



Agenda

Neighborhood Planning and Development Committee

Chairperson Ryana Parks-Shaw

Vice Chair Eric Bunch

Councilmember Nathan Willett

Councilmember Melissa Patterson Hazley

Tuesday, June 10, 2025

1:30 PM

26th Floor, Council Chamber

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

PUBLIC OBSERVANCE OF MEETINGS

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

Any closed session may be held via teleconference.

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

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

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

Public Testimony is Limited to 2 Minutes

FIRST READINGS

Beginning of Consents

Director of City Planning & Development

[250444](#) Sponsor: Director of City Planning and Development Department

Approving the plat of Village at Viewcrest, an addition in Clay County, Missouri, on approximately 22 acres generally located at the northeast corner of Highway 169 and Highway 152 creating 80 lots and 4 tracts for the purpose of a residential development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development and Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents.
(CLD-FnPlat-2024-00025)

Director of City Planning & Development

[250445](#) Sponsor: Director of City Planning and Development Department

Approving the plat of Orchards at Shoal Creek, an addition in Clay County, Missouri, on approximately 26 acres generally located at the northeast corner of Northeast Shoal Creek Parkway and Highway 169, creating thirty two (32) mixed residential lots and two (2) tracts for the purpose of a residential development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development and Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents.
(CLD-FnPlat-2023-00022)

Director of City Planning & Development

[250470](#) Sponsor: Director of City Planning and Development Department

Approving the plat of Bristol North Townhomes, an addition in Clay County, Missouri, on approximately 10 acres generally located at the southwest corner of Northwest Cookingham Drive and Highway 169, creating three (3) lots and one (1) tract for the purpose of a residential development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development and Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00009)

Director of City Planning & Development

250471 Sponsor: Director of City Planning and Development Department

Approving the plat of Northland Workforce Development Center, an addition in Platte County, Missouri, on approximately 19 acres generally located at the northwest corner of Northwest 95th Street and North Platte Purchase Drive, creating one lot for the purpose of an educational facility; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00005)

End of Consents

COUNCIL

Curls

250481 Sponsor: Councilmember Darrell Curls

RESOLUTION - Approving an area plan amendment to the Hickman Mills Area Plan from Residential Low Density to Mixed Use Neighborhood on about 4.86 acres generally located at the northeast corner of Blue Ridge Boulevard and E. 102nd Street. (CD-CPC-2025-00049)

Curls

250482 Sponsor: Councilmember Darrell Curls

Rezoning an area of about 4.86 acres generally located at the northeast corner of Blue Ridge Boulevard and E. 102nd Street from District O-2 to District B1-2 to allow for a sports and recreation facility. (CD-CPC-2025-00050)

HEALTH DEPARTMENT

Director of Health

250443 Sponsor: Director of Health Department

Accepting and approving a one-year \$631,890.00 contract amendment with the Missouri Department of Health and Senior Services to provide funding for activities of the High Impact HIV Prevention and Surveillance Program; estimating and appropriating \$631,890.00 in the Health Grants Fund; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date.

GENERAL SERVICES DEPARTMENT

Director of General Services

250466 Sponsor: Director of General Services Department

Estimating revenue in the amount of \$1,620.00 in the General Fund; and authorizing the Director of General Services to execute a fifteen (15) year lease agreement with an option to renew for additional (15) fifteen years with Mayfair Partners II, LP for the property located at 1216 E. Linwood, Kansas City, MO 64109 to be used as a private parking lot supporting its adjacent affordable housing project located at 1224 E. Linwood known as the Mayfair Apartments.

PARKS AND RECREATION DEPARTMENT

Director of Parks & Recreation

250459 Sponsor: Director of Parks and Recreation Department

Approving and authorizing the Board of Parks and Recreation Commissioners to accept 14.70 acres of property as dedicated parkland generally located near N. Line Creek Parkway and N.W. 95th Terrace to construct future Line Creek/Second Creek Trails.

NEIGHBORHOOD SERVICES DEPARTMENT

Director of Neighborhoods, Lucas and Parks-Shaw

250478 Sponsor: Director of Neighborhood Services Department

Accepting \$20,000.00 Advancing Economic Mobility Rapid Grant from the National League of Cities to support programs and initiatives that advance economic mobility for underrepresented entrepreneurs and small business owners in Kansas City.

HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT

Director of Housing and Community Development

250453 Sponsor: Director of Housing and Community Development Department

Accepting the recommendation of the Housing Trust Fund Advisory Board for additional funding in the amount of \$300,000.00 to the Blue Hills Townhomes project developed by Blue Hills Townhomes, LP, located at 5015 Garfield Avenue; reducing \$300,000.00 in the Kansas City Housing Trust Fund in Account No. 26-2490-552045-619080; appropriating \$300,000.00 to Account No. 26-2490-555996-619080-55BLUEHTF; authorizing the Manager of Procurement Services to execute the necessary documents to amend the funding agreements and expend up to \$300,000.00 from the funds appropriated in the Housing Trust Fund; and designating the Director of the Housing and Community Development Department as the requisitioning authority for Account No. 26-2490-552045.

Director of Housing and Community Development

250454 Sponsor: Director of Housing and Community Development Department

Accepting the recommendation of the Housing Trust Fund Advisory Board for additional funding in the amount of \$550,000.00 to the Forest Hill Village project developed by Synergy Services located at 3500 Prather Road; reducing \$550,000.00 in the Kansas City Housing Trust Fund in Account No. 26-2490-552045-619080; appropriating \$550,000.00 to Account No. 26-2490-555996-619080-55FORHILLHTF; authorizing the Manager of Procurement Services to execute the necessary documents to amend the funding agreements and expend up to \$550,000.00 from the funds appropriated in the Housing Trust Fund; and designating the Director of the Housing and Community Development Department as the requisitioning authority for Account No. 26-2490-552045.

Director of Housing and Community Development

250447 Sponsor: Director of Housing and Community Development Department

Accepting the recommendations of the Central City Economic Development Tax Board; reducing an existing appropriation by \$19,026,782 and appropriating \$19,026,782 from the Unappropriated Fund Balance in the Central City Economic Development; authorizing the Manager of Procurement Services to execute various funding agreements in accordance with this Ordinance; and authorizing the Director of the Housing and Community Development Department to expend up to \$19,026,782 from the funds appropriated in the Central City Economic Development fund.

CITY PLANNING AND DEVELOPMENT DEPARTMENT

Director of City Planning & Development

250448 Sponsor: Director of City Planning and Development Department

Vacating approximately 0.14 acres of street right-of-way in Zoning District R-7.5 generally located on East 52nd Terrace approximately 1050 feet west of Dr. Martin Luther King Jr. Boulevard; and directing the City Clerk to record certain documents. (CD-ROW-2025-00005)

Director of City Planning & Development

250449 Sponsor: Director of City Planning and Development Department

Vacating approximately 1.25 acres of street right-of-way in Zoning District MPD generally located on White Avenue approximately 1250 feet north of East 56th Street; and directing the City Clerk to record certain documents. (CD-ROW-2025-00004)

Director of City Planning & Development

[250450](#) Sponsor: Director of City Planning and Development Department

Approving a major amendment to a previously approved development plan on about .9 acres in District B1-1 generally located at 1307 W. 79th Street to allow for two new commercial buildings. CD-CPC-2025-00041

Director of City Planning & Development

[250451](#) Sponsor: Director of City Planning and Development Department

Rezoning an area of about 25 acres generally located at the northwest corner of Northwest Old Tiffany Springs Road and North Amity Avenue from District M2-3 to District R-80 to allow for the construction of a single-family house.
(CD-CPC-2025-00045)

Director of City Planning & Development

[250452](#) Sponsor: Director of City Planning and Development Department

Approving a major amendment to a development plan on about 23 acres in Districts M1-5 and US generally located on the south side of Northeast Parvin Road, approximately 280 feet west of North Corrington Avenue, allowing for the expansion of an existing outdoor vehicle staging lot and limited use manufacturing.
(CD-CPC-2025-00047)

Director of City Planning & Development

[250462](#) Sponsor: Director of City Planning and Development Department

Accepting a Brownfields Cleanup Grant from the U.S. Environmental Protection Agency in the amount of \$4,000,000.00; estimating revenue in the amount of \$4,000,000.00 in the Brownfields Fund; appropriating funds to certain accounts within the Brownfields Fund; and designating requisitioning authority.

Director of City Planning & Development

[250469](#) Sponsor: Director of City Planning and Development Department

Accepting a Supplemental Revolving Loan Fund Grant from the U.S. Environmental Protection Agency to increase capitalization of the Kansas City Brownfield Revolving Loan Fund; estimating and appropriating revenue in the amount of \$2,000,000.00 in certain Brownfield Revolving Loan Funds; and authorizing the execution of an amended cooperative agreement with the U.S. Environmental Protection Agency.

Director of City Planning & Development

250465 Sponsor: Director of City Planning and Development Department

Approving a council approved signage plan on about 2,143 acres to allow for various signage to serve KCI 29 Logistics Center in District MPD generally located on the north side of I-29/I-435 at Mexico City Avenue. (CD-CPC-2025-00017)

Director of City Planning & Development

250473 Sponsor: Director of City Planning and Development Department

Estimating revenue from program income generated by the Kansas City Brownfields Revolving Loan Fund (RLF) program in the amount of \$1,560,942.85; appropriating funds in the same amount; and designating requisitioning authority.

Director of City Planning & Development

250474 Sponsor: Director of City Planning and Development Department

Rezoning an area of about 6.14 acres generally located at 7800, 7802, and 7744 N. Oak Trafficway from District R-7.5 to District R-1.5 and approving a development plan to allow for the construction of multi-plex residential buildings. (CD-CPC-2025-00028 and CD-CPC-2025-00030)

Director of City Planning & Development

250475 Sponsor: Director of City Planning and Development Department

Approving a development plan on about 2 acres in District B4-5 generally located at 20 W. Linwood Boulevard to allow for ten six-unit residential buildings. (CD-CPC-2025-00035)

HELD IN COMMITTEE

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 #: 250444

ORDINANCE NO. 250444

Sponsor: Director of City Planning and Development Department

Approving the plat of Village at Viewcrest, an addition in Clay County, Missouri, on approximately 22 acres generally located at the northeast corner of Highway 169 and Highway 152 creating 80 lots and 4 tracts for the purpose of a residential development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development and Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2024-00025)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

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

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

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

Section 3. That the 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 Clay County, Missouri.

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

..end

Approved as to form:

Eluard Alegre
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250444

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 Village at Viewcrest, an addition in Clay County, Missouri, on approximately 22 acres generally located at the northeast corner of Highway 169 and Highway 152 creating 80 lots and 4 tracts for the purpose of a residential development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development and Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2024-00025)

Discussion

The request is to consider approval of a Final Plat in District MPD on about 27 acres generally located at the northeast corner of Highway 169 and Highway 152 creating 80 lots and 4 tracts for the purposes of residential development. This use was approved in Case No. CD-CPC-2018-00155 and amended under CD-AA-2024-00018. The MPD Final Plan, approved under Case No. CD-CPC-2024-00092 served as the Preliminary Plat. The controlling plan proposed to develop 80 units in one phase. Each unit will be on its own lot. Four tracts are also included with this plat for stormwater detention, a dog park, and private open space tracts. The plan proposes to construct a singular street connection from NW 95th Terrace, extending to the south in a loop. This Final Plat is in conformance with the Preliminary Plat as well as the lot and building standards of Section 88-280 of the Zoning and Development Code.

Staff Recommendation: Approval with Conditions

CPC Recommendation: Approval with Conditions

Fiscal Impact

1. Is this legislation included in the adopted budget?

☐ Yes

☒ No

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

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

CD-CPC-2024-00092 - On August 7, 2024, the City Plan Commission approved an MPD Final Plan in District MPD on about 27 acres, which serves as a preliminary plat for 80 residential units generally located at 201 Northwest 95th Terrace.

Case No. CD-CPC-2018-00155 - Ordinance No.190340, approved by City Council on June 2, 2019, rezoned an approximately 27-acre tract of land generally located at the northeast corner of Missouri Highway 152 and Missouri Highway 169 from District R-80 to District MPD and approved a development plan that serves as a preliminary plat for a 257 multi-family townhome and senior living development.

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)



File #: 250445

ORDINANCE NO. 250445

Sponsor: Director of City Planning and Development Department

Approving the plat of Orchards at Shoal Creek, an addition in Clay County, Missouri, on approximately 26 acres generally located at the northeast corner of Northeast Shoal Creek Parkway and Highway 169, creating thirty two (32) mixed residential lots and two (2) tracts for the purpose of a residential development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development and Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2023-00022)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

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

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

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

Section 3. That the 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 Clay County, Missouri.

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

..end

Approved as to form:

Eluard Alegre
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250445

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 Orchards at Shoal Creek, an addition in Clay County, Missouri, on approximately 26 acres generally located at the northeast corner of Northeast Shoal Creek Parkway and Highway 169, creating thirty two (32) mixed residential lots and two (2) tracts for the purpose of a residential development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development and Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2023-00022))

Discussion

The applicant is requesting approval of a Final Plat in Districts B2-2 and R-6, creating thirty-two (32) residential lots and two (2) tracts, for a total of 409 residential units. The development will include a mix of single-family homes, duplexes, fourplexes, and multi-unit apartment buildings, on approximately 36 acres at the northeast corner of Northeast Shoal Creek Parkway and Highway 169. This use was originally approved under Case No. CD-CPC-2022-00196 and subsequently amended under Case No. CD-AA-2024-00317, which also served as the Preliminary Plat. The Preliminary Plat proposed a residential development with a mixture of housing types, totaling 409 units. The development plan also includes the extension of North Wyandotte Street, providing a new connection from Northeast Shoal Creek Parkway to the north. Shoal Creek Parkway is an established Parkway at this location. A full review of the Boulevard and Parkway Standards was conducted with the Development Plan. The proposed Final Plat is consistent with the previously approved Preliminary Plat and complies with the lot and building standards outlined in Section 88-110 of the Zoning and Development Code.

