods; and

WHEREAS, it is vital that all neighborhood associations and community groups are aware of potential funding opportunities to implement projects and activities that deal with these issues; and

WHEREAS, the Council believes it is necessary to raise awareness of funding opportunities for neighborhood associations through as many means as possible and to provide training for relevant groups so they can efficiently navigate the grant application process; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the City Manager is hereby directed to review current City practices pertaining to public notifications of grant opportunities for neighborhood associations and community groups and identify additional means of notifying such groups of grant funding and community trainings for grant applications and report to Council on these tasks within 60 days. In reviewing and reporting upon additional means of notification, the City Manager shall:

- (a) solicit input from neighborhood associations, community groups, and other relevant stakeholders;
- (b) develop a process to provide grant notification and training for new neighborhood associations and community groups upon registration, including instruction on best practices related to neighborhood communication, technology, grant writing, program proposal, budget development, and basic accounting procedures; and

- (c) identify potentially reliable funding options for the above.

Section 2. That the City Manager is hereby directed to review current City practices pertaining to the selection of grant recipients and report to Council on these tasks within 60 days. The review and report shall include, but not be limited to, the following:

- (a) evaluation of any barriers to equitable access, including, but not limited to matching fund requirements; and
- (b) recommendations for any improvements, if necessary, for grant accountability and oversight.

Section 3. That the City Manager is hereby directed to identify potentially reliable funding options for the Neighborhood Empowerment Grant program and report to Council on these tasks within 60 days.

..end



Legislation Text

File #: 251064

ORDINANCE NO. 251064

Sponsor: Mayor Pro Tem Parks-Shaw

Accepting a \$40,000.00 grant with the Health Forward Foundation and authorizing a contract within the scope of such grant to City to support the City's Connecting Kansas City Program supporting equitable digital connectivity for all residents.

WHEREAS, lack of internet access affects Kansas Citians from every walk of life and creates barriers to those who could benefit the most; and

WHEREAS, households lacking internet access often overlap significantly with those living at or below the poverty line, particularly concentrated in the city's most vulnerable census tracts; and

WHEREAS, connecting such underserved households to internet services is the critical first step toward dismantling the barriers that hinder true digital equity and opportunity for City residents; and

WHEREAS, the City's Connecting Kansas City Program seeks to provide direct, ground-level connectivity services, such as device distribution and internet access, alongside educational engagement opportunities to support residents in fully engaging in the digital economy; and

WHEREAS, the Health Forward Foundation has awarded the City a \$40,000.00 grant to support the City's Connecting Kansas City Program; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Director of Neighborhood Services Department is authorized to accept a \$40,000.00 grant from the Health Forward Foundation to support the City's Connecting Kansas City program and to support equitable digital connectivity for all residents.

Section 2. That the Director of Neighborhood Services Department is authorized to execute a grant agreement with the Health Forward Foundation to govern the administration of the grant. A copy of the grant agreement is on file with the Director of the Neighborhood Services Department.

..end

Approved as to form:

Bret Kassen
Associate City Attorney



Legislation Text

File #: 251048

ORDINANCE NO. 251048

Sponsor: Director of Water Services Department

Authorizing the Director of the Water Services Department to execute a \$23,800,000.00 design-build contract with Goodwin Bros Construction Co, for the Westside Wastewater Treatment Plant (WWTP) Facility Plan Project – Sludge Screening project; authorizing a maximum expenditure of \$26,180,000.00; and recognizing this ordinance as having an accelerated effective date.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Director of the Water Services Department is authorized to execute Contract No. 1769 in the amount of \$23,800,000.00 with Goodwin Bros Construction Co., for the Westside WWTP Facility Plan Project – Sludge Screening project, Project No. 81000710. A copy of the contract is on file in the office of Water Services.

Section 2. That the Director of Water Services is authorized to expend up to the sum of \$26,180,000.00 from the following accounts to satisfy cost of this contract:

AL8194-807778-611060-81000710	Sewer Treatment Facilities	\$12,000,000.00
26-8110-807778-611060-81000710	Sewer Treatment Facilities	<u>14,180,000.00</u>
	TOTAL	\$26,180,000.00

Section 3. That this ordinance, relating to the design, repair, maintenance or construction of a public improvement, is recognized as an ordinance with an accelerated effective date as provided by Section 503(a)(3)(D) 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.

William Choi
Interim Director of Finance

Approved as to form:

Mark P. Jones
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 251048

Submitted Department/Preparer: Water

Revised 6/10/24

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

Executive Summary

Authorizing the Director of the Water Services Department to execute a \$23,800,000.00 design-build contract with Goodwin Bros Construction Co, for the Westside Wastewater Treatment Plant (WWTP) Facility Plan Project - Sludge Screening project; authorizing a maximum expenditure of \$26,180,000.00; and recognizing this ordinance as having an accelerated effective date.

Discussion

Project Justification

The Westside WWTP, located near the confluence of the Kansas and Missouri Rivers in the Central Industrial District, is a conventional activated sludge facility with primary clarification. The original primary plant was built in 1963, followed by the addition of the activated sludge facilities in 1978. Chlorine contact basins were added in 2012 for seasonal disinfection. As part of the City's Overflow Control Program (in response to a Consent Decree issued by the U.S. Environmental Protection Agency), a chemically-enhanced primary treatment (CEPT) system, third secondary clarifier, return activated sludge pump station, and third disinfection basin were added to the treatment facilities to increase the peak hydraulic capacity of the WWTP by 30 million gallons per day (mgd). The Westside WWTP currently has a permitted capacity of 22.5 mgd average daily flow and rated peak capacity of 70 mgd.

Flow to the Westside WWTP is pumped from multiple sanitary and combined sewer lift stations within a 15 square mile service area, including downtown Kansas City, Missouri, and a portion of areas north of the Missouri River. The primary treatment facilities include grit basins, two primary clarifiers, primary sludge and scum pumping, and the CEPT system to allow for the addition of polyaluminum chloride and/or polymer at the grit basins or primary clarifiers to improve sludge settleability upstream of the activated sludge process. The secondary treatment facilities consist of two aeration basins, three secondary clarifiers, and associated sludge and scum pumping. The disinfection facilities include three contact basins, and two chemical buildings for the addition of sodium hypochlorite and sodium bisulfite for chlorination and de-chlorination during

seasonal disinfection from April 1 through October 31. An effluent pump station was constructed with the original primary plant for use when the river levels are at flood stage. The submersible-axial flow pumps were recently replaced as part of the WWTP Facility Plan project in 2021.

Currently, primary and secondary sludge pumps convey settled sludge from the primary and final clarifier basins, respectively, through a 6.6-mile, 12-inch diameter pipeline to the Blue River WWTP for processing.

The existing sludge forcemain to the Blue River WWTP was constructed in 1963. Over the past 15 years, this forcemain has experienced multiple pipe bursts; six to eight bursts over a seven to eight-year period were reported back in 2016. Previous inspections of the line have also indicated thinning of the pipe wall along a good portion of its length; however, physical inspections of the pipe to assess the current condition of the pipe have not been conducted in several years, but rehabilitation of the forcemain is being planned under a separate project. Due to the criticality of protecting the rehabilitated forcemain and downstream biosolids processing equipment at the Blue River WWTP, this Project is to install sludge screening equipment for the Westside WWTP sludge prior to conveyance to the Blue River WWTP. This new equipment will be housed within a new building located on the south side of Woodswether Road and to the north of new Final Clarifier No. 3.

Due to the size of the project, the desire to allocate design and construction risks to one entity, and the need for expedited delivery of the project, the City decided there is benefit in utilizing a design-build method for the project and a fixed-price design-build (FPDB) method was selected. The FPDB method outlined in this RFP was chosen to allow WSD staff involvement in the design process for the project while leveraging the schedule, design and construction innovation, team collaboration, and other advantages that result from use of a design-build process.

The Design Professional Owner's Advisor for the project is Carollo Engineers, Inc. The Owner's Advisor will provide assistance during the FPDB process on behalf of the City throughout the project. Ongoing coordination services and meetings with the Water Services Department will be required.

Project Description

Currently, primary and secondary sludge is pumped through a 6.6-mile, 12-inch diameter pipeline to the Blue River WWTP for processing. This project would allow KC Water to protect its biosolids processing equipment downstream at the Blue River WWTP by installing sludge screening equipment and odor control prior to conveyance to Blue River WWTP equipment.

The amount of this contract is \$23,800,000.00 and a Technical Approach Score of 90.

Term

The term of this contract is 730 calendar days.

MBE/WBE Goals

CREO KC established goals of 14% MBE and 14% WBE on this project on February 26, 2024 as part of the Annual Goal Program.

Solicitation

On May 12, 2025, KC Water issued a Request for Proposals (RFP) for shortlisted proposers to provide technical and cost proposals for Fixed Price Design-Build (FPDB) services, including design, construction, startup, and commissioning for the Westside WWTP Facility Plan Project - Sludge Screening Project at the Westside Wastewater Treatment Plant, located at 1501 Woodswether Road, Kansas City, MO 64105.

This was the second step of a two-step selection process. Proposers were previously shortlisted to two (2) through the submittal and review of each Proposer's Statement of Qualifications (SOQ).

This project was advertised in accordance with the City's requirements. Public bids were opened on September 4, 2025 with 2 bidders responding.

Awardee/Subcontracting Participation

The City-Wide Selection Committee (SC) met on October 10, 2025 to review and score the Technical Proposals received.