Staff Recommendation: Approval with Conditions

CPC Recommendation: Approval with Conditions

Fiscal Impact

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

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

Case No. CD-AA-2023-00317 - On March 5, 2024, City Staff approved a Minor Amendment to an approved plan on about 36 acres generally located at the northwest corner of Northwest Shoal Creek Parkway and Highway 169.

Case No. CD-CPC-2022-00196 - Ordinance 230055, approved by City Council on January 26, 2023, approved a Development Plan in District B2-2 and R-6 on about 36 acres generally located at the northeast corner of Northwest Shoal Creek Parkway and Missouri Highway 169 to allow for a residential development.

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)



File #: 250470

ORDINANCE NO. 250470

Sponsor: Director of City Planning and Development Department

Approving the plat of Bristol North Townhomes, an addition in Clay County, Missouri, on approximately 10 acres generally located at the southwest corner of Northwest Cookingham Drive and Highway 169, creating three (3) lots and one (1) tract for the purpose of a residential development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development and Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00009)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

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

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

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

Section 3. That the 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 Clay County, Missouri.

Section 7. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on May 21, 2025.

..end

Approved as to form:

Eluard Alegre
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250470

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 Bristol North Townhomes, an addition in Clay County, Missouri, on approximately 10 acres generally located at the southwest corner of Northwest Cookingham Drive and Highway 169, creating three (3) lots and one (1) tract for the purpose of a residential development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development and Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00009)

Discussion

The request is to consider approval of a Final Plat in B2-2 (Commercial) on about 10 acres generally located at the southwest corner of Northwest Cookingham Drive and Highway 169 creating three (3) lots and one (1) tract to allow for a residential townhome development. This use was approved in Case No. CD-CPC-2024-00084 which served as the Preliminary Plat. The Preliminary Plat proposed to develop 161 residential units within a mixture of building types on two lots. The plan also proposes to construct a new public street from North Jefferson Street extending west which will terminate in a cul-de-sac. The applicant is also proposing interior private streets. This Final Plat is in conformance with the Preliminary Plat as well as the lot and building standards of Section 88-120 of the Zoning and Development Code.

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 is no fiscal impact for this ordinance.

Citywide Business Plan (CWBP) Impact

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

Case No. CD-CPC-2024-00084 – Ordinance 241011 approved by City Council on December 5, 2024, approved a development plan on about 14 acres in District B2-2 generally located at N. Jefferson Street and N.W. Cookingham Drive to allow for a residential development.

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



File #: 250471

ORDINANCE NO. 250471

Sponsor: Director of City Planning and Development Department

Approving the plat of Northland Workforce Development Center, an addition in Platte County, Missouri, on approximately 19 acres generally located at the northwest corner of Northwest 95th Street and North Platte Purchase Drive, creating one lot for the purpose of an educational facility; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00005)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

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

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

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

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

Section 4. That the Director of City Planning and Development is hereby authorized to execute 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 5. That the City Clerk is hereby directed to facilitate the recordation of this ordinance, together with the documents described herein and all other relevant documents, when the Developer has met all of the requirements for the plat to be released for recording, in the Office of the Recorder of Deeds of Platte County, Missouri.

Section 6. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on May 21, 2025.

..end

Approved as to form:

Eluard Alegre
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250471

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 Northland Workforce Development Center, an addition in Platte County, Missouri, on approximately 19 acres generally located at the northwest corner of Northwest 95th Street and North Platte Purchase Drive, creating one lot for the purpose of an educational facility; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00005)

Discussion

The request is to consider approval of a Final Plat in District MPD on about 19 acres generally located at the northwest corner of Northwest 95th Street and North Platte Purchase Drive, allowing for the creation of one lot for the purposes of an educational facility. This use was approved in Case No. CD-CPC-2025-00003 which was the MPD Final Plan. The Preliminary Plat proposed to develop a school with associated parking. The plan also proposes to construct a connection to the Erika's Place Development to the west. This Final Plat is in conformance with the Preliminary Plat as well as the lot and building standards of Section 88-280 of the Zoning and Development Code.

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 privately owned property.
3. How does the legislation affect the current fiscal year?

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

This ordinance has no fiscal impact.

Citywide Business Plan (CWBP) Impact

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

Case No. CD-CPC-2025-00003– Approved by the City Plan Commission on April 2, 2025, approved an Final Plan in District MPD (Master Planned Development) on about 19 acres generally located at NW 95th Street and N. Platte Purchase Drive allowing for the construction of a school and college/university.

Service Level Impacts

Not applicable as this is an ordinance authorizing the subdivision of privately owned 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 privately owned 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 privately owned property.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this is an ordinance authorizing the subdivision of privately owned 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 privately owned property.
Not applicable as this is an ordinance authorizing the subdivision of privately owned property.

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.

Not applicable as this is an ordinance authorizing the subdivision of privately owned property. (Press tab after selecting)

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

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

No(Press tab after selecting)



File #: 250481

RESOLUTION NO. 250481

Sponsor: Councilmember Darrell Curls

RESOLUTION - Approving an area plan amendment to the Hickman Mills Area Plan from Residential Low Density to Mixed Use Neighborhood on about 4.86 acres generally located at the northeast corner of Blue Ridge Boulevard and E. 102nd Street. (CD-CPC-2025-00049)

WHEREAS, on June 4, 2020, the City Council by Resolution No. 200191 adopted the Hickman Mills Area Plan; and

WHEREAS, after further review it has been deemed appropriate to amend the Hickman Mills Area Plan as it affects that area of approximately 4.86 acres generally located at the northeast corner of Blue Ridge Boulevard and E. 102nd Street by changing the recommended land use from residential low density to mixed use neighborhood; and

WHEREAS, the City Plan Commission considered this amendment to the Hickman Mills Area Plan on June 4, 2025, and

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

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section A. That the Hickman Mills Area Plan is hereby amended as to the Proposed Land Use Map for that area of approximately 4.86 acres generally located at the northeast corner of Blue Ridge Boulevard and E. 102nd street by changing the recommended land use from residential low density to mixed use neighborhood. A copy of the amendment to the Hickman Mills Area Plan is attached hereto as Exhibit A and incorporated herein by reference.

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

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

..end



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250481

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Approving an area plan amendment to the Hickman Mills Area Plan from Residential Low Density to Mixed Use Neighborhood on about 4.86 acres generally located at the northeast corner of Blue Ridge Boulevard and E. 102nd Street. (CD-CPC-2025-00049)

Discussion

Hickman Mills Area Plan is hereby amended as to the Proposed Land Use Map for that area of approximately 4.86 acres generally located at the northeast corner of Blue Ridge Boulevard and E. 102nd street by changing the recommended land use from residential low density to mixed use neighborhood.

This is a companion case to the rezoning (Ordinance No. 250482). The City Plan Commission heard the case and discussed entitlement, public engagement requirements, and the use of the site. Two letters of public testimony in opposition of the rezoning and area plan amendment were submitted. There was one person online providing testimony in opposition of the project. The City Plan Commission recommended approval without conditions of the rezoning and area plan amendment.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
Not applicable as this is a resolution authorizing the amendment of the Hickman Mills Area Plan for future development.
3. How does the legislation affect the current fiscal year?

Not applicable as this is a resolution authorizing the amendment of the Hickman Mills Area Plan for future development.

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

Not applicable as this is a resolution authorizing the amendment of the Hickman Mills Area Plan for future development.

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

Not applicable as this is a resolution authorizing the amendment of the Hickman Mills Area Plan for future development.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

This resolution has no fiscal impact.

Citywide Business Plan (CWBP) Impact

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

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

Prior Legislation

Case No. 10716-CP – rezoning from district R-1a to district CP-2 and approving a development of a 66,350 square foot retail center plus two pad sites. (CPC recommended denial 12/04/1990)

Ordinance No. 910101 – approving a rezoning from district R-1a (one-family dwelling – medium density) to district O (office) and approving a development plan for the same (03/20/1991).

Service Level Impacts

No service level impacts expected.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this is a resolution authorizing the amendment of the Hickman Mills Area Plan for future development.
2. How have those groups been engaged and involved in the development of this ordinance?
Public engagement is required for area plan amendments and rezonings, the applicant held a public engagement meeting on 05/25/2025 in Compliance with the Zoning and Development Code.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this is a resolution authorizing the amendment of the Hickman Mills Area Plan for future development.
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 #: 250482

ORDINANCE NO. 250482

Sponsor: Councilmember Darrell Curls

Rezoning an area of about 4.86 acres generally located at the northeast corner of Blue Ridge Boulevard and E. 102nd Street from District O-2 to District B1-2 to allow for a sports and recreation facility. (CD-CPC-2025-00050)

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-1491, said section to read as follows:

Section 88-20A-1491. That an area legally described as:

Ruskin Acres Lot 27 & Lot 25 exc e 453 ft & exc prt deeded to St of Mo for I-470
& all Lot 26 exc prt deeded to St of Mo for I-470

is hereby rezoned from District O-2 (Office) to District B1-2(Neighborhood Business 1 (Dash 2)), all as shown outlined on a map marked Section 88-20A-1491, 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.

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 #: 250482

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 4.86 acres generally located at the northeast corner of Blue Ridge Boulevard and E. 102nd Street from District O-2 to District B1-2 to allow for a sports and recreation facility. (CD-CPC-2025-00050)

Discussion

Approving a rezoning without plan from District O-2 (Office) to District B1-2 (Neighborhood Business 1 (Dash 2)).

This is a companion case to the rezoning (Resolution No. 250481). The City Plan Commission heard the case and discussed entitlement, public engagement requirements, and the use of the site. Two letters of public testimony in opposition of the rezoning and area plan amendment were submitted. There was one person online providing testimony in opposition of the project. The City Plan Commission recommended approval without conditions of the rezoning and area plan amendment.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
Not applicable as this is a zoning ordinance authorizing the rezoning of the subject property for future development.
3. How does the legislation affect the current fiscal year?
Not applicable as this is a zoning ordinance authorizing the rezoning of the subject property for future development.

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

This ordinance has no fiscal impact.

Citywide Business Plan (CWBP) Impact

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

Case No. 10716-CP – rezoning from district R-1a to district CP-2 and approving a development of a 66,350 square foot retail center plus two pad sites. (CPC recommended denial 12/04/1990)

Ordinance No. 910101 – approving a rezoning from district R-1a (one-family dwelling – medium density) to district O (office) and approving a development plan for the same (03/20/1991).

Service Level Impacts

No service level impacts expected.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Public engagement is required for area plan amendments and rezonings, the applicant held a public engagement meeting on 05/25/2025 in Compliance with the Zoning and Development Code.
2. How have those groups been engaged and involved in the development of this ordinance?
Public engagement is required for area plan amendments and rezonings, the applicant held a public engagement meeting on 05/25/2025 in Compliance with the Zoning and Development Code.
3. How does this legislation contribute to a sustainable Kansas City?
Public engagement is required for area plan amendments and rezonings, the applicant held a public engagement meeting on 05/25/2025 in Compliance with the Zoning and Development Code.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

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 #: 250443

ORDINANCE NO. 250443

Sponsor: Director of Health Department

Accepting and approving a one-year \$631,890.00 contract amendment with the Missouri Department of Health and Senior Services to provide funding for activities of the High Impact HIV Prevention and Surveillance Program; estimating and appropriating \$631,890.00 in the Health Grants Fund; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date.

WHEREAS, this award enables the Kansas City Health Department's HIV Prevention program and sub-recipient agencies to conduct outreach testing and education to high risk populations including African American females, African American men who have sex with men, LatinX, and white men who have sex with men and Transgender women; and

WHEREAS, in calendar year 24 Kansas City Health Department's HIV Prevention Program and sub-recipient agencies conducted 186 testing events, tested or referred HIV testing to nearly 1,500 people in the community, distributed over 216,000 condoms, provided 66 presentations, conducted 397 community outreach activities, and participated in 48 community-wide events to promote HIV testing, HIV prevention methods, and safe sex strategies and resources; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That a contract between the City of Kansas City, Missouri, acting through its Director of Health, and the Missouri Department of Health and Senior Services, whereby the Missouri Department of Health and Senior Services will provide funding for the High Impact HIV Prevention and Surveillance Program to conduct outreach, testing, and education to high risk populations including African American females, African American men who have sex with men, LatinX, and White men who have sex with men and Transgender women for the period June 1, 2025 through May 31, 2026, for a total award not to exceed \$631,890.00, is hereby accepted and approved. A copy of the contract, in substantial form, is on file with the Director.

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

26-2480-500001-472300-G50241927	High Impact HIV Prev and Surv	\$631,890.00
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Section 3. That the sum of \$631,890.00 is hereby appropriated from the Unappropriated Fund Balance of the Health Grants Fund in the following accounts:

26-2480-505445-A-G50241927	High Impact HIV Prev and Surv	\$366,714.23
26-2480-505445-B-G50241927	High Impact HIV Prev and Surv	252,675.77
26-2480-505445-C-G50241927	High Impact HIV Prev and Surv	<u>12,500.00</u>
	TOTAL	\$631,890.00

Section 4. That the Director of Health is hereby designated as requisitioning authority for Account No. 26-2480-505445-G50241927 and is hereby authorized to expend the sum of \$631,890.00 from funds heretofore appropriated.

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

..end

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

Tammy L. Queen
Director of Finance

Approved as to form:

Joseph A. Guarino
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250443

Submitted Department/Preparer: Health

Revised 6/10/24

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

Executive Summary

Accepting and Approving CDC grant funding in the amount of \$631,890.00 for activities of the High Impact HIV Prevention and Surveillance Programs for Health Departments (PS24-0047) from the Missouri Department of Health and Senior Services Administration (MDHSS); Estimating and Appropriating \$631,890.00 in the Health Grants Fund; Designating Requisitioning Authority; and Recognizing this ordinance as having an accelerated effective date

Discussion

Award enables the Kansas City Health Department's HIV Prevention program and sub recipient agencies to conduct outreach testing and education to high risk populations including African American Females, African American Men who Have Sex with Men, LatinX, and White Men who Have Sex with Men and Transgender women. In CY24 KCHD's HIV Prevention Program and sub recipient agencies conducted 186 testing events, tested or referred HIV testing to nearly 1,500 people in the community , distributed over 216,000 condoms, provided 66 presentations, conducted 397 community outreach activities, and participated in 48 community wide events to promote HIV testing, HIV prevention methods, and safe sex strategies and resources.

The award is to cover funding for the year 2 Grant period; June 1, 2025 to May 31, 2026 Activities funded through this award include the provision of HIV testing counseling and risk screenings, community level HIV prevention interventions including condom distribution and social marketing/education campaigns, PrEP Navigation, Harm Reduction, and data driven monitoring and planning.

Fiscal Impact

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

This legislation increases appropriations and revenues in the amount of \$631,890.00

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
No
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Leverage outside funding

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

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

- ☐ Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

Prior Legislation

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

Service Level Impacts

Activities from the High Impact grant will reduce new HIV infections in the community. Programing will reduce HIV related stigma and help provide education, resources, and tools that empower the community to protect themselves from HIV and other STIs. The testing programing will increase access to testing through various methods from clinical, to non-clinical, to in-home testing thus ensuring new cases are identified and those newly diagnosed can be rapidly linked to care.

Other Impacts

1. What will be the potential health impacts to any affected groups?
The High Impact prevention activities will help to reduce new HIV infections and empower priority populations in the Kansas City Metro area. Priority groups under this grant include: African American Women, African American Men, Hispanic men, White men who have sex with Men, and Transgender women.
2. How have those groups been engaged and involved in the development of this ordinance?
Affected community members and stakeholders are active participants in the Regional Planning Body: KC-TGA Integrated Prevention and Care Planning Council as well as the State Community Prevention Planning Group. In those meetings members monitor and review past expenditures, discuss current practices, review the scope of work for the High Impact Grant, and discuss best practices and strategies to meet the needs of community. Various stakeholders were also consulted when drafting a work plan related to this grant.
3. How does this legislation contribute to a sustainable Kansas City?
The legislation contributes to a sustainable Kansas City by helping to create a healthier, safer community, and empowered through sexual health education and resources to prevent the spread of disease. Federal investments in public health such as the High Impact grant reduce the local burden to provide safetynet services and care.

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

No

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.

Please Select (Press tab after selecting)

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)



Legislation Text

File #: 250466

ORDINANCE NO. 250466

Sponsor: Director of General Services Department

Estimating revenue in the amount of \$1,620.00 in the General Fund; and authorizing the Director of General Services to execute a fifteen (15) year lease agreement with an option to renew for additional (15) fifteen years with Mayfair Partners II, LP for the property located at 1216 E. Linwood, Kansas City, MO 64109 to be used as a private parking lot supporting its adjacent affordable housing project located at 1224 E. Linwood known as the Mayfair Apartments.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the revenue in the following account of the General Fund is hereby estimated in the following amount pursuant to the Mayfair Partners II, LP Lease Agreement:

26-1000-071600-457500	City Property and Acquisition	\$1,620.00
-----------------------	-------------------------------	------------

Section 2. That the Director of General Services is authorized to execute fifteen (15) year lease agreement with an option to renew for additional (15) fifteen years with Mayfair Partners II, LP for the property located 1216 E Linwood, Kansas City, MO 64109 to be used as a private parking lot supporting its adjacent affordable housing project located at 1224 E. Linwood known as the Mayfair Apartments beginning the effective date of this ordinance and ending April 30, 2040. A copy of the lease agreement is on file in the General Services Department.
..end

Approved as to form:

Abigail Judah
Assistant City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250466

Submitted Department/Preparer: Please Select

Revised 11/01/23

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

Executive Summary

General Services to execute a 15year lease agreement on a parking lot located at 1216 E. Linwood with Mayfair Partners II, LP.

Discussion

15 year lease with option to renew for 15 additional years for private, residential lot for Mayfair Apartments.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
General Fund - 1000-071600-457500
3. How does the legislation affect the current fiscal year?
Revenue of \$1620.00 FY 26
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
FY26 = \$1620.00
FY27 - FY40 = \$22,680.00
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Generates revenue

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

- View the [FY23 Citywide Business Plan](#)
- Which CWBP goal is most impacted by this legislation?
Finance and Governance (Press tab after selecting.)
- Which objectives are impacted by this legislation (select all that apply):
 - ☒ Ensure the resiliency of a responsive, representative, engaged, and transparent City government.
 - ☐ Engage in workforce planning including employee recruitment, development, retention, and engagement.
 - ☐ Foster a solutions-oriented, welcoming culture for employees and City Partners.
 - ☐
 - ☐
 - ☐

Prior Legislation

NA

Service Level Impacts

Tenant will make maintain and make any needed improvements to City own parking lot while providing necessary parking for residents for their residential project

Other Impacts

- 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?

NA

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.

Yes - I have submitted documents for CREO Review (Press tab after selecting)
Please attach or copy and paste CREO's review.

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

No(Press tab after selecting)

Click or tap here to enter text.

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

No(Press tab after selecting)



Legislation Text

File #: 250459

ORDINANCE NO. 250459

Sponsor: Director of Parks and Recreation Department

Approving and authorizing the Board of Parks and Recreation Commissioners to accept 14.70 acres of property as dedicated parkland generally located near N. Line Creek Parkway and N.W. 95th Terrace to construct future Line Creek/Second Creek Trails.

WHEREAS, pursuant to Ordinance Nos. 220269 and 230148, the Council approved the Master Planned Development and the 1st Plat of the Woodhaven residential development, generally located near N. Line Creek Parkway and N.W. 95th Terrace; and

WHEREAS, the developer dedicated 14.70 acres of property ("Tract P") to satisfy the parkland dedication requirements per section 88-408 of the Zoning and Development Code; and

WHEREAS, the Board of Parks and Recreation Commissioners approved the acceptance of Tract P from the Woodhaven development with Park Board Resolution No. 32130; and

WHEREAS, this property will be utilized by the City to construct future Line Creek/Second Creek Trail with future planned linkages to the existing 152 trail to the south; and

WHEREAS, the developer of the Woodhaven 1st Plat development desires to convey the property commonly known as Tract P of the Woodhaven 1st Plat and described as "Tract P, of Woodhaven 1st Plat, a subdivision in Platte County, Kansas City, Missouri" to the City; and

WHEREAS, the City Clerk will record its acceptance with the appropriate county; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the City approves and authorizes the Board of Parks and Recreation Commissioners to accept the transfer of ownership of the 14.70 acres of as dedicated parkland legally described as:

Tract P, of Woodhaven 1st Plat, a subdivision in Platte County, Kansas City, Missouri

Section 2. That the Director of the Parks and Recreation Department is authorized to execute documents necessary to effectuate this transfer.

..end

Approved as to form:

Lana Torczon
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250459

Submitted Department/Preparer: Parks Recreation

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 and authorizing the Board of Parks and Recreation Commissioners to accept 14.70 acres of property generally located near N. Line Creek Parkway and NW 95th Terrace to construct future Line Creek/Second Creek Trails.

Discussion

The Woodhaven 1st Plat dedicated land to the Parks Department to meet the Parkland Dedication requirements per section 88-408 of the development code. This property allows for the continued development of the Line Creek/Second Creek trail systems. The Park Board approved the acceptance of the property on 2/7/2023 with development approvals by City Council with Ordinances 220269 and 230148.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
None
3. How does the legislation affect the current fiscal year?
None
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
None
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
None

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

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

Citywide Business Plan (CWBP) Impact

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

Prior Legislation

Parks Board Resolution #32130
Ordinance #220269 and 230148

Service Level Impacts

With additional connections made in our Regional Trails systems, residents have an alternate option to vehicular modes of transportation through the City.

Other Impacts

1. What will be the potential health impacts to any affected groups?
The property allows for the continued development of the Line Creek/Second Creek Trail, providing the area with important linkages to regional trail systems to improve accessibility to walking and outdoor recreation
2. How have those groups been engaged and involved in the development of this ordinance?
With the help of the developer for the Woodhaven Development, trail segments were constructed prior to the development of the residential units being constructed so that new residents knew about the trail prior to moving in.
3. How does this legislation contribute to a sustainable Kansas City?
The acceptance of this property allows the city to continue to work on regional trails linkages to provide an alternate mode of transportation with a lesser carbon footprint than vehicular modes of transportation.
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:
The development provided the property to the Parks Department as a solution to the Parkland Dedication requirements for the development.
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 #: 250478

ORDINANCE NO. 250478

Sponsor: Director of Neighborhood Services Department

Accepting \$20,000.00 Advancing Economic Mobility Rapid Grant from the National League of Cities to support programs and initiatives that advance economic mobility for underrepresented entrepreneurs and small business owners in Kansas City.

WHEREAS, the City is committed to adopting policies, programs and practices that give underrepresented entrepreneurs more equitable opportunities for economic advancement; and

WHEREAS, the City's office for small business, KC BizCare, is committed to providing access to opportunities for people to improve their lives and achieve financial stability, upward mobility, and economic prosperity; and

WHEREAS, cities have unique roles and levers to build lasting economic mobility outcomes for all residents through their community partnerships, programs and services as priority setters and equity leaders; and

WHEREAS, advancing the upward economic mobility of residents has a direct positive impact on the financial health and long-term viability of cities by creating economically secure families who are better able to weather income fluctuations and unexpected expenses; and

WHEREAS, the National League of Cities Advancing Economic Mobility Rapid Grant program, supported by the Gates Foundation, provides competitive grants to cities seeking to support economic mobility and turn economic mobility ideas into reality; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Director of Neighborhood Services is authorized to accept a \$20,000.00 Advancing Economic Mobility Rapid Grant from the National League of Cities for the City's office for small business, KC BizCare Office, to support programs and initiatives that advance economic mobility for underrepresented entrepreneurs and small business owners.

Section 2. That the Director of Neighborhood Services is authorized to execute a grant agreement with the National League of Cities to govern the administration of the grant. A copy of the grant agreement is on file with the Director of Neighborhood Services.

Section 3. That the revenue in the following account of the General Grants Fund is estimated in the following amount:

26-2580-575011-480451-G57NLC25	2025 National League of Cities	\$20,000.00
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Section 4. That \$20,000.00 is hereby appropriated to the following account:

26-2580-575011-619080-G57NLC25	2025 National League of Cities	\$20,000.00
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Section 5. That the Director of Neighborhood Services is hereby designated as requisitioning authority for 26-2580-575011-619080-G57NLC25.

Section 6. That this ordinance is recognized as an ordinance with an accelerated effective date as provided by Section 503(a)(3)(C) of the City Charter and shall take effect in accordance with Section 503, City Charter.

..end

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

Tammy L. Queen
Director of Finance

Approved as to form:

Bret Kassen
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250478

Submitted Department/Preparer: Neighborhoods

Revised 6/10/24

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

Executive Summary

Accepting \$20,000.00 Advancing Economic Mobility Rapid Grant from the National League of Cities to support programs and initiatives that advance economic mobility for underrepresented entrepreneurs and small business owners in Kansas City.

Discussion

The City of Kansas City is committed to adopting policies, programs and practices that give underrepresented entrepreneurs more equitable opportunities for economic advancement.

KC BizCare is committed to providing access to opportunities for people to improve their lives and achieve financial stability, upward mobility, and economic prosperity. Director of Neighborhood Services is authorized to accept a \$20,000.00 Advancing Economic Mobility Rapid Grant from the National League of Cities for the City's office for small business, KC BizCare Office, to support programs and initiatives that advance economic mobility for underrepresented entrepreneurs and small business owners.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
2580-575011-619080-G57NLC25; General Grants Fund
3. How does the legislation affect the current fiscal year?
No
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
No

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
No

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

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

Will increase funding for supportive program through BizCare for small businesses as we prepare for the World Cup 2026.