The City-Wide Selection Committee consisted of the following members:

1. Kenneth C. Morgan, P.E., Director of Water Services
2. Eric Bunch, City Councilmember, 4th District
3. Brent Herring, Deputy Director, Wastewater Operations Officer
4. Blake W. Anderson, P.E., Interim Deputy Director, Chief Engineering Officer
5. Kevin White, P.E., Engineering Section Head

Scoring

Proposals were scored per Section 4 of the RFP. Proposers submitted two separate proposals: (1) Technical Proposal and (2) Cost Proposal.

1. Technical Proposal

The Selection Committee evaluated and scored responsive proposals by using the weighted evaluation criteria set forth in the RFP for the Technical Proposal. The maximum total number of points available for the Technical Proposal was 100.

Proposer	Technical Proposal Score (Max = 100)
Goodwin Bros Construction Co / Black & Veatch Corporation	90
MegaKC Corporation / CDM Smith, Inc.	85

2. Cost Proposal

Cost Proposal submittals were retained by the Procurement Officer until the public bid opening was held on October 14, 2025 at the KC Water Administration Building, located at 4800 E 63rd Street, Kansas City, MO 64130. The lowest Base Proposal Price was awarded 100 points, with points being awarded to higher Proposal Prices, as defined in Section 5.5 of the RFP.

Proposer	Goodwin Bros Construction Co / Black & Veatch Corporation	MegaKC Corporation / CDM Smith, Inc.	Engineer's Estimate of Probable Cost
Base Bid Price	\$23,800,000.00	\$23,656,000.00	\$15,000,000.00
Clarifier # 4 Bid Price	\$16,200,000.00	\$16,369,148.00	N/A

3. Results

The Total Proposal Score (Technical + Cost) is provided below:

Proposer	Technical Proposal Score (Max = 100)	Cost Proposal Score (Max = 100)	Total Proposal Score
Goodwin Bros Construction Co / Black & Veatch Corporation	90	99.39	189.39
MegaKC Corporation / CDM Smith, Inc.	85	100	185.00

Goodwin Bros Construction Co, in partnership with Black & Veatch Corporation, was selected for this project as the lowest, most responsive, and most responsible bidder with a contract amount of \$23,800,000.00, and a Technical Approach Score of 90, with subcontracting participation of 15.99% MBE and 14.39% WBE.

Other Bidder/Subcontracting Participation

MegaKC Corporation, in partnership with CDM Smith, Inc., was the only other bidder on this project at the amount of \$23,656,000.00 and a Technical Approach Score of 85. They did not submit 48-hour subcontracting documentation.

Estimated Project Cost

The estimated opinion of probable construction costs for this project is \$15,000,000.00.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☒ Yes ☐ No
2. What is the funding source?
Sewer Revenue Bond Fund 2024A
AL-8194-807778-611060-81000710 = \$12,000,000.00
Sewer Fund
26-8110-807778-611060-81000710 = \$14,180,000.00
Westside WWTP Facility Upgrade
3. How does the legislation affect the current fiscal year?
This ordinance is supported by Fiscal Years 26 and 27 Water Services Annual CIP. Work on this project will be performed during the next two fiscal years to improve the reliability of the City's wastewater utility.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Funds encumbered in the current fiscal year will be disbursed over Fiscal Year 26 and 27. Work on the project is anticipated to be completed by 730 days from the Notice to Proceed date.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
No.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Infrastructure and Accessibility (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - ☐ Engage in thoughtful planning and redesign of existing road networks to ensure safety, access, and mobility of users of all ages and abilities.
 - ☐ Enhance the City's connectivity, resiliency, and equity through a better-connected multi-modal transportation system for all users.
 - ☐ Build on existing strengths while developing a comprehensive transportation plan for the future.
 - ☒ Develop environmentally sustainable infrastructure strategies that improve quality of life and foster economic growth.
 - ☒ Ensure adequate resources are provided for continued maintenance of existing infrastructure.
 - ☐ Focus on delivery of safe connections to schools.

Prior Legislation

N/A

Service Level Impacts

This Project is necessary to maintain current service level commitments for the facility and meet National Pollutant Discharge Elimination System (NPDES) permit requirements.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Public health will be maintained by continuing to meet our sewer service level commitments.

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)

N/A

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

Yes - I have submitted documents for CREO Review (Press tab after selecting)
Please attach or copy and paste CREO's review.

The Contractor Utilization Plan was submitted to CREO KC for this design-build project on November 7, 2025, and was approved on November 24, 2025 with 16% MBE and 14% WBE participation.

There are Affirmative Action requirements on this contract.

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

Yes(Press tab after selecting)

List the three (3) lowest bidders in addition to the selected bidder.

- Goodwin Bros Construction Co / Black & Veatch Corporation
- MegaKC Corporation / CDM Smith, Inc.

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

No (Press tab after selecting)



Project Number-81000710
Westside Screenings and Forcemain Rehab - SSP Westside
Facility Plan

CREO Document Upload:#3

Subject: CUP/LOI Document Upload | Contract WSD1769
Initiator: Asfan, Raed
Date Created: 11.03.2025 10:24AM
Department: Water Services

Process Information

Document Type: CUP/LOI
Date Submitted: 11.03.2025
Date Received: 10.16.2025
Contract Number: WSD1769
Prime Contractor: GOODWIN BROTHERS CONSTRUCTION CO
Amount of Project: 23800000.00
%MBE
%WBE
%DBE

Special Instructions:

Contractor Utilization Plan Approval Form

Prepared by: Delois Moore

e-Builder users: Approval Form must be completed and attached in PDF format where indicated. CUP/LOIs must be attached where indicated, or as supporting documents.

Date: 11/7/25

Contract/Project Number: 1769/81000710	Project Name: Westside Sludge Screening
Developer/Prime: Goodwin Brothers Construction Co	Contact Name: Doug Wachsnicht
Address: 4885 Baumgartner Road, St. Louis, MO 63129	Email: dougw@goodwinbros.com

Full Contract Value: \$ 23,800,000.00

Funding: ☒ City ☐ State ☐ Federal ☐ CO-OP ☐ Grant: ☐ Other:
 Project Requirements: ☒ M/WBE ☐ DBE ☐ Section 3 ☐ N/A
 Tax Incentive: ☐ LCRA ☐ TIF ☐ PIEA ☐ N/A ☐ Other:
 Prevailing Wage: ☒ Yes ☐ No
 Davis-Bacon: ☐ Yes ☐ No

Construction Employment Program: ☒ Yes: Workforce goals are 10% Minority & 2% Women. There are over 800 Workforce hours and project cost is \$300,000 or more.
☐ NO: Workforce hours are less than 800 and project cost is less than \$300,000.

Contract Goals:	Contractor Utilization Plan Achievement:
Self-Perform: ____%	Self-Perform: ____%
MBE: <u>14</u> %	MBE: <u>15.99</u> %
WBE: <u>14</u> %	WBE: <u>14.39</u> %
Non-certified firms: ____%	Non-certified firms: ____%

Contract Type (select one): ☒ Construction ☒ Design-Build ☐ Design Professional ☐ Professional Services
☐ General Services ☐ Facilities Maintenance/Repair/Renovation ☐ Concessions ☐ Co-operative
☐ Revenue Sharing ☐ Non-Municipal Agency ☐ Other Goods & Services ☐ Other _____

Project Manager: Raed Asfan
 Additional Information:

Email: raed.asfan@kcmo.org

This document is submitted with all available facts. Intentionally falsifying this document or omitting pertinent facts is grounds for disciplinary action pursuant to KCMO Human Resources Rules & Policy Manual (eff. August 4, 2014).

FOR CIVIL RIGHTS & EQUAL OPPORTUNITY DEPARTMENT (CREO) USE ONLY:			
The Contractor Utilization Plan is:			
<input checked="" type="checkbox"/> Approved		<input type="checkbox"/> Disapproved	
<u>16</u> % MBE	<u>14</u> % WBE	____ % DBE	
The Request for Good Faith Efforts Waiver is:			
<input type="checkbox"/> Approved		<input type="checkbox"/> Disapproved	
<input type="checkbox"/> Approved		<input type="checkbox"/> Not Applicable	
Appeal Sent to FICB or Incentive Agency? <input type="checkbox"/> Yes <input type="checkbox"/> FICB <input type="checkbox"/> Incentive Agency <input type="checkbox"/> No			

CREO Signature: Rebecca Amezquita-Hogan Date: 11/24/2025

Comments:

Approved at 16/14 - RAH
 design-build - one single phase.