Other Impacts

1. What will be the potential health impacts to any affected groups?
N/A
2. How have those groups been engaged and involved in the development of this ordinance?
N/A
3. How does this legislation contribute to a sustainable Kansas City?
Supported program through BizCare for small businesses as the city prepares for the World Cup 2026
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)



Legislation Text

File #: 250453

ORDINANCE NO. 250453

Sponsor: Director of Housing and Community Development Department

Accepting the recommendation of the Housing Trust Fund Advisory Board for additional funding in the amount of \$300,000.00 to the Blue Hills Townhomes project developed by Blue Hills Townhomes, LP, located at 5015 Garfield Avenue; reducing \$300,000.00 in the Kansas City Housing Trust Fund in Account No. 26-2490-552045-619080; appropriating \$300,000.00 to Account No. 26-2490-555996-619080-55BLUEHTF; authorizing the Manager of Procurement Services to execute the necessary documents to amend the funding agreements and expend up to \$300,000.00 from the funds appropriated in the Housing Trust Fund; and designating the Director of the Housing and Community Development Department as the requisitioning authority for Account No. 26-2490-552045.

WHEREAS, on December 20, 2018, by Committee Substitute for Ordinance No. 180719, the City Council established the Housing Trust Fund to implement neighborhood revitalization, housing development, and preservation projects proposed by the City and in coordination with private developers that are undertaking projects in alignment with the City's Housing policy; and

WHEREAS, on November 4, 2021, the City Council passed Ordinance No. 210873 establishing the Housing Trust Fund Board to review applications, with reporting requirements, and funding allocation direction and prioritization of fund use; and

WHEREAS, on December 16, 2024, the Housing Trust Fund Board adopted a Budget Modification Policy in response to increases in construction costs and or supply chain disruptions, allowing previously awarded projects to make a one-time additional funds request; and

WHEREAS, Fulson Housing proposed the development of Blue Hills Townhomes for the rehabilitation of forty-five (45) total units, of which thirty-two (32) will be low-income, and thirteen (13) market units; and

WHEREAS, Fulson Housing was awarded \$600,000.00 through Ordinance No. 220642 under Round 1 of the Housing Trust Fund program to support the development of Blue Hills Townhomes; and

WHEREAS, the Developer subsequently identified a need for additional funding due to increases in construction labor and construction material and the Housing Trust Fund Board

voted unanimously on April 28, 2025, to grant this additional funding request to the Developer; and

WHEREAS, the Housing Trust Fund Board desires to encourage the Developer to carry out the project; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the budget modification recommendation of the Housing Trust Fund Advisory Board, regarding Blue Hills Townhomes, that was issued April 28, 2025, is hereby accepted.

Section 2. That the following amount is hereby reduced from the Kansas City Housing Trust Fund, Fund No. 2490, from the following account:

26-2490-552045-619080	Housing Trust Fund Bonds	\$300,000.00
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Section 3. That the following amount is hereby appropriated from the Kansas City Housing Trust Fund, Fund No. 2490, to the following account:

26-2490-555996-619080-55BLUEHTF	Blue Hills Townhomes	\$300,000.00
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Section 4. That the Manager of Procurement Services is authorized to execute the necessary documents to amend the aforementioned funding agreements and expend up to \$300,000.00 from the funds appropriated in the Central City Economic Development Tax Fund herein.

Section 5. That the Director of the Housing and Community Development Department is designated requisitioning authority for Account No. 26-2490-552045.

..end

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

Tammy L. Queen
Director of Finance

Approved as to form:

Joseph A. Guarino
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250453

Submitted Department/Preparer: Housing

Revised 6/10/24

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

Executive Summary

Accepting the recommendation of the Housing Trust Fund Advisory Board for additional funding in the amount of \$300,000.00 to the Blue Hills Townhomes project developed by Blue Hills Townhomes, LP, located at 5015 Garfield Ave.; reducing \$300,000 in the Kansas City Housing Trust Fund in account 26-2490-552045-619080; appropriating \$300,000 to account 26-2490-555996-619080-55BLUEHTF; authorizing the Manager of Procurement Services to execute the necessary documents to amend the funding agreements and expend up to \$300,000.00 from the funds appropriated in the Housing Trust Fund; and designating the Director of the Housing and Community Development Department as the requisitioning authority for Account No. 26-2490-552045.

Discussion

In January 2025, the Housing Trust Fund program adopted a new funding policy allowing previously awarded projects to request additional funds if their project budgets had increased. Blue Hills Townhomes submitted such a request, which was reviewed and unanimously approved by the Housing Trust Fund board.

Fiscal Impact

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

2. What is the funding source?

26-2490-552045-619080

Kansas City Housing Trust Fund

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

This legislation would appropriate \$300,000 from the Housing Trust Fund Bonds to the Blue Hills project.

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

No

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

N/A

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

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

Prior Legislation

Ordinance 220642

Service Level Impacts

The Developer identified a need for additional funding due to increases in construction costs.

Other Impacts

1. What will be the potential health impacts to any affected groups?
N/A
2. How have those groups been engaged and involved in the development of this ordinance?
N/A
3. How does this legislation contribute to a sustainable Kansas City?
Increases affordable housing stock in Kansas City.
4. Does this legislation create or preserve new housing units?
Yes (Press tab after selecting)

Total Number of Units 45
Number of Affordable Units 32
5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

Yes - I have submitted documents for CREO Review (Press tab after selecting)
Please attach or copy and paste CREO's review.
Click or tap here to enter text.
6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

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

Yes(Press tab after selecting)

In an effort to prevent disclosure of confidential information, a separate communication will be provided to City Council members to reflect the top three proposers for the RFP/Q.



Legislation Text

File #: 250454

ORDINANCE NO. 250454

Sponsor: Director of Housing and Community Development Department

Accepting the recommendation of the Housing Trust Fund Advisory Board for additional funding in the amount of \$550,000.00 to the Forest Hill Village project developed by Synergy Services located at 3500 Prather Road; reducing \$550,000.00 in the Kansas City Housing Trust Fund in Account No. 26-2490-552045-619080; appropriating \$550,000.00 to Account No. 26-2490-555996-619080-55FORHILLHTF; authorizing the Manager of Procurement Services to execute the necessary documents to amend the funding agreements and expend up to \$550,000.00 from the funds appropriated in the Housing Trust Fund; and designating the Director of the Housing and Community Development Department as the requisitioning authority for Account No. 26-2490-552045.

WHEREAS, on December 20, 2018, by Committee Substitute for Ordinance No. 180719, the City Council established the Housing Trust Fund to implement neighborhood revitalization, housing development, and preservation projects proposed by the City and in coordination with private developers that are undertaking projects in alignment with the City's Housing policy; and

WHEREAS, on November 4, 2021, the City Council passed Ordinance No. 210873 establishing the Housing Trust Fund Board to review applications, with reporting requirements, and funding allocation direction and prioritization of fund use; and

WHEREAS, on December 16, 2024, the Housing Trust Fund Board adopted a Budget Modification Policy in response to increases in construction costs and or supply chain disruptions, allowing previously awarded projects to make a one-time additional funds request; and

WHEREAS, Synergy Services proposed Forest Hill Village, an affordable housing development project at 3500 Prather Road converting 12.3 acres of land with an existing former elementary school into transitional housing for vulnerable, low-income families surviving domestic violence and unstable housing to provide 18 apartments with office space for supportive services for residents; and

WHEREAS, Synergy Services was awarded \$750,000.00 through Ordinance No. 220642 under Round 1 of the Housing Trust Fund program and \$800,000.00 through Ordinance No. 230962 under Round 3 of the Housing Trust Fund, to support the development of Forest Hill Village; and

WHEREAS, the Developer subsequently identified a need for additional funding due to increases in construction labor and construction material and the Housing Trust Fund Board voted unanimously on April 28, 2025, to grant this additional funding request to the Developer; and

WHEREAS, the Housing Trust Fund Board desires to encourage the Developer to carry out the project; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the budget modification recommendation of the Housing Trust Fund Advisory Board, regarding Forest Hill Village, that was issued April 28, 2025, is hereby accepted.

Section 2. That the following amount is hereby reduced from the Kansas City Housing Trust Fund, Fund No. 2490, from the following account:

26-2490-552045-619080	Housing Trust Fund Bonds	\$550,000.00
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Section 3. That the following amount is hereby appropriated from the Kansas City Housing Trust Fund, Fund No. 2490, to the following account:

26-2490-555996-619080-55FORHILLHTF	Forest Hill Village HTF	\$550,000.00
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Section 4. That the Manager of Procurement Services is authorized to execute the necessary documents to amend the aforementioned funding agreements and expend up to \$550,000.00 from the funds appropriated in the Kansas City Housing Trust Fund herein.

Section 5. That the Director of the Housing and Community Development Department is designated requisitioning authority for Account No. 26-2490-552045.

..end

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

Tammy L. Queen
Director of Finance

Approved as to form:

Joseph A. Guarino
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250454

Submitted Department/Preparer: Housing

Revised 6/10/24

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

Executive Summary

Accepting the recommendation of the Housing Trust Fund Advisory Board for additional funding in the amount of \$550,000.00 to the Forest Hill Village project developed by Synergy Services located at 3500 Prather Road and authorizing the Manager of Procurement Services to execute the necessary documents to amend the funding agreements and expend up to \$550,000.00 from the funds appropriated in the Housing Trust Fund.

Discussion

In January 2025, the Housing Trust Fund program adopted a new funding policy allowing previously awarded projects to request additional funds if their project budgets had increased. Synergy Services submitted such a request, which was reviewed and unanimously approved by the Housing Trust Fund board.

Fiscal Impact

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

2. What is the funding source?

26-2490-552045-619080	Housing Trust Fund Bonds	\$300,000.00
being transferred to		
26-2490-555996-619080-55FORHILLHTF	Forest Hill Village HTF	\$550,000.00

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

This legislation would appropriate \$550,000 from the Housing Trust Fund Bonds to the Forest Hill Village Project.

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

No

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

N/A

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

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

Prior Legislation

Ordinance 220642

Service Level Impacts

The Developer identified a need for additional funding due to increases in construction costs.

Other Impacts

1. What will be the potential health impacts to any affected groups?
N/A
2. How have those groups been engaged and involved in the development of this ordinance?
N/A

3. How does this legislation contribute to a sustainable Kansas City?
Increases affordable housing stock in Kansas City.

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

Total Number of Units 45
Number of Affordable Units 32

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

Yes - I have submitted documents for CREO Review (Press tab after selecting)
Please attach or copy and paste CREO's review.
Click or tap here to enter text.

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

No(Press tab after selecting)

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

Yes(Press tab after selecting)

In an effort to prevent disclosure of confidential information, a separate communication will be provided to City Council members to reflect the top three proposers for the RFP/Q.



File #: 250447

ORDINANCE NO. 250447

Sponsor: Director of Housing and Community Development Department

Accepting the recommendations of the Central City Economic Development Tax Board; reducing an existing appropriation by \$19,026,782 and appropriating \$19,026,782 from the Unappropriated Fund Balance in the Central City Economic Development; authorizing the Manager of Procurement Services to execute various funding agreements in accordance with this Ordinance; and authorizing the Director of the Housing and Community Development Department to expend up to \$19,026,782 from the funds appropriated in the Central City Economic Development fund.

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

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

WHEREAS, the projects serve a predominantly public municipal purpose because, without limitation, completion of the project (i) enhance the tax base of the Project Site; (ii) retain and generates jobs; (iii) promote 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) result in generation of tax revenues to the City from the conduct of business and other activities in the City that would not otherwise occur; (v) serve 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) further the City's policy of encouraging economic stability and growth; and

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

WHEREAS, the contributions contemplated by the funding agreements are limited to those which have been determined to be needed for the purpose of ensuring that the projects

proceed, and but for their contribution, the projects would not proceed, to the detriment of the public interest; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the recommendations of Central City Economic Development Tax Board that was issued May 13th, 2025, are hereby accepted:

Section 2. That the sum of \$19,026,782 is hereby reduced in the following account of Fund 2200, the Central City Economic Development Sales Tax Fund:

26-2200-555998-55Budget-B Budget Integration Account \$19,026,782

Section 3. That the sum of \$19,026,782 is hereby appropriated to the following accounts of Fund 2200, the Central City Economic Development Sales Tax Fund:

Budget Account	Project Name	Funding Award
26-2200-555998-55PARADE-B	Parade Park	\$5,000,000.00
26-2200-555998-55BTWHEATLEY-B	BT Wheatley Townhomes	\$1,825,130.00
26-2200-555998-5521VINELIVE-B	21 Vine Live + Work	\$850,000.00
26-2200-555998-55HOPECENTER-B	Hope Center Housing	\$1,909,373.00
26-2200-555998-552534PROSPECT-B	Blaque - 2534 Prospect	\$618,817.00
26-2200-555998-55PRAIRIE-B	Prairie Two Flat	\$286,787.00
26-2200-555998-55AGELESS-B	Ageless Adventures	\$427,000.00
26-2200-555998-55BOONE-B	Historic Boone Theater	\$1,376,032.00
26-2200-555998-55SWOPE-B	Swope Health Inc Hosp Div Prg	\$500,000.00
26-2200-555998-55OVERLOOK-B	The Residences at Overlook	\$1,000,000.00
26-2200-555998-55SATCHEL-B	Satchel's House	\$1,000,000.00
26-2200-555998-55JAZZONIAN-B	Jazzonian Hotel	\$1,000,000.00
26-2200-555998-55SOUTHPT63-B	SouthPoint@63rd	\$1,600,000.00

26-2200-555998-55EMELDA-B	Emelda Duplexes	\$633,643.00
26-2200-555998-55LINEAGE-B	Lineage Distribution Center	\$1,000,000.00
TOTAL		\$19,026,782.00

Section 4. That the Manager of Procurement Services is authorized to execute funding agreements for the Projects set forth in Section 3 as negotiated by Director of the Housing and Community Development Department that complies, when applicable, 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 the Small Local Business Enterprises program). Further, the funding agreements shall prohibit the use of any CCED sales tax funding for the repayment of any preexisting debt or repayment for services or work performed prior to the execution of the funding agreement and must require the disclosure of total funding sources and projected costs and periodic reporting of project progress.