Inter-Departmental Communication

Date: November 24, 2025

To: Councilman Kevin O'Neill; Chair; Transportation, Infrastructure & Operations Committee

From: Jaime Guillen; Director; Civil Rights & Equal Opportunity Department

Subject: CUP Summary #: (Ordinance Number)

CONTRACTOR:

Goodwin Brothers Construction Co
Address: 4885 Baumgartner Rd.
St. Louis, MO 63129
Contract #: 1769/81000710 - Westside Screenings and Forcemain Rehab -
SSP Westside Facility Plan
Contract Amount: \$23,800,000.00
MBE Goal: 14%
WBE Goal: 14%
Total MBE Achieved: 16%
Total WBE Achieved: 14%

MBE SUBCONTRACTORS:

Name: Three Feathers Construction & Sales, LLC
Address: 10220 East 65th St., Suite A
Raytown, MO 64133
Scope of Work: Rebar furnish and install
Subcontract Percentage: \$430,000.00
Ownership: McNeill, Jill
Structure: Caucasian Female Code: 27

MBE SUBCONTRACTORS:

Name: Genesis Environmental Solutions, Inc.
Address: 8422 S. 7 Hwy
Blue Springs, MO 64014
Scope of Work: Painting
Subcontract Percentage: \$115,000.00
Ownership: Thomas, Shaun
Structure: Native American Male Code: 17

MBE SUBCONTRACTORS:

Name: Whatever It Takes Electrical Contractors, LLC
Address: 9709 E 56th St
Raytown, MO 64133
Scope of Work: Electrical
Subcontract Percentage: \$3,260,000.00

Ownership: Rolls, John
Structure: African American Male Code: 15

WBE SUBCONTRACTORS:

Name: Richardson Hauling Inc.
Address: 14800 Kentucky Rd.
Independence, MO 64050
Scope of Work: Hauling
Subcontract Percentage: \$80,000.00
Ownership: Richardson, Dianna
Structure: Caucasian Female Code: 27

WBE SUBCONTRACTORS:

Name: Realm Construction, Inc.
Address: 604 SE Industrial Dr.
Blue Springs, MO 64014
Scope of Work: Concrete paving
Subcontract Percentage: \$70,000.00
Ownership: Phillips, Cathy
Structure: Caucasian Female Code: 27

WBE SUBCONTRACTORS:

Name: Cornell Roofing & Sheet Metal Company
Address: 901 S. Northern Blvd.
Independence, MO 64151
Scope of Work: Roofing
Subcontract Percentage: \$175,000.00
Ownership: McNamara, Mary
Structure: Caucasian Female Code: 27

WBE SUBCONTRACTORS:

Name: CJ Industries, LLC
Address: 610 S. 78th Street, Ste 1
Kansas City, KS 66111
Scope of Work: Plumbing, crane rental with operator to furnish and install mixing
pumps, transfer pumps, and sludge screens
Subcontract Percentage: \$3,100,000.00
Ownership: Rocha, Melinda
Structure: Caucasian Female Code: 27

Comments:

The prime contractor has submitted a CUP (Contractor Utilization Plan) meeting the project goals of 14% MBE and 14% WBE. After review of the CUP, the prime contractor will meet or exceed goals at 16% MBE and 14% WBE.

Inter-Departmental Communication

Date: November 24, 2025

To: Mayor Pro Tem Ryana Parks-Shaw

From: Jaime Guillen; Director; Civil Rights & Equal Opportunity Department

Subject: CUP Summary Ordinance #251048 – Westside Water Treatment Plant Facility Plant Project
#81000710/WSD1769

CONTRACTOR: Goodwin Brothers Construction Co
Address: 4885 Baumgartner Road
St. Louis, MO 63129
Contract #: 1769/81000710 - Westside Screenings and Force Main Rehab -
SSP Westside Facility Plan
Contract Amount: \$23,800,000.00
MBE Goal: 14%
WBE Goal: 14%
Total MBE Achieved: 16%
Total WBE Achieved: 14%

MBE SUBCONTRACTORS:

Name: Three Feathers Construction & Sales, LLC
Address: 10220 East 65th Street, Suite A
Raytown, MO 64133
Scope of Work: Rebar furnish and install
Subcontract Percentage: \$430,000.00
Ownership: McNeill, Jill
Structure: Caucasian Female Code: 27

MBE SUBCONTRACTORS:

Name: Genesis Environmental Solutions, Inc.
Address: 8422 S 7 Highway
Blue Springs, MO 64014
Scope of Work: Painting
Subcontract Percentage: \$115,000.00
Ownership: Thomas, Shaun
Structure: Native American Male Code: 17

MBE SUBCONTRACTORS:

Name: Whatever It Takes Electrical Contractors, LLC
Address: 9709 E 56th Street
Raytown, MO 64133
Scope of Work: Electrical

Subcontract Percentage: \$3,260,000.00
Ownership: Rolls, John
Structure: African American Male Code: 15

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Name: Richardson Hauling Inc.
Address: 14800 Kentucky Road
Independence, MO 64050
Scope of Work: Hauling
Subcontract Percentage: \$80,000.00
Ownership: Richardson, Dianna
Structure: Caucasian Female Code: 27

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Scope of Work: Concrete paving
Subcontract Percentage: \$70,000.00
Ownership: Phillips, Cathy
Structure: Caucasian Female Code: 27

WBE SUBCONTRACTORS:

Name: Cornell Roofing & Sheet Metal Company
Address: 901 S Northern Boulevard
Independence, MO 64151
Scope of Work: Roofing
Subcontract Percentage: \$175,000.00
Ownership: McNamara, Mary
Structure: Caucasian Female Code: 27

WBE SUBCONTRACTORS:

Name: CJ Industries, LLC
Address: 610 S 78th Street, Suite 1
Kansas City, KS 66111
Scope of Work: Plumbing, crane rental with operator to furnish and install mixing
pumps, transfer pumps, and sludge screens
Subcontract Percentage: \$3,100,000.00
Ownership: Rocha, Melinda
Structure: Caucasian Female Code: 27

Comments:

The prime contractor has submitted a CUP (Contractor Utilization Plan) meeting the project goals of 14% MBE and 14% WBE. After review of the CUP, the prime contractor will meet or exceed goals at 16% MBE and 14% WBE.



Legislation Text

File #: 251063

ORDINANCE NO. 251063

Sponsor: Councilperson Darrell Curls

Authorizing the Chief Procurement Officer to execute a \$400,000.00 contract with Ruskin Heights Homes Association, Inc. from previously appropriated funds to establish a neighborhood outreach team to engage high-risk individuals and prevent violent conflicts; authorizing a total expenditure of \$400,000.00 to satisfy the cost of the contracts; and recognizing this ordinance as having an accelerated effective date.

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

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

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

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

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY

Section 1. That the Manager of Procurement Services is authorized to execute a \$400,000.00 contract with Ruskin Heights Homes Association, Inc., to establish a Neighborhood Outreach Team for the purpose of implementing the Cure Violence Global model of violence prevention initiatives for a total expenditure of \$400,000.00.

Section 2. That the Director of the Health Department is authorized to expend \$400,000.00 from previously appropriated funds in Account No. 26-2000-501905-B, Blueprint for Violence Prevention, to satisfy the cost of the contracts.

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

..end

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

William Choi
Interim Director of Finance

Approved as to form:

Joseph A. Guarino
Senior Associate City Attorney



File #: 250871

ORDINANCE NO. 250871

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 15 acres generally located at West 35th Street to the north, Pennsylvania Avenue to the east, Valentine Road to the south, and Summit Street to the west from Districts R-1.5, R-5, R-6, and UR to Districts R-1.5, R-5, R-6, UR /HO in order to designate the area as a local Historic District on the Kansas City Register of Historic Places. (CD-CPC-2025-00100).

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-1502, rezoning an area of roughly 15 acres generally located at West 35th Street on the north, Summit Street on the west, Valentine Road on the south and Pennsylvania Avenue on the east from Districts R-1.5 (Residential 1.5), R-5 (Residential 5), R-6 (Residential 6), and UR (Urban Redevelopment) to Districts R-1.5 (Residential 1.5), R-5 (Residential 5), R-6 (Residential 6), UR/HO (Urban Redevelopment/Historic Overlay), said section to read as follows:

Section 88-20A-1502. That an area legally described as:

Lots 13 through 17 and East 12.52 feet of Lot 18, Merine's 2nd Addition. West 26,74 Feet of Lot 19 and All Lots 20 to 24, Merine's 2nd Addition. Lots 1 through 17, Vinewood

Lots 21 through 23, Vinewood

Lots 1 through 12 Block 1, Roanoke

Lots 15 through 27 Block 2, Roanoke

All that part of the two acres off the South end of the East 1/2 of the Southeast 1/4 of Section 18 and the nine acres off the North end of the East 1/2 of the Northeast 1/4 of Section 19, all in Township 49, Range 33 in Kansas City, Jackson County, Missouri which lies East of the East line of Summit Street and West of the West line of Jefferson Street in said Kansas City, or to more particularly describe the land hereby conveyed: Beginning at a point on the East

line of Summit Street in Kansas City, Missouri, 66 feet North of the South line of Section 18, Township 49, Range 33; thence East along a line parallel to the South line of said Section 18, 261.13 feet more or less to a point in the West line of Jefferson Street in said Kansas City as established by Ordinance No. 14881 approved February 11, 1901; thence South along the West line of said Jefferson Street 363 feet to a point which is 297 feet South of the North line of said Section 19; thence West along a line parallel to the North line of said Section 19, 265.53 feet more or less to a point in the East line of said Summit Street; thence North along the East line of said Summit Street 363 feet to the point of beginning, Except that part in streets and roads. All that part of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 19, Township 49, Range 33, in Kansas City, Jackson County, Missouri, described as follows: Beginning at the Southeast corner of Lot 15, Merine's 2nd Addition then south 363 feet to the Northeast corner of Lot 17, Vinewood, thence West parallel with the North line of said quarter-quarter section and along the North line of said Vinewood, 253.3 feet, more or less, to the East line of Jefferson Street, as now established; thence North along said line 366 feet to the Southwest corner of the East 12.52 Feet of Lot 18, Merine's 2nd Addition, then east 108.52 Feet to the Southeast corner of Lot 16, Merine's 2nd Addition, then southeast to the Southwest corner of Lot 15, Merine's 2nd addition then East 125 Feet to the Point of Beginning.

is hereby rezoned from Districts R-1.5 (Residential 1.5), R-5 (Residential 5), R-6 (Residential 6), and UR (Urban Redevelopment) to Districts R-1.5 (Residential 1.5), R-5 (Residential 5), R-6 (Residential 6), UR/HO (Urban Redevelopment/Historic Overlay), all as shown outlined on a map marked Exhibit A, 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 88-20A-1502 thereof.