Section 5. That the Director of the Housing and Community Development Department is hereby designated as requisitioning authority for Account Nos.

26-2200-555998-55PARADE
26-2200-555998-55BTWHEATLEY
26-2200-555998-5521VINELIVE
26-2200-555998-55HOPECENTER
26-2200-555998-552534PROSPECT
26-2200-555998-55PRAIRIE
26-2200-555998-55AGELESS
26-2200-555998-55BOONE
26-2200-555998-55SWOPE
26-2200-555998-55OVERLOOK
26-2200-555998-55SATCHEL
26-2200-555998-55JAZZONIAN
26-2200-555998-55SOUTHPT63
26-2200-555998-55EMELDA
26-2200-555998-55LINEAGE

..end

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

Tammy L. Queen
Director of Finance

Approved as to form:

Joseph A. Guarino
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250447

Submitted Department/Preparer: Housing

Revised 6/10/24

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

Executive Summary

Accepting the recommendation of the Central City Economic Development Tax Board; reducing an existing appropriation by \$19,026,782 and appropriating \$19,026,782 from the Unappropriated Fund Balance in the Central City Economic Development; authorizing the Manager of Procurement Services to execute various funding agreements in accordance with this Ordinance; and authorizing the Director of the Housing and Community Development Department to expend up to \$19,026,782 from the funds appropriated in the Central City Economic Development fund.

Discussion

That the recommendations of Central City Economic Development Tax Board that was issued May 13th, 2025, are hereby accepted:

Section 2. That the sum of \$19,026,782 is hereby reduced in the following account of the Central City Economic Development Sales Tax Fund:

26-2200-555998-55Budget-B	Budget Integration Account	\$19,026,782
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Section 3. That the sum of \$19,026,782 is hereby appropriated to the following accounts of the Central City Economic Development Sales Tax Fund:

Budget Account	Project Name	Funding Award
26-2200-555998-55PARADE-B	Parade Park	\$5,000,000.00
26-2200-555998-55BTWHEATLEY-B	BT Wheatley Townhomes	\$1,825,130.00
26-2200-555998-5521VINELIVE-B	21 Vine Live + Work	\$850,000.00
26-2200-555998-55HOPECENTER-B	Hope Center Housing	\$1,909,373.00
26-2200-555998-552534PROSPECT-B	Blaque - 2534 Prospect	\$618,817.00
26-2200-555998-55PRAIRIE-B	Prairie Two Flat	\$286,787.00

26-2200-555998-55AGELESS-B	Ageless Adventures	\$427,000.00
26-2200-555998-55BOONE-B	Historic Boone Theater	\$1,376,032.00
26-2200-555998-55SWOPE-B	Swope Health Inc Hosp Div Prg	\$500,000.00
26-2200-555998-55OVERLOOK-B	The Residences at Overlook	\$1,000,000.00
26-2200-555998-55SACHEL-B	Satchel's House	\$1,000,000.00
26-2200-555998-55JAZZONIAN-B	Jazzonian Hotel	\$1,000,000.00
26-2200-555998-55SOUTHPT63-B	SouthPoint@63rd	\$1,600,000.00
26-2200-555998-55EMELDA-B	Emelda Duplexes	\$633,643.00
26-2200-555998-55LINEAGE-B	Lineage Distribution Center	\$1,000,000.00
Total		\$19,026,782.00

Fiscal Impact

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

2. What is the funding source?

26-2200-555998-55Budget-B Budget Integration Account \$19,026,782

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

This ordinance allocates \$19,026,782 of the Central City Economic Development FY 26 budget to approved projects.

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

No

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

No

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

2. This fund has a structural imbalance. ☐ Yes ☒ No

3. Account string has been verified/confirmed.

☒ Yes ☐ No

Additional Discussion (if needed)

Money is being re-appropriated to the approved projects in fund 2200.

Citywide Business Plan (CWBP) Impact

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

Prior Legislation

N/A

Service Level Impacts

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

redevelopment and rehabilitation of the area of the City in which the Project Site is located; and (vi) furthers the City's policy of encouraging economic stability and growth;

Other Impacts

1. What will be the potential health impacts to any affected groups?
N/A
2. How have those groups been engaged and involved in the development of this ordinance?
N/A
3. How does this legislation contribute to a sustainable Kansas City?
WHEREAS, the project serves a predominantly public municipal purpose because, without limitation, completion of the project (i) enhances the tax base of the Project Site; (ii) retains and generates jobs; (iii) promotes economic development in the area of the City in which the Project Site is located, and promotes consideration of areas of the City that the City Council has determined to be blighted as a location for business operations; (iv) results in generation of tax revenues to the City from the conduct of business and other activities in the City that would not otherwise occur; (v) serves as a catalyst for additional investment in and further redevelopment and rehabilitation of the area of the City in which the Project Site is located; and (vi) furthers the City's policy of encouraging economic stability and growth
4. Does this legislation create or preserve new housing units?
Yes (Press tab after selecting)

Total Number of Units 671
Number of Affordable Units 365
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:
A Notice to Proceed will be issued for each developer upon the approval of CREO's CUP/LOI.
6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

Click or tap here to enter text.

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

Yes(Press tab after selecting)

In an effort to prevent disclosure of confidential information, a separate communication will be provided to City Council members to reflect the top three proposers for the RFP/Q.



File #: 250448

ORDINANCE NO. 250448

Sponsor: Director of City Planning and Development Department

Vacating approximately 0.14 acres of street right-of-way in Zoning District R-7.5 generally located on East 52nd Terrace approximately 1050 feet west of Dr. Martin Luther King Jr. Boulevard; and directing the City Clerk to record certain documents. (CD-ROW-2025-00005)

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 8th day of April, 2025, a petition was filed with the City Clerk of Kansas City by Richard Shafer for the vacation of a tract of land being part of a road easement as established April 29th, 1958, and recorded in Book B-5089 at Page 729, in the West half of the Northwest Quarter of Section 36, Township 49 North, Range 33 West, of the Fifth Principal Meridian, in Kansas City, Jackson County, Missouri, said Tract being more particularly described by Joseph H. McLaughlin, PLS - 2012018392, with BHC, MO CLS 2006009875-F, by metes and bounds as follows: (Note: For coarse orientation the bearings in this description are based on the East line of said West half of Northwest Quarter of the Northwest Quarter of said Section 36 having a bearing of South 02° 17' 29" West as reference to the Missouri State Plane Coordinate System, West Zone, NAD 83.) COMMENCING at the Southwest corner of Lot 11, EASTWOOD TERRACE, a subdivision of land recorded April 16, 1928 as document number 1928K0379245, located in the City of Kansas City, Jackson County, Missouri; Thence North 87° 32' 02" West, 20.00 feet, on the westerly prolongation of the North Right-of-Way line of 52nd Street (as platted), to the East line of the

West half of said Northwest Quarter of the Northwest Quarter of said Section 36, said line also being the East line of a parcel of land recorded in Warranty Deed, filed March 28th, 2018, as Instrument Number 2018E0025888; Thence North 02° 17' 29" East, 5.00 feet, on said East line of said parcel, to the Northeast corner of an existing Road Easement recorded as KURT KELLER'S INC. in Book B-5089, page 729; Thence North 87° 33' 11" West, 49.33 feet, on the North line of said Road Easement to the POINT OF BEGINNING of said Tract herein described; Thence Southwesterly on a tangent curve, having a Radius of 60.00 feet to the left, concave to the South, an arc length of 84.20 feet, said curve having with a chord bearing of South 52° 14' 38" West, and a chord distance of 77.46 feet, to a point on the South line of said Road Easement; Thence North 87° 33' 11" West, 105.35 feet, on said South line, to the Southwest corner of said Road Easement; Thence North 02° 26' 49" East, 50.00 feet, on the West line of said Road Easement, to the Northwest Corner of said Road Easement; Thence South 87° 33' 11" East, 164.51 feet, on the North line of said Road Easement, to the POINT OF BEGINNING, said Tract containing 5995 square feet or 0.1376 acres. Said petition gives the distinct description of the street to be vacated, and also the names of the persons and corporations owning or claiming to own the property fronting thereon, and that the consent of the persons and corporations owning or claiming to own three-fourths of the front feet of the property immediately adjoining said street has been obtained in writing, that said consent has been acknowledged as deeds are acknowledged, and was duly filed with the petition for such vacation in the City Clerk's Office.

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

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

Section 4. That a tract of land being part of a road easement as established April 29th, 1958, and recorded in Book B-5089 at Page 729, in the West half of the Northwest Quarter of Section 36, Township 49 North, Range 33 West, of the Fifth Principal Meridian, in Kansas City, Jackson County, Missouri, said Tract being more particularly described by Joseph H. McLaughlin, PLS - 2012018392, with BHC, MO CLS 2006009875-F, by metes and bounds as follows: (Note: For coarse orientation the bearings in this description are based on the East line of said West half of Northwest Quarter of the Northwest Quarter of said Section 36 having a bearing of South 02° 17' 29" West as reference to the Missouri State Plane Coordinate System, West Zone, NAD 83.) COMMENCING at the Southwest corner of Lot 11, EASTWOOD TERRACE, a subdivision of land recorded April 16, 1928 as document number 1928K0379245, located in the City of Kansas City, Jackson County, Missouri; Thence North 87° 32' 02" West, 20.00 feet, on the westerly prolongation of the North Right-of-Way line of 52nd Street (as platted), to the East line of the West half of said Northwest Quarter of the Northwest Quarter of said Section 36, said line also being the East line of a parcel of land recorded in Warranty Deed, filed March 28th, 2018, as Instrument Number 2018E0025888; Thence North 02° 17' 29" East, 5.00 feet, on said East line of said parcel, to the Northeast corner of an existing Road Easement recorded as KURT KELLER'S INC. in Book B-5089, page 729; Thence North 87° 33' 11" West, 49.33 feet, on the North line of said Road Easement to the POINT OF BEGINNING of said Tract herein described; Thence Southwesterly on a tangent curve, having a Radius of 60.00

feet to the left, concave to the South, an arc length of 84.20 feet, said curve having with a chord bearing of South 52° 14' 38" West, and a chord distance of 77.46 feet, to a point on the South line of said Road Easement; Thence North 87° 33' 11" West, 105.35 feet, on said South line, to the Southwest corner of said Road Easement; Thence North 02° 26' 49" East, 50.00 feet, on the West line of said Road Easement, to the Northwest Corner of said Road Easement; Thence South 87° 33' 11" East, 164.51 feet, on the North line of said Road Easement, to the POINT OF BEGINNING, said Tract containing 5995 square feet or 0.1376 acres be and the same is hereby vacated, and subject to the following conditions:

1. That the applicant shall retain all utility easements and protect facilities required by Every.

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.

..end

Approved by the City Plan Commission:

Sara Copeland, FAICP
Secretary

Approved as to form:

Sarah Baxter
Senior Associate City Attorney

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 #: 250448

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 approximately 0.14 acres of street right-of-way in Zoning District R-7.5 (Residential) generally located on East 52nd Terrace approximately 1050 feet west of Dr. Martin Luther King Jr. Boulevard and directing the City Clerk to record certain documents. (CD-ROW-2025-00005)

Discussion

The street proposed for vacation is an unimproved right-of-way that currently dead-ends approximately 1,050 feet west of Dr. Martin Luther King Jr. Boulevard. The applicant is proposing to dedicate a cul-de-sac at the terminus of East 52nd Terrace, allowing vehicles to turn around.

During the Final Plat review, it was determined that right-of-way for East 52nd Terrace had previously been dedicated to the City; however, no record of its vacation was found. Additionally, the City's GIS system (Parcel Viewer) does not show it as active public right-of-way. This vacation application is intended to formally vacate the unimproved street.

Everygy has private utilities located within the public right-of-way and has requested that an easement be retained over the vacated area. No other utility company, private or public, has utilities within the right-of-way.

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 vacation of Right-of-Way.
.
3. How does the legislation affect the current fiscal year?

Not applicable as this is an ordinance authorizing the vacation of Right-of-Way.

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 Right-of-Way.

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. | <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)

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

Case No. CD-CPC-2021-00018 – Ordinance 210507, approved by City Council on June 16, 2021, approved a rezoning of an area of about 24.24 acres located at 5928 East 52nd Terrance from District R-7.5 to District MPD (Master Planned Development) and approved the MPD preliminary development plan for the “Halo Village”.

Case No. CD-CPC-2022-00055 – Ordinance 220656, approved by City Council on August 11, 2022, approved a preliminary plat in District MPD (Master Planned Development) on about 24.24 acres generally located at East 52nd Terrace and Belmont Avenue.

Case No. CD-CPC-2021-00139 – On September 7, 2021, the City Plan Commission approved a MPD Final Plan in District MPD on about 24.24 acres generally located at East 52nd Terrace and Belmont Avenue.

Case No. CLD-FnPlat-2022-00021– Ordinance 221053, approved by City Council on December 15, 2022, approved a Final Plat in District MPD (Master Planned Development) on about 24.24 acres generally located at East 52nd Terrace and Belmont Avenue. **This Final Plat has not been recorded as of the publication of this Staff Report.**

Service Level Impacts

Not applicable as this is an ordinance authorizing the vacation of Right-of-Way.