Section B. That the district contains 58 contributing resources built between 1902 and 1929.

Section C. That the area was part of the 1897 annexation of Westport and is significant under the National Register of Historic Places Criterion C -- architecture. The district reflects examples of prominent architectural styles of its time, including Kansas City Shirtwaist, Tudor Revival, American Foursquare, Prairie, Dutch Colonial, and Craftsman Bungalow. The District includes the Jacobethan Revival Norman School.

Section D. That the Historic Preservation Commission recommended approval of the Norman School Historic District Overlay on June 25, 2025.

Section E. That the City Plan Commission recommended denial of the Norman School Historic District Overlay on August 20, 2025.

Section F. That the City Council considered the factors set forth in Section 88-580-01-F in reaching its decision.

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

..end

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

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 #: 250871

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Approving a local landmark designation for the proposed Kansas City Register of Historic Places (H/O Overlay) generally bounded by West 35th Street to the north, Pennsylvania to the east, Valentine Road to the south, and Summit Street to the west.

Discussion

The applicant is requesting a local landmark designation for the proposed Norman School Historic District to the Kansas City Register of Historic Places (H/O Overlay). City staff has separated the applicant submittal from the CPC staff packet to ease the review of the documents. All documents have been clearly labeled in the attachments.

The overlay map can be found in the CPC staff report (page 2) attached to this ordinance request, the area is generally bounded by West 35th Street (North), Valentine Road (South), Summit Street (West), and Pennsylvania Avenue (East).

The application was submitted by the Valentine Neighborhood Association to identify sites and areas within the Kansas City, Missouri area that are historic and/or have stylistic or thematic significance. The area was annexed in 1897 and has various examples of prominent architectural styles of the time including: Kansas City Shirtwaist, Tudor Revival, American Foursquare, Prairie, Dutch Colonial, and Craftsman Bungalow. The proposed site is locally significant under Criterion C - architecture.

The City Plan Commission heard the application on August 20, 2025. Public testimony in support and opposition were presented during the hearing. The testimony in support voiced concerns over potential development in the area and retention of the historic character of the area. Testimony in opposition voiced concerns over increasing property taxes, use of the Historic Overlay designation, and increased difficulties due to added restrictions under the Historic Overlay. The CPC voted 2-3 to recommend denial of the application. The Historic Preservation Commission recommended approval on June 27, 2025.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
No funding source applicable to this case. This is a Kansas City Register of Historic Places (H/O Overlay) ordinance authorizing the area in question as a historic district.
3. How does the legislation affect the current fiscal year?
Not applicable as this is a Kansas City Register of Historic Places (H/O Overlay) ordinance authorizing the designation of the area as historic.
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 Kansas City Register of Historic Places (H/O Overlay) ordinance authorizing the designation of the area as historic.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this is a Kansas City Register of Historic Places (H/O Overlay) ordinance authorizing the designation of the area as historic.

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.

Citywide Business Plan (CWBP) Impact

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

Housing and Healthy Communities (Press tab after selecting.)

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

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

Prior Legislation

CH-PRES-2025-00002 - To consider the nomination to the Kansas City Register of Historic Places (H/O Overlay) generally bounded by West 35th Street to the north, Pennsylvania Avenue to the east, Valentine Road to the south, and Summit Street to the west, which was approved.

Service Level Impacts

Not applicable as this is a zoning ordinance authorizing the designation of the area in question to the Kansas City Register of Historic Places (H/O).

Other Impacts

1. What will be the potential health impacts to any affected groups?
This zoning ordinance authorizes the designation of the area in question to the Kansas City Register of Historic Places (H/O Overlay) which is not expected to have health impacts.
2. How have those groups been engaged and involved in the development of this ordinance?
This ordinance requires public engagement prior to a recommendation from the City Plan Commission. The applicant held a public engagement meeting on August 11, 2025.

3. How does this legislation contribute to a sustainable Kansas City?
This ordinance will halt additional parcels from becoming vacant within the proposed Kansas City Register of Historic Places (H/O Overlay).

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 a Kansas City Register of Historic Places (H/O Overlay) that will not require CREO review.

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

No(Press tab after selecting)

Click or tap here to enter text.

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

October 18, 2025

Neighborhood Planning and Development Committee

Mayor Pro Tem Ryana Parks-Shaw, Chairperson

4th District Councilmember Eric Bunch, Vice Chairperson

1st District Councilmember Nathan Willett, Committee Member

3rd District At Large Councilmember, Melissa Patterson-Hazley, Committee Member

Supplemental Copy to City Clerk at public.testimony@kcmo.org

Re: **Ordinance No. 250871 – Norman School Historic District**

Dear Mayor Pro Tem and Committee Members:

*The Plaza Westport Neighborhood Association (PWNA) supports the Valentine Neighborhood Association's seeking a rezoning of an area of about 15 acres generally located at West 35th Street to the north, Pennsylvania Avenue to the east, Valentine Road to the south, and Summit Street to the west to UR /HO in order to designate the area as a local Historic District on the Kansas City Register of Historic Places. We ask that you support Ordinance No. 250871 to achieve that goal. We share the perspective of our fellow Midtown neighborhood that the single-family residences and smaller scale multi-family residential structures of the proposed **Norman School Historic District** tell a unique and important story and should be preserved to provide tangible reminders of the past that create a unique sense of place for both current and future residents. Without the safeguards with the approval of Ordinance No. 250871, these residences and structures will likely be lost to the detriment of the Valentine Neighborhood, but also other surrounding Midtown neighborhoods. Demolition creeps and doesn't recognize neighborhood boundaries.*

Our own Plaza Westport Neighborhood has seen too many single-family residences demolished by developers so that more dense multi-family projects can be built. Those multi-family projects have begun to dominate our neighborhood, eroding the quality of life and character of our neighborhood for those who previously invested in their homes, and continue to reside there. Once the fabric of historic homes and structures is torn by such demolition, that which remain become vulnerable as their numbers no longer will sustain a viable historic designation or even prevent demolition of such historic structures. What is even worse, our Plaza Westport Neighborhood's experience is that often those redevelopment efforts stall, *even with incentives*, so that affordable housing is demolished, but nothing replaces it.

PWNA asks that you recommend Ordinance No. 250871 for passage.

Sincerely,



By Robert K. Martin, President

Plaza Westport Neighborhood Association

Email: plazawestport.association@gmail.com

Cc: Andrea Bough, 6th District At-Large Councilmember

Johnathan Duncan, 6th District Councilmember

Robert K Martin, President – PWNA

plazawestport.association@gmail.com



Legislation Text

File #: 250994

ORDINANCE NO. 250994

Sponsor: Councilmember Darrell Curls

Rezoning an area of 1.5 acres generally located at 1100 E. 63rd Street from Districts UR and B4-5 to District B4-5 and approving a development plan that also serves as a preliminary plat to allow for a commercial development. (CD-CPC-2025-_____)

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-_____, rezoning an area of about 1.5 acres generally located 1100 E. 63rd Street (63rd Street on the south, Troost Avenue on the west and Forest Avenue on the east) from Districts UR (Urban Redevelopment) and B4-5 (Heavy Business/Commercial 4) to District B4-5 (Heavy Business/Commercial 4), said section to read as follows:

Section 88-2_____. That an area legally described as:

Lot 1, Walgreen 30, a subdivision of land lying in Kansas City, Jackson County, Missouri.

is hereby rezoned from Districts UR (Urban Redevelopment) and B4-5 (Heavy Business/Commercial 4) to District B4-5 (Heavy Business/Commercial 4), all as shown outlined on a map marked Section 88-_____, 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 that also serves as a preliminary plat for the area legally described above is hereby approved, subject to the following conditions:

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

**No Docket
Memo Provided
for Ordinance
No. 250994**



File #: 250997

ORDINANCE NO. 250997

Sponsor: Councilmember Crispin Rea

Amending Chapter 88, the Zoning and Development Code, by repealing Section 88-354, Marijuana Facilities, and enacting in lieu thereof a new section of like number and subject matter for the purpose of allowing marijuana dispensaries located at least 1,000 feet from residential zoning districts to operate 24 hours per day subject to approval of a special use permit.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. Amending Chapter 88, Code of Ordinances, by repealing and replacing Section 88-354, Marijuana Facilities, and enacting in lieu thereof a new section of like number and subject matter, said section to read as follows:

88-354 MARIJUANA FACILITIES

88-354-01 APPLICABILITY

Marijuana facilities authorized by article XIV, sections 1 and 2 of the Missouri Constitution must be licensed by the Missouri Department of Health and Senior Services, or its successor entity.

88-354-02 STANDARDS AND CONDITIONS FOR ALL MARIJUANA FACILITIES

All marijuana facilities licensed by the Missouri Department of Health and Senior Services, and authorized to operate under article XIV, sections 1 and 2 of the Missouri Constitution, shall operate according to the local regulations applicable to all properties in zoning districts which allow the use of marijuana facilities.