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 Right-of-Way.
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 Right-of-Way.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this is an ordinance authorizing the vacation of Right-of-Way.
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 Right-of-Way.
Not applicable as this is an ordinance authorizing the vacation of Right-of-Way.

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 Right-of-Way.

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 Right-of-Way.

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

No(Press tab after selecting)



File #: 250449

ORDINANCE NO. 250449

Sponsor: Director of City Planning and Development Department

Vacating approximately 1.25 acres of street right-of-way in Zoning District MPD generally located on White Avenue approximately 1250 feet north of East 56th Street; and directing the City Clerk to record certain documents. (CD-ROW-2025-00004)

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 8th day of April, 2025, a petition was filed with the City Clerk of Kansas City by Richard Shafer for the vacation of a tract of land being part of White Avenue, established by road record, recorded April 4th, 1898, in Book 5 at Page 589, in the West half of the Northwest Quarter of Section 36, Township 49 North, Range 33 West, of the Fifth Principal Meridian, in Kansas City, Jackson County, Missouri, being more particularly described by Joseph H. McLaughlin, PLS - 2012018392, with BHC, MO CLS 2006009875-F, by metes and bounds as follows: (Note: For coarse orientation the bearings in this description are based on the West line of said Northwest Quarter, having a bearing of South 02° 17' 04" West as reference to the Missouri State Plane Coordinate System, West Zone, NAD 83.) COMMENCING at the Northwest corner of said Northwest Quarter, monumented by a 0.5 foot by 0.3 foot stone, per Certified Land Corner, Document 600-59385 found from ties referenced by Susan Magierowski LS 2213; Thence South 02° 17' 04" West, 1722.38 feet, on the West line of said Northwest Quarter, to the Southwest corner of a parcel of land recorded in Warranty Deed, filed March 28th, 2018, as Instrument

Number 2018E0025888; Thence South 87° 31' 49" East, 639.70 feet, on the South line of said parcel, to the West Right-of-Way line of White Avenue as now established and the POINT OF BEGINNING of said Tract herein described; Thence North 02° 17' 04" East, 917.38 feet, on said West Right-of-Way line, to the North Right-of-Way line of White Avenue; Thence South 87° 31' 49" East, 489.00 feet, on said North Right-of-Way line; Thence South 02° 17' 04" West, 40.00 feet, to the South Right-of-Way line of said White Avenue; Thence North 87° 31' 49" West, 449.00 feet, on said South Right-of-Way line; Thence South 02° 17' 04" West, 877.38 feet, to the South line of said parcel; Thence North 87° 31' 49" West, 40.00 feet, on said South line to the POINT OF BEGINNING, said Tract containing 54,655 square feet or 1.2547 acres. Said petition gives the distinct description of the street to be vacated, and also the names of the persons and corporations owning or claiming to own the property fronting thereon, and that the consent of the persons and corporations owning or claiming to own three-fourths of the front feet of the property immediately adjoining said street has been obtained in writing, that said consent has been acknowledged as deeds are acknowledged, and was duly filed with the petition for such vacation in the City Clerk's Office.

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

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

Section 4. That a tract of land being part of White Avenue, established by road record, recorded April 4th, 1898, in Book 5 at Page 589, in the West half of the Northwest Quarter of Section 36, Township 49 North, Range 33 West, of the Fifth Principal Meridian, in Kansas City, Jackson County, Missouri, being more particularly described by Joseph H. McLaughlin, PLS - 2012018392, with BHC, MO CLS 2006009875-F, by metes and bounds as follows: (Note: For coarse orientation the bearings in this description are based on the West line of said Northwest Quarter, having a bearing of South 02° 17' 04" West as reference to the Missouri State Plane Coordinate System, West Zone, NAD 83.) COMMENCING at the Northwest corner of said Northwest Quarter, monumented by a 0.5 foot by 0.3 foot stone, per Certified Land Corner, Document 600-59385 found from ties referenced by Susan Magierowski LS 2213; Thence South 02° 17' 04" West, 1722.38 feet, on the West line of said Northwest Quarter, to the Southwest corner of a parcel of land recorded in Warranty Deed, filed March 28th, 2018, as Instrument Number 2018E0025888; Thence South 87° 31' 49" East, 639.70 feet, on the South line of said parcel, to the West Right-of-Way line of White Avenue as now established and the POINT OF BEGINNING of said Tract herein described; Thence North 02° 17' 04" East, 917.38 feet, on said West Right-of-Way line, to the North Right-of-Way line of White Avenue; Thence South 87° 31' 49" East, 489.00 feet, on said North Right-of-Way line; Thence South 02° 17' 04" West, 40.00 feet, to the South Right-of-Way line of said White Avenue; Thence North 87° 31' 49" West, 449.00 feet, on said South Right-of-Way line; Thence South 02° 17' 04" West, 877.38 feet, to the South line of said parcel; Thence North 87° 31' 49" West, 40.00 feet, on said South line to the POINT OF BEGINNING, said Tract containing 54,655 square feet or 1.2547 acres be and the same is hereby vacated, subject to the following condition:

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..end
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Sara Copeland, FAICP
Secretary

Sarah Baxter
Senior Associate City Attorney

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.

My term expires _____, 20____.

IN RECORDER'S OFFICE

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.

By _____
Deputy



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250449

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 approximately 1.25 acres of street right-of-way in Zoning District MPD (Master Planned Development) generally located on White Avenue approximately 1250 feet north of East 56th Street and directing the City Clerk to record certain documents. (CD-ROW-2025-00004)

Discussion

The street proposed for vacation is an unimproved right-of-way that currently dead-ends approximately 1,250 feet north of East 56th Street. White Avenue has been gated off by a third party property owner roughly 750 feet north of East 56th Street, making the unimproved section inaccessible.

During the Final Plat review, it was determined that right-of-way for White Avenue had previously been dedicated to the City; however, no record of its vacation was found. Additionally, the City's GIS system (Parcel Viewer) does not show it as active public right-of-way. This vacation application is intended to formally vacate the unimproved street.

Evergy has private utilities located within the public right-of-way and has requested that an easement be retained over the vacated area. No other utility company, private or public, has utilities within the right-of-way.

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 vacation of Right-of-Way.

3. How does the legislation affect the current fiscal year?
Not applicable as this is an ordinance authorizing the vacation of Right-of-Way.
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 Right-of-Way.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
[Click or tap here to enter text.](#)

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

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

Citywide Business Plan (CWBP) Impact

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



Prior Legislation

Case No. CD-CPC-2021-00018 – Ordinance 210507, approved by City Council on June 16, 2021, approved a rezoning of an area of about 24.24 acres located at 5928 East 52nd Terrance from District R-7.5 to District MPD (Master Planned Development) and approved the MPD preliminary development plan for the “Halo Village”.

Case No. CD-CPC-2022-00055 – Ordinance 220656, approved by City Council on August 11, 2022, approved a preliminary plat in District MPD (Master Planned Development) on about 24.24 acres generally located at East 52nd Terrace and Belmont Avenue.

Case No. CD-CPC-2021-00139 – On September 7, 2021, the City Plan Commission approved a MPD Final Plan in District MPD on about 24.24 acres generally located at East 52nd Terrace and Belmont Avenue.

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Service Level Impacts

Not applicable as this is an ordinance authorizing the vacation of Right-of-Way.

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 Right-of-Way.
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 Right-of-Way.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this is an ordinance authorizing the vacation of Right-of-Way.
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 Right-of-Way.

Not applicable as this is an ordinance authorizing the vacation of Right-of-Way.

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 Right-of-Way.

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 Right-of-Way.

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

No(Press tab after selecting)



File #: 250450

ORDINANCE NO. 250450

Sponsor: Director of City Planning and Development Department

Approving a major amendment to a previously approved development plan on about .9 acres in District B1-1 generally located at 1307 W. 79th Street to allow for two new commercial buildings. CD-CPC-2025-00041

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District B1-1 (Neighborhood Business 1) generally located at 1307 W. 79th Street , and more specifically described as follows:

Beginning at the Northeast corner of said Lot 27, said point also being the intersection of the South right-of-way line of W. 79th Street, as now established and the West right-of-way line of Mercier Street, as now established; thence S 2°14'25" W, along the East line of said Lots 27 thru 30 and the West right-of-way line of said Mercier Street, a distance of 398.28 feet, to the Southeast corner of said Lot 30; thence N 86°56'47" W, along the South line of said Lot 30, a distance of 200.00 feet, to the Southwest corner thereof, said point also being on the East right-of-way line of Ward Parkway, as now established; thence N 2°14'25" E, along the West line of said Lots 30 thru 28 and the East right-of-way line of said Ward Parkway, a distance of 286.44 feet, to the Southernmost corner of a tract of land described in the Warranty Deed to Kansas City recorded as Document No. B222998, in Book B-5048, at Page 427; thence Northeasterly, along the East line of said Tract, said being on a curve to the right, having an initial tangent bearing of N 29°14'03" E and a radius of 582.79 feet, an arc distance of 133.31 feet, to a point on the North line of said Lot 27, said point also being on the South right-of-way line of said W. 79th Street; thence S 86°54'54" E, along the North line of said Lot 27 and the South right-of-way line of said W. 79th Street, a distance of 126.48 feet to the Point of Beginning, containing 1.7420 acres, more or less.

is hereby approved, subject to the following conditions:

1. Any fencing installed on the north, south, or west property lines is subject to 88-323-02-D.2.
2. No detailed sign plan was provided. All signage must comply with 88-445. Inspector to verify.

3. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping and street trees required of the approved plan have been installed in accordance with the plan and are healthy prior to a certificate of occupancy.
4. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to a certificate of occupancy.
5. Building plans submittal shall meet the requirements of the Kansas City Building and Rehabilitation Code in effect at the time of submission.
6. 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.
7. Per 88-425-13, alternative compliance from the interior landscaping standards is granted by relocating trees and shrubs, per the approved landscape plan.
8. Trash containers, dumpsters, trash compactors, and recycling bins associated with both project phases shall comply with 88-425-08, as identified in building plans/permits.
9. Prior to issuance of any certificate of occupancy, the applicant shall submit and gain approval of a final plat in accordance with the preliminary plat.
10. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1)
11. 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)
12. Fire hydrant distribution shall follow IFC 2018 Table C102.1.
13. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC 2018 § 507.1)
14. Required Fire Department access roads shall be an all-weather surface. (IFC

2012: § 503.2.3) (No Grass Pavers Allowed)

15. 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)
16. 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)
17. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC 2018: § 503.2.4)
18. Ward Parkway is classified as a parkway. 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 the developer shall obtain a variance from the Board of Zoning Adjustment prior to obtaining a building permit.
19. Prior to construction adjacent to a Parks and Recreation jurisdictional streets and/or parks, the developer shall obtain a Parks and Recreation permit for storage and restoration within a park or a Parks and Recreation jurisdictional street. Permits are required for construction and site preparation, including but not limited to the installation of construction trailers, stockpiling of materials or equipment, and construction of roads and utility cabinets/meters.
20. The developer shall submit plans to the 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 streetlighting) on the Parks jurisdictional streets and construct improvements and 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.
21. 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 boulevards and parkways, which are Parks and Recreation jurisdictional streets. 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.

22. The developer shall be responsible for tree preservation in an easement or platted tract, mitigation planting, or payment of cash in lieu of preservation or mitigation planting, or any combination thereof in accordance with 88-424. Should the developer choose to pay cash in lieu of preservation or mitigation of all or a portion of the required area, the amount due shall be based upon the rate specified in 88-424. This requirement shall be satisfied prior to issuance of a certificate of occupancy, or prior to the recording of the final plat, whichever occurs first.
23. 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.
24. 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.
25. The developer shall integrate into the existing streetlight system any relocated streetlights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.
26. 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.
27. The developer shall submit plans to the Land Development Division and obtain permits to construct sidewalks along the platted frontage of Ward Parkway, W. 79th Street and Mercier Street. In addition the developer shall construct associated ADA ramps at the proposed entrance drives as necessary for the type of drive approach.
28. The developer shall 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 the owner/developer shall be responsible for all costs associated with subordination activities now and in the future.
29. The developer shall submit a letter to the Land Development Division from a licensed civil engineer, licensed architect, or licensed landscape architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in

disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64, Code of Ordinances, for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, and gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate of occupancy permits.

30. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
31. 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.
32. Abandonment of services shall be performed under a kill or a disconnect permit in the following manner:
 - (a) On tap service connections, the corporation stop shall be uncovered, the corporation stop turned off, the service line disconnected, and the threads cut off of the corporation. All curb boxes, meter tiles and backflow preventer vaults whether on public or private property, shall have all rings, covers, and lids removed, wall casings removed or broken down to a minimum of one foot below grade. The backflow vault shall be backfilled with sand, clean fill or an approved material.
 - (b) On branch service connections, the abandonment shall be performed in a manner specified by the Kansas City Water Services Department. Service lines shall be exposed at the main and the Kansas City Water Services Department called for an inspection. At this point the Kansas City Water Services Department will advise either how to kill, or take over the kill. Normally the licensed master plumber will be required to remove any tee or tap and associated valves and install a section of ductile iron pipe and solid sleeves in accordance with the standards and specifications for water main extensions as published by the Kansas City Water Services Department.
33. 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, by making application for a minor subdivision and submitting and recording a lot consolidation plat or replatting the property.

34. The developer shall submit a macro storm drainage study with the first plat or phase, from a Missouri licensed civil engineer to the Kansas City Water Services Department showing compliance with current adopted standards in effect at the time of submission, including water quality BMP's, to the Kansas City Water Services Department for review and acceptance for the disturbed area, and submit a micro storm drainage study with each subsequent plat or phase showing compliance with the approved macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a building permit, whichever occurs first as required by the Kansas City Water Services Department.
35. The developer shall obtain the executed and recorded City approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting.
36. 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.
37. 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.
38. The developer shall secure permits to connect to public 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.
39. The developer shall grant a BMP easement to the City as required by the Kansas City Water Services Department, prior to recording the plat or issuance of any building permits.
40. The developer shall enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by the Kansas City Water Services Department, prior to recording the plat. Storm detention areas that serve more than one lot must be platted in a separate detention tract.
41. The developer shall provide private storm drainage easements for any private

mains prior to issuance of any building permits.

42. The developer shall provide covenants to maintain private storm sewer mains acceptable to the Kansas City Water Services Department for any private storm sewer mains prior to the issuance of any building permits.

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

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

..end

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

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: Click or tap here to enter TMP-#.

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Approving a major amendment to a previously approved development plan on about .9 acres to allow for two new commercial buildings in District B1-1, generally located at 1307 W 79th St. CD-CPC-2025-00041

Discussion

Development plans allow for the City Council to review projects proposing significant development, to determine whether such plans further the purposes of the zoning and development code and other City plans or policies. In 2020, three companion cases (area plan amendment, rezoning, and development plan) were approved to redevelop the Fareway Meat Market site (1307 W 79th St and 7918 - 7924 Mercier St). This redevelopment will include the construction of two commercial buildings and a redesigned parking lot.

City Council Key Points

- Major amendment to a previously approved development plan for the Fareway Meat Market redevelopment site.
- Development Plan proposes two commercial buildings.
- The proposed project amends a previously approved development plan for increasing the vehicular use area to accommodate larger loading zones by 24% and increasing total building sizes by 38%.
- There was no public testimony presented at the City Plan Commission public hearing.
- City Staff = Approval, Subject to Conditions.
- City Plan Commission = Approval, Subject to 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 requesting to amend a previously approved development plan.
3. How does the legislation affect the current fiscal year?
Not applicable – as this is an ordinance requesting to amend a previously approved development plan.
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 requesting to amend a previously approved development plan.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
The proposed projects approves the construction of two commercial buildings, which may generate revenue.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

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

CD-CPC-2020-00132 APPROVED

A request to approve a two-phase Development Plan for "Fareway Market" on about 1.68 acres located at 1301 W 79th St, or generally located at the southeast corner of W 79th St and Ward Parkway. *Plan expiration extended on 09/04/2024.

200935 APPROVED

Approving a major amendment to a development plan to allow for a parking lot as Phase 1 to the existing approved development plan in District B1-1 on about 1.68 acres generally located southwest of the intersection of Ward Parkway and W. 79th St (CD-CPC-2020-00132)

200014 APPROVED

Rezoning an area of about 1.68 acres generally located southwest of the intersection of Ward Parkway and W. 79th St from Districts B1-1 and R-6 to District B1-1, and approving a development plan for the proposed McGonigle's Expansion Plan for two commercial buildings (CD-CPC-2019-00196 and 199)

200155 APPROVED

Acknowledging receipt of a restrictive covenant delivered by the owners of certain real property generally located southwest of the intersection of Ward Parkway and W. 79th Street imposing certain restrictions on the property for the mutual benefit of the City and present and future owners and directing the recording of this Resolution by the City Clerk.

CD-BZA-2020-00083 APPROVED

A request to approve a setback and vehicular use area variance to the Boulevard and Parkway Standards for the Fareway Meat Market project on about 1 acre generally located at the southeast corner of W 79th St and Ward Parkway.

170167 APPROVED

Rezoning an area of approximately 0.75 acres generally located at the southeast corner of W. 79th Street and Ward Parkway from Districts R-6 and B1-1 to District B1-1, and approving a development plan for the same area to permit an existing food and beverage retail sales establishment (14768-P and 14768-P1).

170168 APPROVED

Amending the Waldo Area Plan on an approximately 0.25-acre tract of land, generally located at the southeast corner of W. 79th St and Ward Parkway, by changing the recommended land use from low-density residential to retail/office (256.S-5).

CICO-201810585 APPROVED

Certificate of Occupancy for change of use from single family to business at 7910 Mercier St (the house just south of the original McGonigle's Market structure).

16-0453998-503667 RESOLVED

The zoning code violation case which generated the above-mentioned rezoning, area plan amendment, development plan, and subsequent permits for McGonigle's Market and house just to the south.

Service Level Impacts

None.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable – as this is an ordinance requesting to amend a previously approved development plan.
2. How have those groups been engaged and involved in the development of this ordinance?
Public engagement as required by 88-505-12 does apply to this request. The applicant hosted a meeting on 04/23/2025. A summary of the meeting is attached to the City Plan Commission staff report.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable – as this is an ordinance requesting to amend a previously approved development plan.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

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 #: 250451

ORDINANCE NO. 250451

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 25 acres generally located at the northwest corner of Northwest Old Tiffany Springs Road and North Amity Avenue from District M2-3 to District R-80 to allow for the construction of a single-family house. (CD-CPC-2025-00045)

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-1490, rezoning an area of about 25 acres generally located at the northwest corner of Northwest Old Tiffany Springs Road and North Amity Avenue from District M2-3 (Manufacturing) to District R-80 (Residential), said section to read as follows:

Section 88-20A-1490. That an area legally described as:

Tract 1: All that part of the Northwest Quarter of Section 2, Township 51, Range 34, Kansas City, Platte County, Missouri, described as follows; Beginning at a point, said point being the center of said Section 2, thence West along the South line of said Northwest Quarter a distance of 520 feet to a point, said point being the true point of beginning of the tract to be herein described; thence continuing West along the South line of said Northwest Quarter a distance of 801.4 feet, more or less to a point, said point being the Southwest corner of the East 65 acres of said Northwest Quarter, thence North along the West line of said East 65 acres, a distance of 1075.3 feet, more or less, to a point, said point being the Northwest corner of the South Half of the East 65 acres of said Northwest Quarter; thence East along the North line of the South Half of the East 65 acres of said Northwest Quarter a distance of 1310.2 feet, more or less, to a point, said point being on the North and South centerline of said Section 2 and 1089.2 feet, more or less, North of the center thereof; thence South along said North and South centerline, a distance of 589.2 feet, more or less, to a point, said point being 500 feet North of the center of said Section 2; thence West a distance of 520 feet more or less, to a point, said point being 500 feet due North of the true point of beginning; thence South a distance of 500 feet to the true point of beginning, except part in roadways.

is hereby rezoned from District M2-3 (Manufacturing) to District R-80 (Residential), all as shown outlined on a map marked Section 88-20A-1490, 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.

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 #: 250451

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 25 acres generally located at the northwest corner of Northwest Old Tiffany Springs Road and North Amity Avenue from District M2-3 (Manufacturing) to District R-80 (Residential). (CD-CPC-2025-00045).

Discussion

The applicant is proposing to rezone the subject property from district M2-3 (Manufacturing) to district R-80 (Residential). The applicant has requested the rezoning to allow for the construction of a single-family house. City Staff reviewed and approved the single-family house in error. In a M2-3 zoning district, a single-family house is prohibited. The permits division has issued an at-risk permit, in order to continue construction of the house, pending the outcome of this rezoning case.

The applicant hosted a virtual public engagement meeting on April 14, 2025. None of the residents that were sent notification attended the meeting. The applicant team waited for 65 minutes before ending the meeting. Staff did receive one call from an adjacent neighbor who had questions. Once staff explained that the rezoning was for a single-family house, the neighbor had no concerns about the request. The neighbor did state that they didn't know the property was zoned for industrial uses.

Staff recommended approval of the rezoning request. There was no public testimony at the City Plan Commission. The City Plan Commission recommended approval.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
Not applicable as this is an ordinance authorizing a rezoning of land.

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

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

There is no prior legislation that pertains to the rezoning of this property. However, there was a plan approved in error, which is plan number CRBR-2024-22283.

Service Level Impacts

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

Other Impacts

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

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

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

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

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

No(Press tab after selecting)

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

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

No(Press tab after selecting)



File #: 250452

ORDINANCE NO. 250452

Sponsor: Director of City Planning and Development Department

Approving a major amendment to a development plan on about 23 acres in Districts M1-5 and US generally located on the south side of Northeast Parvin Road, approximately 280 feet west of North Corrington Avenue, allowing for the expansion of an existing outdoor vehicle staging lot and limited use manufacturing. (CD-CPC-2025-00047)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in Districts M1-5 (Manufacturing) and US (Underground Space) generally located on the south side of Northeast Parvin Road, approximately 280 feet west of North Corrington Avenue, and more specifically described as follows:

Part of Tract A, of HUNT MIDWEST COMMERCE CENTER DISTRICT III - SECOND PLAT, a subdivision of land located in the Southeast Quarter of Section 4 and Northeast Quarter of Section 9, Township 50 North, Range 32 West in the 5th Principal Meridian in Kansas City, Clay County, Missouri recorded March 17, 2020 as Instrument Number 2020008185 in Book I at Page 96.2 in the Office of Recorder of Deeds, Clay County, Missouri being bounded and described by or under the direct supervision of Jason S Roudebush, P.L.S. 2002014092, as follows: Commencing at the Southwest corner of Tract 3B, of HUNT MIDWEST COMMERCE CENTER DISTRICT III - FIRST PLAT, CERTIFICATE OF SURVEY, a Minor subdivision of land in said Kansas City recorded October 24, 2008 as Instrument Number 2008036690 in Book G at Page 170 in said Office of Recorder of Deeds, Clay County Missouri, also being the Northwest corner of Tract 3A of said HUNT MIDWEST COMMERCE CENTER DISTRICT III — FIRST PLAT, CERTIFICATE OF SURVEY, also being a point on the Easterly line of BENNINGTON CREST, a subdivision of land in said Kansas City recorded April 18, 1988 as Instrument Number G4427 in Book 23 at Page 60 in said Office of Recorder of Deeds, Clay County, Missouri; thence North 04°52'10" West, on said Easterly line, also being the Westerly line of said Tract 3B, a distance 316.42 feet to the Northwest corner of said Tract 3B, also being the Southwest corner of said Tract A; thence North 04°52'10" West on said Easterly line also being the Westerly line of said Tract A, a distance of 222.80 feet to the Point of Beginning of the tract of land to be herein described; thence continuing North 04°52'10" West on said Easterly line and said Westerly line, 9.55 feet;

thence North 35°18'36" East on said Easterly line and said Westerly line, 290.76 feet; thence North 17°38'51" East, on said Easterly line and said Westerly line, 178.87 feet to the Northwest corner of said Tract A, also being the Northeast corner of said BENNINGTON CREST, also being a point on the Existing Southerly right-of-way line of NE. Parvin Road, as now established; thence South 66°02'06" East, on said Existing Southerly right-of-way line, also being the Northerly line of said Tract A, a distance 191.80 feet to the Northeast corner of said Tract A, also be the Northwest corner of Lot 1, of said HUNT MIDWEST COMMERCE CENTER DISTRICT III — SECOND PLAT; thence South 23°57'54" West, on the Easterly line of said Tract A, also being the Westerly line of said Lot 1, a distance of 402.93 feet to the Southwest corner of said Lot 1, also being a point on the Northerly line of Lot 2, of said HUNT MIDWEST COMMERCE CENTER DISTRICT III — SECOND PLAT also being a point on a centerline 30.00 feet wide Sanitary Sewer Easement established by said HUNT MIDWEST COMMERCE CENTER DISTRICT III — SECOND PLAT; thence North 66°02'06" West, on said Easterly line and said Northerly line and said centerline, 44.00 feet to the Northwest corner of said Lot 2; thence leaving said Easterly line, North 66°02'06" West, on said centerline, 46.03 feet; thence South 87°04'20" West on said centerline, 151.00 feet to the Point of Beginning. Containing 80,720 square feet or 1.85 acres, more or less. All lying above the top of the Winterset Ledge of Limestone Rock. Also known as "Tract A-1" on Minor Subdivision Type 2 Lot Split recorded June 10, 2024 as Document No. 2024012548, in Book J, Page 45.2. TRACT 2: Lot 1 and Lot 3, HUNT MIDWEST COMMERCE CENTER DISTRICT III - SECOND PLAT, a subdivision in Kansas City, Clay County, Missouri, according to the plat thereof recorded March 17, 2020 in Plat Book I, Page 96.2. All lying above the top of the Winterset Ledge of Limestone Rock.

is hereby approved, subject to the following conditions:

1. Prior to issuance of the certificate of occupancy for each lot within the plat the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy.
2. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.
3. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to a certificate of occupancy.

4. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
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. Building plans submittal shall meet the requirements of the Kansas City Building and Rehabilitation Code in effect at the time of submission.
7. 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.
8. Required Fire Department access roads shall be an all-weather surface. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed)
9. 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)
10. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
11. 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)
12. 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)
13. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
14. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. (IFC-2018: § 503.2.5)
15. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks and Recreation Department's Forestry Division prior to beginning work in the public right-of-way.
16. The developer shall be responsible for tree preservation in an easement or platted tract, mitigation planting, or payment of cash-in-lieu of preservation or mitigation

planting, or any combination thereof in accordance with 88-424. Should the developer choose to pay cash-in-lieu of preservation or mitigation of all or a portion of the required area, the amount due shall be based upon the rate specified in 88-424. This requirement shall be satisfied prior to issuance of a certificate of occupancy, or prior to the recording of the final plat, whichever occurs first.