88-354-02-A. DISTANCE REQUIREMENT FROM SCHOOLS

All comprehensive or medical marijuana cultivation facilities, comprehensive or medical marijuana-infused products manufacturing facilities, and marijuana testing facilities licensed by the Missouri Department of Health and Senior Services, and authorized to operate under article XIV, sections 1 and 2 of the Missouri Constitution, shall not be initially sited, at the time of application for license or for zoning approval, whichever is earlier, within 1,000 feet of any then-existing elementary or secondary school, as elementary and secondary schools are defined by state laws and regulations governing comprehensive and medical marijuana facilities.

All comprehensive or medical marijuana dispensary facilities licensed by the Missouri Department of Health and Senior Services, and authorized to operate under article XIV, sections 1 and 2 of the Missouri Constitution, shall not be initially sited, at the time of application for license or for zoning approval, whichever is earlier, within 1,000 feet of any then-existing elementary or secondary school, as elementary and secondary schools are defined by state laws and regulations governing comprehensive and medical marijuana facilities.

88-354-02-B. DISTANCE REQUIREMENT FROM CHURCHES AND DAY CARE CENTERS

All marijuana facilities licensed by the Missouri Department of Health and Senior Services, and authorized to operate under article XIV, sections 1 and 2 of the Missouri Constitution, shall not be initially sited, at the time of application for license or for zoning approval, whichever is earlier, within 300 feet of any then-existing church or daycare, as church and daycare are defined by state laws and regulations governing marijuana facilities.

88-354-02-C. DISTANCE REQUIREMENT FROM OTHER MARIJUANA DISPENSARY FACILITIES

All comprehensive dispensary facilities, marijuana microbusiness dispensary facilities, or medical marijuana dispensary facilities licensed by the Missouri Department of Health and Senior Services, and authorized to operate under article XIV, sections 1 and 2 of the Missouri Constitution, shall not be initially sited, at the time of application for license or for zoning approval, whichever is earlier, within 2,000 feet of any then-existing comprehensive dispensary facilities, marijuana micro dispensary facilities, or medical marijuana dispensary facilities.

88-354-03 MEASUREMENTS

Measurements shall be made along the shortest path between the demarcation points that can be lawfully traveled by foot.

88-354-03-A. MEASUREMENT REQUIREMENT FOR FREESTANDING FACILITIES

In the case of a freestanding facility, the distance between the facility and the school, daycare, dispensary, church, or residential zoning district shall be measured from the external wall of the facility structure closest in proximity to the school, daycare, dispensary, or church to the closest point of the property line of the school, daycare, dispensary, church, or residential zoning district. If the school, daycare, dispensary, church, or the boundary line of the residential zoning district is part of a larger structure, such as an office building or strip mall, the distance shall be measured to the entrance or exit of the school, daycare, dispensary, or church closest in proximity to the facility.

88-354-03-B. MEASUREMENT REQUIREMENT FOR FACILITIES THAT ARE PART OF A LARGER STRUCTURE

In the case of a facility that is part of a larger structure, such as an office building or strip mall, the distance between the facility and the school, daycare, or church shall be measured from the property line of the school, daycare, church, or the boundary line of the residential zoning district to the facility's entrance or exit closest in proximity to the school, daycare, church, or residential zoning district. If the school, daycare, or church is part of a larger structure, such as an office building or strip mall, the distance shall be measured to the entrance or exit of the school, daycare, or church closest in proximity to the facility.

88-354-04 HOURS OF OPERATION

88-354-04-A. GENERALLY

Comprehensive and Medical Marijuana dispensary facilities shall have limited hours of operation from 8:00 a.m. to 10:00 p.m.

88-354-04-B. TWENTY-FOUR HOUR OPERATIONS

Comprehensive and Medical Marijuana dispensary facilities that are located more than 1000 feet from a residential zoning district may operate twenty-four hours per day subject to approval of a Special Use Permit. No special use permit for twenty-four hour operations may be approved for a period longer than 5 years duration. Extensions of the approved time period may be approved through a new special use application and hearing.

88-354-05 STORAGE

All operations and any storage of materials, products, or equipment shall be within a fully enclosed building. No outdoor operations or storage shall be permitted.

88-354-06 EXTERNAL IMPACTS

No marijuana facility shall produce dust, vibration, noise, or other external impacts that are detectable beyond the property lines of the subject property.

..end

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

Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney

**No Docket
Memo Provided
for Ordinance
No. 250997**

COMPARED VERSION
NEW ORDINANCE TO CODE BOOKS

ORDINANCE NO. 250997

Amending Chapter 88, the Zoning and Development Code, by repealing Section 88-354, Marijuana Facilities, and enacting in lieu thereof a new section of like number and subject matter for the purpose of allowing marijuana dispensaries located at least 1,000 feet from residential zoning districts to operate 24 hours per day subject to approval of a special use permit.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. Amending Chapter 88, Code of Ordinances, by repealing and replacing Section 88-354, Marijuana Facilities, and enacting in lieu thereof a new section of like number and subject matter, said section to read as follows:

88-354 MARIJUANA FACILITIES

88-354-01 APPLICABILITY

Marijuana facilities authorized by article XIV, sections 1 and 2 of the Missouri Constitution must be licensed by the Missouri Department of Health and Senior Services, or its successor entity.

88-354-02 STANDARDS AND CONDITIONS FOR ALL MARIJUANA FACILITIES

All marijuana facilities licensed by the Missouri Department of Health and Senior Services, and authorized to operate under article XIV, sections 1 and 2 of the Missouri Constitution, shall operate according to the local regulations applicable to all properties in zoning districts which allow the use of marijuana facilities.

88-354-02-A. DISTANCE REQUIREMENT FROM SCHOOLS

All comprehensive or medical marijuana cultivation facilities, comprehensive or medical marijuana-infused products manufacturing facilities, and marijuana testing facilities licensed by the Missouri Department of Health and Senior Services, and authorized to operate under article XIV, sections 1 and 2 of the Missouri Constitution, shall not be initially sited, at the time of application for license or for zoning approval, whichever is earlier, within 1,000 feet of any then-existing elementary or secondary school, as elementary and secondary schools are defined by state laws and regulations governing comprehensive and medical marijuana facilities.

All comprehensive or medical marijuana dispensary facilities licensed by the Missouri Department of Health and Senior Services, and authorized to operate under article XIV, sections 1 and 2 of the Missouri Constitution, shall not be initially sited, at the time of application for license or for zoning approval, whichever is earlier, within 1,000 feet of any then-existing elementary or secondary

school, as elementary and secondary schools are defined by state laws and regulations governing comprehensive and medical marijuana facilities.

88-354-02-B. DISTANCE REQUIREMENT FROM CHURCHES AND DAY CARE CENTERS

All marijuana facilities licensed by the Missouri Department of Health and Senior Services, and authorized to operate under article XIV, sections 1 and 2 of the Missouri Constitution, shall not be initially sited, at the time of application for license or for zoning approval, whichever is earlier, within 300 feet of any then-existing church or daycare, as church and daycare are defined by state laws and regulations governing marijuana facilities.

88-354-02-C. DISTANCE REQUIREMENT FROM OTHER MARIJUANA DISPENSARY FACILITIES

All comprehensive dispensary facilities, marijuana microbusiness dispensary facilities, or medical marijuana dispensary facilities licensed by the Missouri Department of Health and Senior Services, and authorized to operate under article XIV, sections 1 and 2 of the Missouri Constitution, shall not be initially sited, at the time of application for license or for zoning approval, whichever is earlier, within 2,000 feet of any then-existing comprehensive dispensary facilities, marijuana micro dispensary facilities, or medical marijuana dispensary facilities.

88-354-03 MEASUREMENTS

Measurements shall be made along the shortest path between the demarcation points that can be lawfully traveled by foot.

88-354-03-A. MEASUREMENT REQUIREMENT FOR FREESTANDING FACILITIES

In the case of a freestanding facility, the distance between the facility and the school, daycare, dispensary, church, or residential zoning district shall be measured from the external wall of the facility structure closest in proximity to the school, daycare, dispensary, or church to the closest point of the property line of the school, daycare, dispensary, church, or residential zoning district. If the school, daycare, dispensary, church, or the boundary line of the residential zoning district is part of a larger structure, such as an office building or strip mall, the distance shall be measured to the entrance or exit of the school, daycare, dispensary, or church closest in proximity to the facility.

88-354-03-B. MEASUREMENT REQUIREMENT FOR FACILITIES THAT ARE PART OF A LARGER STRUCTURE

In the case of a facility that is part of a larger structure, such as an office building or strip mall, the distance between the facility and the school, daycare, or church shall be measured from the property line of the school, daycare, church, or the boundary line of the residential zoning district to the facility's entrance or exit closest in proximity to the school, daycare, church, or residential zoning district. If the school, daycare, or church is part of a larger structure, such as an office building

or strip mall, the distance shall be measured to the entrance or exit of the school, daycare, or church closest in proximity to the facility.

88-354-04 HOURS OF OPERATION

88-354-04-A. GENERALLY

Comprehensive and Medical Marijuana dispensary facilities shall have limited hours of operation from 8:00 a.m. to 10:00 p.m.

88-354-04-B. TWENTY-FOUR HOUR OPERATIONS

Comprehensive and Medical Marijuana dispensary facilities that are located more than 1000 feet from a residential zoning district may operate twenty-four hours per day subject to approval of a Special Use Permit. No special use permit for twenty-four hour operations may be approved for a period longer than 5 years duration. Extensions of the approved time period may be approved through a new special use application and hearing.

88-354-05 STORAGE

All operations and any storage of materials, products, or equipment shall be within a fully enclosed building. No outdoor operations or storage shall be permitted.

88-354-06 EXTERNAL IMPACTS

No marijuana facility shall produce dust, vibration, noise, or other external impacts that are detectable beyond the property lines of the subject property.

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

Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



File #: 251000

RESOLUTION NO. 251000

Sponsor: Councilmember Kevin O'Neill

RESOLUTION - Amending the KCI Area Plan by amending the Proposed Land Use Plan and Map for an approximately 107 acre tract of land generally located at the southwest corner of Northwest 100th Street and North Platte Purchase Drive by changing the recommended land use designation from "Commercial, Residential Low Density, Open Space / Buffer, and Mixed Use Community" to "Residential Medium Density." (CD-CPC-2025-00130)

WHEREAS, an application was submitted by Ashlar Homes, LLC and Capstone Communities, LLC to amend the KCI Area Plan by amending the Proposed Land Use Plan and Map for an approximately; and 107 acre tract of land generally located at the southwest corner of Northwest 100th Street and North Platte Purchase Drive by changing the recommended land use designation from "Commercial, Residential Low Density, Open Space / Buffer, and Mixed Use Community" to "Residential Medium Density.

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

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

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section A. That the KCI Area Plan is hereby amended by changing the Proposed Land Use Plan and Map for an approximately 107 acre tract of land generally located at the southwest corner of Northwest 100th Street and North Platte Purchase Drive from "Commercial, Residential Low Density, Open Space / Buffer and Mixed Use Community to Residential Medium Density." A copy of the amendment to the KCI Area Plan is attached hereto as Exhibit A and is incorporated herein by reference.

Section B. That the amendment to the KCI 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 area plan 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 #: 251000

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 KCI Area Plan by amending the Proposed Land Use Plan and Map for an approximately 107 acre tract of land generally located at the southwest corner of Northwest 100th Street and North Platte Purchase Drive by changing the recommended land use designation from "Commercial, Residential Low Density, Open Space / Buffer, and Mixed Use Community" to "Residential Medium Density." (CD-CPC-2025-00130)

Discussion

Ashlar Homes, LLC and Capstone Communities, LLC applied to amend the KCI Area Plan for a 107-acre tract at the southwest corner of NW 100th Street and North Platte Purchase Drive.

Current Land Use Designation: Commercial, Residential Low Density, Open Space/Buffer, and Mixed Use Community.

Proposed Change: Residential Medium Density.

Process: The City Plan Commission held a hearing on October 15, 2025, allowed public testimony, and recommended approval of the amendment.

Action: The KCI Area Plan is officially amended to reflect the new designation, as shown in Exhibit A attached to the ordinance.

Essentially, this change shifts the area from a mix of commercial and low-density uses to allow for medium-density residential development, enabling more housing units than previously permitted.

Fiscal Impact

1. Is this legislation included in the adopted budget?

☐ Yes ☒ No

2. What is the funding source?
Click or tap here to provide fund name(s) and the full account string.
3. How does the legislation affect the current fiscal year?
Click or tap here to enter text.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Click or tap here to enter text.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Click or tap here to enter text.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

This legislation does not have any funding attached to it.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - ☐ Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
 - ☒ Ensure quality, lasting development of new growth.
 - ☐ Increase and support local workforce development and minority, women, and locally owned businesses.

- ☐ Create a solutions-oriented culture to foster a more welcoming business environment.
- ☐ Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
- ☐

Prior Legislation

None

Service Level Impacts

No service level impacts as a result of this resolution.

Other Impacts

1. What will be the potential health impacts to any affected groups?
No health impacts were reviewed with this resolution.
2. How have those groups been engaged and involved in the development of this ordinance?
Public engagement as required by section 88-505-12 was completed with the companion ordinance 251019.
3. How does this legislation contribute to a sustainable Kansas City?
The resolution to amend the area plan will have no impact as the KCI Area Plan is going through a major update at this time.
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 #: 251018

ORDINANCE NO. 251018

Sponsor: Director of City Planning and Development Department

Approving the petition to establish the Hillcrest Community Improvement District; establishing the Hillcrest Community Improvement District generally located northwest of the intersection of 83rd Street and Hillcrest Road in Kansas City, Jackson County, Missouri; determining the District to be a blighted area; determining that certain actions are reasonably anticipated to remediate blighting conditions and will serve a public purpose; requiring the annual submission of certain records; and directing the City Clerk to report the creation of the District to the Missouri Department of Economic Development and the Missouri State Auditor.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

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

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

Section 3. That the District is hereby determined to be a blighted area by reason of the predominance of insanitary or unsafe conditions, deterioration of site improvements or conditions which endanger life or property by fire or other cause, which individually or collectively constitute an economic liability, social liability or menace to the public health, safety, morals or welfare in its present condition and use.

Section 4. That it is hereby determined that proposed contracts with owners of property lying within the District’s boundaries to demolish and remove, renovate, reconstruct or rehabilitate any of the buildings and structures located on such property, and the expenditure or loaning of the District’s revenues to fund such contracts, are reasonably anticipated to remediate the blighting conditions and will serve a public purpose.

Section 5. That the District shall annually submit its proposed budget, annual report and copies of written resolutions passed by the District’s board to the City pursuant to Section 67.1471, RSMo., and Section 74-304 of the City’s Code of Ordinances (“Code”).

Section 6. That upon the effective date of this ordinance, the City Clerk is hereby directed to report the creation of the District to the Missouri Department of Economic Development and state auditor pursuant to Section 67.1421.6, RSMo., by sending a copy of this ordinance to said entities.

Section 7. That the District shall enter into a cooperative agreement with the City pursuant to Code Section 74-302(e), the form of which shall be substantially similar to that which is attached to this ordinance as Exhibit 2

..end

Approved as to form:

Eluard Alegre
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 251018

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Approving the petition to establish the Hillcrest Community Improvement District; establishing the Hillcrest Community Improvement District generally located northwest of the intersection of 83rd Street and Hillcrest Road in Kansas City, Jackson County, Missouri; requiring the annual submission of certain records; and directing the City Clerk to report the creation of the District to the Missouri Department of Economic Development and the Missouri State Auditor.

Discussion

This ordinance would approve the petition to establish the Hillcrest CID for a 27-year term, unless extended. This CID would not overlap with any other CID. The proposed District is composed of five (5) parcels of land containing approximately 155.954 acres.

The District will have the authority to impose a 1% sales tax, which according to the petition, will be used for roof exterior repairs, irrigation remediation and landscaping, exterior construction, among other projects.

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

Fiscal Impact

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

1000-642044 CID Support

3. How does the legislation affect the current fiscal year?
There are City expenses incurred related to the mailing of notices and staff time reviewing the petition and future reports. These expenses are intended to be off-set by reimbursement fees charged to the District.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
There are no recurring costs associated with this legislation.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
No.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

1. View the [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

210565, 240024, 240979 - City CID policies

Service Level Impacts

This ordinance will have no impact on existing service levels.

Other Impacts

1. What will be the potential health impacts to any affected groups?
No change.
2. How have those groups been engaged and involved in the development of this ordinance?
N/A

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

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

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

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

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

Please provide reasoning why not:
Click or tap here to enter text.

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

No(Press tab after selecting)

Click or tap here to enter text.

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

SCRIPT FOR
PUBLIC HEARING BEFORE NEIGHBORHOOD PLANNING AND
DEVELOPMENT COMMITTEE
RE: PETITION TO ESTABLISH THE HILLCREST COMMUNITY
IMPROVEMENT DISTRICT

CHAIR: The next item on the agenda is the public hearing to consider the petition to establish the Hillcrest Community Improvement District pursuant to Missouri's Community Improvement District Act. After the hearing, an ordinance to formally establish the District will be considered.

CHAIR: Will the clerk call the roll to determine that we have a quorum and record same.

CLERK: [Clerk calls out the names of Committee members]

CHAIR: There is a quorum for the hearing.

CHAIR: Will the Clerk report on the notice for this hearing.

CLERK: Chairperson and Committee members, notice for this hearing has been published as required by the Community Improvement District Act and a copy of the notice is on file with the City Clerk. In addition, notice has been mailed to the property owners as required by law and a certification is on file with the City Clerk.

CHAIR: Will the Clerk report on the petition.

CLERK: Pursuant to the Community Improvement District Act, a petition to establish the District was filed with the City Clerk on December 4th, 2025. City staff has confirmed the petition meets the technical requirements of the Community Improvement District Act.

CHAIR: If there is anyone who would like to testify about this petition, please come up, and state your name and address before you testify.

[Presentation, if any]

CHAIR: Is there any discussion by the Council?

[Discussion]

CHAIR: If there is no further discussion, the hearing is concluded. The Committee will now consider the ordinance.



Legislation Text

File #: 251019

ORDINANCE NO. 251019

Sponsor: Councilmember Kevin O'Neill

Rezoning an area of about 107 acres generally located on the southwest corner of Northwest 100th Street and North Platte Purchase Drive from Districts R-7.5, B3-3 and MPD to District MPD and approving a development plan that also serves as a preliminary plat to allow for a residential development. (CD-CPC-2025-00129)

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-1517, rezoning an area of about 107 acres generally located on the southwest corner of Northwest 100th Street and North Platte Purchase Drive from R-7.5 (Residential 7.5), B3-3 (Commercial B3-3) and MPD (Master Planned Development) to MPD (Master Planned Development), said section to read as follows:

Section 88-20A-1517. That an area legally described as:

A tract in the Southeast Quarter of Section 33, Township 52 North, Range 33 West, in Kansas City, Platte County, Missouri, being more particularly described as follows, surveyed and described on December 18, 2024, by John B. Young, PLS-2006016647:

Beginning at the Northeast corner of said Southeast Quarter; Thence South 00°44'40" West along the East line of said Southeast Quarter, 1902.96 feet; Thence North 88°28'57" West, 682.01 feet; Thence North 80°13'18" West, 345.68 feet; Thence North 30°22'23" West, 60.71 feet; Thence South 89°55'47" West, 1035.34 feet; Thence North 00°02'08" West, 28.05 feet; Thence North 45°02'08" West, 257.39 feet; Thence South 89°57'52" West, 368.59 feet to the West line of said Southeast Quarter; Thence North 00°31'18" East along said West line, 1553.96 feet to the Northwest corner of said Southeast Quarter; Thence North 89°45'19" East along the North line of said Southeast Quarter, 2649.79 feet to the Point of Beginning. Contains 4,691,261 square feet or 107.70 acres more or less.

is hereby rezoned from and R-7.5 (Residential 7.5), B3-3 (Commercial B3-3) as MPD (Master Planned Development) to MPD (Master Planned Development), all as shown outlined on a map marked Section 88-20A-1517, 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 that also serves as a preliminary plat for the area legally described above is hereby approved, subject to the following conditions:

1. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, has been installed or preserved in accordance with the plan and is healthy prior to a certificate of occupancy.
2. The developer shall secure approval of an MPD Final Plan from the City Plan Commission prior to issuance of the building permit for each phase of development per the approved phasing plan. All photometric lighting plans, building elevations and materials, bicycle parking location, and landscape details will be reviewed with each MPD final plan.
3. All parking and driveway/attached garage configuration shall be reviewed in more detail at the time of MPD final plan.
4. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
5. The developer shall submit supporting documentation for the TIF funding plans for the public water mains to Water Services prior to submitting any public improvement applications or approval of any final plat, whichever occurs first.
6. Prior to submittal of a final plat for the initial phase of the development, the developer must submit a street name plan for the entire development and obtain approval from the Street Name Committee. Any subsequent amendments to the approved plan may, at the discretion of the Director of City Planning and Development, require submission and approval of a revised street name plan.
7. That, prior to recording of a final plat, the developer shall secure approval of an MPD final plan from the City Plan Commission for each private open space tract. This may be combined with any MPD final plans for residential buildings.
8. Prior to recording the final plat the developer shall upload and secure approval of a street tree planting plan from the City Forester.
9. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)

10. 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)
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. Multi-family residential developments greater than 100 dwelling units shall have at least two means of fire apparatus access (IFC-2018: § D106.1) if fully protected by an automatic fire sprinklers the project may have up to 200 dwelling units.
13. Developer shall provide fire lane signage on fire access drives.
14. All Fire Department Connections (FDC) shall be threaded connections, Storz connections are not allowed in the City of Kansas City, Missouri. (IFC-2018 § 903.3.6; NFPA 13-2010 § 6.8.1).
15. 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)
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) Fire hydrant distribution shall follow IFC-2018 Table C102.1
17. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
18. The building's FDC shall be immediately recognizable from the street or nearest point of Fire Department access (IFC-2018 § 912.2.1).
19. Required Fire Department access roads shall be an all-weather surface. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed)
20. One and two family residential developments exceeding 30 dwelling units shall have at least two separate and approved fire apparatus access roads (IFC-2018: § D107.1)
21. 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).
22. Buildings exceeding three (3) stories or 30 feet in height shall have at least two means of fire apparatus access. (IFC-2018: § D104.1)

23. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (IFC-2018: § D106.3)
24. A lighting plan shall be submitted for review per city ordinance 88-430-06-A prior to approval of final plan. The Illumination Engineering Society (IES) minimum standards for a parking lot would be an average maintained foot-candle (fc) of 3fc with an average to minimum ratio of 4:1 (G-1-22, Sec. 8.7). The front doorways should be receiving a minimum foot-candle of .8fc with an average to minimum ratio of 4:1 (G-1-22, Sec. 8.14).
25. The developer shall confirm addressing location/material on proposed structures by explaining/labeling it on plan elevations prior to approval of final plan.
26. The developer shall provide a final landscape plan to verify the maximum height of plantings in close proximity to lighting elements prior to approval of final MPD plan. The mature height of these planting shall not impact or lessen the foot-candles shown on the approved photometric plan.
27. Line Creek Parkway and N.W. 100th Street (future Tiffany Springs Parkway) are classified as intersecting parkways, creating a development node; therefore, any new developments, façade changes, or additions as listed in the applicability section of 88-232-01-A, shall comply with the parkway and boulevard standards or obtain a variance from the Board of Zoning Adjustments prior to obtaining a building permit.
28. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2025 acquisition rate of \$20,065.67 per acre. This requirement shall be satisfied prior to certificate of occupancy.
29. The developer shall submit a letter to the Parks and Recreation Department from a licensed civil engineer, licensed architect, or licensed landscape architect, who is registered in the State of Missouri, stating the condition of the sidewalks, curbs, and gutters along boulevard/parkway, which is a Parks and Recreation jurisdictional street. The letter shall identify state of repair as defined in Chapters 56 and 64, Code of Ordinances, for the sidewalks, curbs, and gutters. It shall identify the quantity and location of sidewalks, curbs, and gutters that need to be constructed, repaired, or reconstructed. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages, as required by the Parks and Recreation Department, prior to recording the plat/issuance of any certificate of occupancy permits including temporary certificate of occupancy permits.

30. Prior to construction adjacent to a Parks and Recreation jurisdictional street and/or park, the developer shall obtain a parks and recreation permit for storage and restoration within a park or a parks and recreation jurisdictional street right-of-way including but not limited to the installation of construction trailer, stockpiling of materials or equipment, construction roads and utility cabinets/meters.
31. The developer shall submit plans to Parks and Recreation Department and obtain permits prior to beginning construction of streetscape improvements (including but not limited to sidewalks, curbs, gutters, streetscape elements, pedestrian and street lighting) on the Parks jurisdictional streets and construct improvements, ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired. Such improvements shall be installed per Parks and Recreation Department standards.
32. All residential dwelling units fronting along either Tiffany Springs Parkway and Line Creek Parkway shall provide a pedestrian access to the fronts of their buildings.
33. Trails located within Tract A shall be a minimum width of 7', constructed of concrete, and meet the construction standards of the Parks and Recreation Department.
34. The trail located within Tract A shall be constructed at the time of development for Phase 3. Connections to Line Creek Parkway and Platte Purchase Drive will be made at the time of construction of those streets.
35. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way.
36. The developer shall be responsible for tree preservation in an easement or platted tract, mitigation planting, or payment of cash-in-lieu of preservation or mitigation planting, or any combination thereof in accordance with 88-424. Should the developer choose to pay cash-in-lieu of preservation or mitigation of all or a portion of the required area, the amount due shall be based upon the rate specified in 88-424. This requirement shall be satisfied prior to issuance of certificate of occupancy, or prior to the recording of the final plat, whichever occurs first.
37. After the City Plan Commission enters its disposition for the development plan, the developer shall not enter into any agreement that would encumber or otherwise have any impact on the proposed right-of-way dedications for the planned project without the prior written consent of the Land Development Division.

38. The developer shall construct temporary off-site cul-de-sacs and grant a City approved temporary cul-de-sac easement, for that portion outside of the dedicated street right-of-way, to the City as required by the Land Development Division, prior to recording the plat.
39. The developer shall dedicate additional right of way and provide easements for N.W. 100th Street, N. Platte Purchase Drive and Line Creek Parkway as required by the adopted Major Street Plan and/or Chapter 88 so as to provide a minimum of 75 feet, 50 feet and 75 feet of right of way respectively, as measured from the centerline along those areas being platted.
40. 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.
41. The developer must subordinate to the City all private interest in the area of any right-of-way dedication, in accordance with Chapter 88 and as required by the Land Development Division, prior to issuance of any construction permits within said right-of-way, and that the owner/developer shall be responsible for all costs associated with subordination activities now and in the future.
42. Proposed on-street parking shall be approved by the Public Works Department prior to the issuance of a permit from the Land Development Division for construction. Requests for on-street parking require review by Public Works staff during the plan review process.
43. 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.
44. 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.
45. The developer shall design and construct all interior public streets to City standards, as required by Chapter 88 and the Land Development Division, including curb and gutter, storm sewers, streetlights, and sidewalks.
46. The developer shall submit construction plans in compliance with adopted standards for all improvements required by the traffic study approved by the Public Works Department, and shall secure permits for those improvements as required by the Land Development Division, prior to recording the plat.

47. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to issuance of a certificate of occupancy.
48. No water service tap permits will be issued until the public water main is released for taps.
49. 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.
50. 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.
51. The developer shall submit a macro storm drainage study with the first plat or phase, from a Missouri-licensed civil engineer to KC Water showing compliance with current adopted standards in effect at the time of submission, including water quality BMP's, to KC Water 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 KC Water.
52. 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.
53. The developer shall submit plans for grading, siltation, and erosion control to KC Water 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.
54. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by KC Water prior to issuance of a building permit to connect the private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required.
55. The developer must secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and

determine adequacy of receiving systems as required by KC Water, prior to recording the plat or issuance of a building permit whichever occurs first.

56. The developer must grant a BMP and/or surface drainage easement to the City as required by KC Water prior to recording the plat or issuance of any building permits.
57. The developer shall submit covenants, conditions and restrictions to KC Water for approval by the Law Department and enter into covenant agreements for the maintenance of any private open space tracts with stream buffer zones or stormwater detention area tracts, prior to recording the plat.
58. The developer shall submit a final stream buffer plan to KC Water 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.
59. The developer shall grant on City approved forms, a stream buffer easement to the City, as required by Chapter 88 and KC Water prior to issuance of any stream buffer permits.
60. The developer shall provide covenants to maintain private storm sewer mains acceptable to KC Water for any private storm sewer mains prior to the issuance of any building permits.
61. The developer shall provide covenants to maintain private sanitary sewer mains acceptable to KC Water for any private sanitary sewer mains prior to the issuance of any building permits.
62. The developer shall provide covenants to maintain private water mains acceptable to KC Water for any private water mains prior to the issuance of any building permits.
63. Utilities will be required to be bonded or in place, or entered into a secured deferral agreement with Water Services prior to recording a Final Plat.

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



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File #: 251041

ORDINANCE NO. 251041

Sponsor: Councilmember Melissa Robinson

Authorizing the City Manager to execute the Fourth Amendment to the Community Investment Agreement with Community Builders of Kansas City (“Community Builders”); authorizing the City Manager to execute a Second Amendment to the Escrow Agreement with Community Builders and Preferred Title of Saint Joseph, LLC; and modifying the requirements of Code Section 74-12 as it applies to the Fourth Amendment to the Community Investment Agreement and Second Amendment to the Escrow Agreement. ***Held until 12.16.25***

WHEREAS, Ordinance No. 230977 authorized the City Manager to enter into the Community Investment Agreement for the Offices at Overlook Redevelopment Project (the “Project”) with Community Builders of Kansas City, and other documents necessary for the City to provide an amount up to \$1,600,000.00 to be held in escrow and used if necessary to prevent any shortfalls for the Project; and

WHEREAS, the City and Community Builders, entered into the Community Investment Agreement on March 26, 2024, and a subsequent Escrow Agreement with Community Builders and Preferred Title of Saint Joseph, dated January 31, 2025; and

WHEREAS, the Community Investment Agreement has since been amended three times and the Escrow Agreement has been amended once; and

WHEREAS, Community Builders has been working to secure final financing for the Project, the process for which has been delayed due to the particular challenges associated with development on the East Side; and

WHEREAS, during that delay, Community Builders has continued pursuing completion of the Project, which is now largely complete, excluding the sewer relocation work on the site; and

WHEREAS, City Council deems it appropriate to modify certain terms in the Community Investment Agreement in light of the significant progress made towards completion and the desire to encourage the overall development to proceed; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the City Manager is Authorized to enter into the Fourth Amendment to the Community Investment Agreement with Community Builders. A Copy of the Fourth Amendment to the Community Investment Agreement is attached hereto in substantial form and on file in the City Clerk's Office.

Section 2. That the City Manager is Authorized to enter into the Second Amendment to the Escrow Agreement with Community Builders and Preferred Title of Saint Josheph, LLC A Copy of the Second Amendment to the Escrow Agreement is attached hereto in substantial form and on file in the City Clerk's Office.

Section 3. That because the Office at Overlook Project is largely complete at this time, the City Council determines that the requirements of Code § 74-12 are not properly applied to this Community Investment Agreement and Escrow Agreement at this time, and the requirements of Code § 74-12 are waived as to the Fourth Amendment to the Community Investment Agreement and Second Amendment to the Escrow Agreement.

..end

Approved as to form:

Emalea Kohler
Associate City Attorney

**No Docket
Memo Provided
for Ordinance
No. 251041**



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 251041

Submitted Department/Preparer: City Manager's Office

Revised 6/10/24

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

Executive Summary

Authorizing the City Manager to execute the Fourth Amendment to the Community Investment Agreement with Community Builders of Kansas City ("Community Builders"); authorizing the City Manager to execute a Second Amendment to the Escrow Agreement with Community Builders and Preferred Title of Saint Joseph, LLC; and modifying the requirements of Code Section 74-12 as it applies to the Fourth Amendment to the Community Investment Agreement and Second Amendment to the Escrow Agreement.

Discussion

Ordinance No. 230977 authorized the City Manager to enter into the Community Investment Agreement for the Offices at Overlook Redevelopment Project (the "Project") with Community Builders of Kansas City, and other documents necessary for the City to provide an amount up to \$1,600,000.00 to be held in escrow and used if necessary to prevent any shortfalls for the Project. The City and Community Builders, entered into the Community Investment Agreement on March 26, 2024, and a subsequent Escrow Agreement with Community Builders and Preferred Title of Saint Joseph, dated January 31, 2025. The Community Investment Agreement has since been amended three times and the Escrow Agreement has been amended once.

Community Builders has been working to secure final financing for the Project, the process for which has been delayed due to the particular challenges associated with development on the East Side. During that delay, Community Builders has continued pursuing completion of the Project, which is now largely complete, excluding the sewer relocation work on the site. City Council deems it appropriate to modify certain terms in the Community Investment Agreement in light of the significant progress made towards completion and the desire to encourage the overall development to proceed.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☒ Yes ☐ No
2. What is the funding source?
To be held in escrow

3. How does the legislation affect the current fiscal year?
No direct fiscal impact.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
None anticipated beyond existing escrow commitment
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
No direct revenue generation

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 involved to verify.

Funds were previously authorized under Ordinance No. 230977.

Funding to be held in escrow and used if necessary to prevent any shortfalls for the Project

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

None anticipated.

Other Impacts

1. What will be the potential health impacts to any affected groups?
None
2. How have those groups been engaged and involved in the development of this ordinance?
N/A
3. How does this legislation contribute to a sustainable Kansas City?
N/A – This is a policy resolution only; no direct sustainability action.
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)

Contractor Utilization Plan Approval Form

Prepared by: Delois Moore

e-Builder users: Approval Form must be completed and attached in PDF format where indicated. CUP/LOIs must be attached where indicated, or as supporting documents.

Date: 11/7/25

Contract/Project Number: 1769/81000710	Project Name: Westside Sludge Screening
Developer/Prime: Goodwin Brothers Construction Co	Contact Name: Doug Wachsnicht
Address: 4885 Baumgartner Road, St. Louis, MO 63129	Email: dougw@goodwinbros.com

Full Contract Value: \$ 23,800,000.00

Funding: ☒ City ☐ State ☐ Federal ☐ CO-OP ☐ Grant: ☐ Other:
 Project Requirements: ☒ M/WBE ☐ DBE ☐ Section 3 ☐ N/A
 Tax Incentive: ☐ LCRA ☐ TIF ☐ PIEA ☐ N/A ☐ Other:
 Prevailing Wage: ☒ Yes ☐ No
 Davis-Bacon: ☐ Yes ☐ No

Construction Employment Program: ☒ Yes: Workforce goals are 10% Minority & 2% Women. There are over 800 Workforce hours and project cost is \$300,000 or more.
☐ NO: Workforce hours are less than 800 and project cost is less than \$300,000.

Contract Goals:	Contractor Utilization Plan Achievement:
Self-Perform: ____%	Self-Perform: ____%
MBE: <u>14</u> %	MBE: <u>15.99</u> %
WBE: <u>14</u> %	WBE: <u>14.39</u> %
Non-certified firms: ____%	Non-certified firms: ____%

Contract Type (select one): ☒ Construction ☒ Design-Build ☐ Design Professional ☐ Professional Services
☐ General Services ☐ Facilities Maintenance/Repair/Renovation ☐ Concessions ☐ Co-operative
☐ Revenue Sharing ☐ Non-Municipal Agency ☐ Other Goods & Services ☐ Other _____

Project Manager: Raed Asfan
 Additional Information:

Email: raed.asfan@kcmo.org

This document is submitted with all available facts. Intentionally falsifying this document or omitting pertinent facts is grounds for disciplinary action pursuant to KCMO Human Resources Rules & Policy Manual (eff. August 4, 2014).

FOR CIVIL RIGHTS & EQUAL OPPORTUNITY DEPARTMENT (CREO) USE ONLY:			
The Contractor Utilization Plan is:			
<input checked="" type="checkbox"/> Approved		<input type="checkbox"/> Disapproved	
<u>16</u> % MBE	<u>14</u> % WBE	____ % DBE	
The Request for Good Faith Efforts Waiver is:			
<input type="checkbox"/> Approved		<input type="checkbox"/> Disapproved	
<input type="checkbox"/> Approved		<input type="checkbox"/> Not Applicable	
Appeal Sent to FICB or Incentive Agency? <input type="checkbox"/> Yes <input type="checkbox"/> FICB <input type="checkbox"/> Incentive Agency <input type="checkbox"/> No			

CREO Signature: Rebecca Amezquita-Hogan Date: 11/24/2025

Comments:

Approved at 16/14 - RAH
 design-build - one single phase.