17. The developer has petitioned for the vacation of N. Winchester Avenue as shown on the development plan (Ordinance No. 241056). Developer must decommission street lighting and relocate sewers as required by the Departments of Public Works, Water Services, and Development Services prior to recording of the final plat.
18. The developer shall submit a letter to the Land Development Division from a licensed civil engineer, licensed architect, or licensed landscape architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64, Code of Ordinances, for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, and gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate of occupancy permits.
19. 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.
20. 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.
21. 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.
22. 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.

23. The developer shall submit water main abandonment plans for abandoning approximately 700' of the existing 8" DIP water main and related fire hydrants in N. Winchester Avenue. The plans shall follow all Kansas City Water rules and regulations and shall be reviewed and contracted (permitted) prior to a building permit issuance or final plat recording.
24. The developer shall submit an updated 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.
25. 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. 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. The developer must grant a BMP easement to the City as required by the Kansas City Water Services Department, prior to issuance of any building permits.
26. 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.
27. The developer shall grant a BMP easement to the City as required by the Kansas City Water Services Department prior to issuance of any building permits.

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

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

..end

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

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250452

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Approving a Major Amendment to a Development Plan on about 23 acres in Districts M1-5 (Manufacturing) and US (Underground Space) generally located on the south side of Northeast Parvin Road, approximately 280 feet west of North Corrington Avenue, allowing for the expansion of an existing outdoor vehicle staging lot and limited use manufacturing. (CD-CPC-2025-00047)

Discussion

The applicant is seeking approval of a Major Amendment to an existing Development Plan in District M1-5/US (Manufacturing/Underground Space) on about 23 acres generally located on the south side of Northeast Parvin Road, approximately 280 feet west of North Corrington Avenue, allowing for the expansion of an existing outdoor vehicle staging lot and limited use manufacturing.

The previously approved Development Plan was required for an industrial development on a M-Zoned site with 10 acres or more. The plan area consisted of two project areas located to the east and west of North Corrington Avenue. The eastern project area repurposed the former Vatterott College building into a limited manufacturing facility to outfit Ford vans, which is operated by Midway Ford. The western project area is used as a vehicle staging lot after the vans have been outfitted. There is an associated security office on this site.

The applicant is proposing to bring 5.83 additional acres into the western project area to allow for additional staging area. This will be directly adjacent to Northeast Parvin Road. No structures are proposed with this expansion.

Landscaping for this project includes street trees and berming along Northeast Parvin Road. Species within this berm include Eastern Redbud Trees, Ivory Silk Japanese Tree Lilac, Japanese Zelkova, Feather Reed Grass, Grey Own Juniper, Holly, and Dense Angelo- Japanese Yew.

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 a development plan on private property.
3. How does the legislation affect the current fiscal year?
Not applicable as this is an ordinance authorizing a development plan on 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 a development plan on 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 a development plan on private property.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

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

Case No. CD-CPC-2023-00023 – Ordinance 230338, approved by City Council on April 20, 2023, approved a Development Plan in Districts M1-5 (Manufacturing and US (Underground Space) on about 17 acres generally located at Northeast Parvin Road and North Corrington Avenue to allow for limited manufacturing and outdoor warehousing, wholesaling, storage and freight movement.

Service Level Impacts

Not applicable as this is an ordinance authorizing a development plan on private property.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this is an ordinance authorizing a development plan on 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 a development plan on private property.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this is an ordinance authorizing a development plan on 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 a development plan on 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 a development plan on 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 a development plan on 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)



File #: 250462

ORDINANCE NO. 250462

Sponsor: Director of City Planning and Development Department

Accepting a Brownfields Cleanup Grant from the U.S. Environmental Protection Agency in the amount of \$4,000,000.00; estimating revenue in the amount of \$4,000,000.00 in the Brownfields Fund; appropriating funds to certain accounts within the Brownfields Fund; and designating requisitioning authority.

WHEREAS, on October 31, 2024, as authorized by Resolution No. 240933, an application for a Brownfields Cleanup Grant (“Grant”) for the remediation of forty-seven vacant Land Bank properties and the former Benson Manufacturing site in the Washington Wheatley neighborhood was submitted to the United States Environmental Protection Agency (“EPA”); and

WHEREAS, on May 16, 2025, EPA announced the award of a Brownfields Cleanup Grant to the City of Kansas City, Missouri in the amount of \$4,000,000.00; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Director of the Department of City Planning and Development is authorized to accept from the EPA a Brownfields Cleanup Grant for the remediation of the 47 Land Bank properties and former Benson Manufacturing site in the Washington Wheatley neighborhood in the total amount of \$4,000,000.00.

Section 2. That revenue in the following account of the Brownfields Fund is estimated in the following amount:

26-2550-640001-476722-G64WWCG	Washington	Wheatley	Multiple
\$4,000,000.00			

Section 3. That \$4,000,000.00 is appropriated from the Unappropriated Fund Balance of the Brownfields Fund to the following accounts:

26-2550-645020-A-G64WWCG	Washington Wheatley Multiple	\$ 336,851.00
26-2550-645020-B- G64WWCG	Washington Wheatley Multiple	<u>3,663,149.00</u>
	TOTAL:	\$4,000,000.00

Section 4. That the Director of the Department of City Planning and Development is designated requisitioning authority for Account No. 26-2550-645020.

..end

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

Tammy L. Queen
Director of Finance

Approved as to form:

Abigail Judah
Assistant City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250462

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

Accepting a Brownfields Cleanup Grant from the U.S. Environmental Protection Agency in the amount of \$4,000,000.00; estimating revenue in the amount of \$4,000,000.00 in the Brownfields Fund; appropriating funds to certain accounts within the Brownfields Fund; and designating requisitioning authority.

Discussion

On May 16, 2025, the U.S. Environmental Protection Agency selected Kansas City to receive a Brownfields Cleanup Grant in the amount of \$4,000,000.00 to remediate properties in the Washington Wheatley neighborhood. The subject properties include forty-seven (47) vacant lots owned by the Land Bank of Kansas City, Missouri and the Kansas City Missouri Homesteading Authority, and the site of the former Benson Manufacturing Company immediately to the north of the vacant lots.

The 47 vacant lots, generally located between 19th St. and 20th Ter., Kansas Ave. to College Ave., were included in the Kansas City Housing Accelerator program in 2024 to promote affordable housing options and eliminate blight. An environmental assessment in October 2024 found lead contamination above residential levels on 84% of the vacant lots. Historic records also suggest that most of the vacant lots contain buried basement and foundations filled with debris. Based on the periods of construction, the debris may contain asbestos-containing materials and other hazardous wastes. The estimated cost of remediation for the vacant lots, including the removal of buried basement and foundations, is approximately \$1,955,486.00

The Benson Manufacturing Site consists of two vacant, city-owned properties located at 3005 E. 18th St. and 1811 Agnes Ave. that comprise a city block of 2.68 acres. Benson Manufacturing Co. produced brass and aluminum products, including aircraft parts, barrels and light fixtures from at least 1936 to the 1970s. The site also hosted other commercial and industrial uses. An environmental assessment report in September 2024 found hydrocarbon contamination in surface soils on approximately 75% of the site at concentrations above residential and non-residential levels, and chlorinated solvents in subsurface soil in one location above residential levels. Metals and hydrocarbon contamination were also identified in groundwater. The investigation also found evidence of extensive buried foundations and debris

to a depth of at least five feet. The estimated cost of remediation is approximately \$2,529,428.00.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
If awarded, grant revenue is to be estimated to a new account within Fund 2550 – Brownfields Revolving Loan; Department 645020 – Brownfield Federal Grants.
3. How does the legislation affect the current fiscal year?
May increase revenues by \$4,000,000.00. No local match or cost share is required.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
One-time potential revenue increase.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
The grant is expected to leverage new public and private investment in the form of new construction of residential, commercial or other improvements, and related infrastructure, all of which may generate future tax revenues. The cleanup of the vacant lots is anticipated to leverage approximately \$6.9 million in new home construction.

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

Res. 240933 authorizing submittal of a brownfields cleanup grant application to EPA.

Service Level Impacts

It is estimated that the \$4 million EPA grant will clean up approximately 6.34 total acres of land, remove health risks and blight, and otherwise help make the subject properties ready for reuse, investment and construction.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Vulnerable populations, environmental justice communities, and current and future residents living or working on or near the vacant lots and Benson Mfg. site will benefit from the cleanup activities performed with grant funds.
2. How have those groups been engaged and involved in the development of this ordinance?
Stakeholders, including non-profits, neighborhood organizations, and interested residents will be informed and invited to provide input concerning remediation activities through local newspaper advertisements, and through other public meetings of the Kansas City Brownfields Initiative and the Kansas City Brownfields Commission.

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

The EPA grant helps to cleanup and reuse vacant, idle and blighted property, and reuse and improve existing infrastructure. Reuse of the vacant lots and former Benson Mfg. site helps the City make more efficient use of its existing investments, increase density, promote public transit, reduce vehicle miles traveled and related carbon emissions, and reduce the overall cost of providing services to residents. Moreover, cleanup and redevelopment of these sites enhances environmental quality, helps to address social inequity and environmental justice issues, and contributes to the economic vitality of the old northeast neighborhoods and the City overall.

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

Yes (Press tab after selecting)

Total Number of Units To be determined.

Number of Affordable Units To be determined.

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.

Please Select (Press tab after selecting)

[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 #: 250469

ORDINANCE NO. 250469

Sponsor: Director of City Planning and Development Department

Accepting a Supplemental Revolving Loan Fund Grant from the U.S. Environmental Protection Agency to increase capitalization of the Kansas City Brownfield Revolving Loan Fund; estimating and appropriating revenue in the amount of \$2,000,000.00 in certain Brownfield Revolving Loan Funds; and authorizing the execution of an amended cooperative agreement with the U.S. Environmental Protection Agency.

WHEREAS, the City accepted a Brownfield Cleanup Revolving Loan Fund (“Brownfield RLF”) grant in 2000 from the U.S. Environmental Protection Agency (“EPA”) in the amount of \$500,000.00 as authorized by Ordinance No. 001210; and

WHEREAS, the City created the Kansas City Brownfield RLF Program to make loans and subgrants of RLF grant funds for the cleanup of Brownfield sites in Kansas City, Missouri; and

WHEREAS, the City in the years 2007, 2010, 2012, 2014, 2015, 2016, 2018, 2019, 2022, 2023 and 2024 accepted additional funding from EPA in a total amount of \$14,483,826.00 to increase capitalization of the Kansas City Brownfield RLF, as authorized by Ordinance Nos. 070894, 100138, 120849 and 140732, Resolution No. 150693, and Ordinance Nos. 160539, 180581, 190633, 190773, 220630, 230488 and 240546 respectively; and

WHEREAS, the Brownfield RLF program is an important source of capital that can be used to provide low-interest, partially-forgivable loans and subgrants to finance the cleanup of abandoned and underutilized properties, and help create jobs and new economic opportunities, especially for economically distressed, historically underserved and disproportionately burdened communities in Kansas City; and

WHEREAS, EPA has selected the City to be awarded an additional Supplemental RLF Grant in the amount of \$2,000,000.00 for the Kansas City Brownfield RLF Program conditioned upon the submittal of an application for funding and the execution of an amendment to EPA Cooperative Agreement No. 4B-97798101 governing use of the funds; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. The Director of the City Planning and Development Department is authorized to apply for and accept a Supplemental Brownfield RLF Grant from the EPA in the amount of \$2,000,000.00.

Section 2. That revenue in the following account of the Brownfields Revolving Loan Fund is estimated in the following amount:

26-2550-640001-476722-G64SBRLF	The Kansas City Supplemental R	\$2,000,000.00
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Section 3. That the sum of \$2,000,000.00 is appropriated from the Unappropriated Fund Balance of the Brownfields Revolving Loan Fund to the following account:

26-2550-645020-A-G64SBRLF	The Kansas City Supplemental R	\$ 226,999.43
26-2550-645020-B-G64SBRLF	The Kansas City Supplemental R	<u>1,773,000.57</u>
	TOTAL:	\$2,000,000.00

Section 4. That the Director of City Planning and Development is authorized to enter into an amended cooperative agreement with the U.S. Environmental Protection Agency governing the use of the grant funds. A copy of the amendment, in substantial form, is on file in the office of the Director of City Planning and Development.

..end

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

Tammy L. Queen
Director of Finance

Approved as to form:

Abigail Judah
Assistant City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250469

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

Accepting a Supplemental Revolving Loan Fund Grant from the U.S. Environmental Protection Agency to increase capitalization of the Kansas City Brownfield Revolving Loan Fund; estimating and appropriating revenue in the amount of \$2,000,000.00 in certain Brownfield Revolving Loan Funds; and authorizing the execution of an amended cooperative agreement with the U.S. Environmental Protection Agency.

Discussion

EPA has selected Kansas City to receive a Brownfields Supplemental RLF Grant of \$2,000,000.00. The funds will be added to an existing federal grant and increase the total awarded capital of the RLF Program to \$16,483,826. The existing grant term ends 09-30-2028 and is expected to be extended to 09-30-32. All grant revenues and activities will be administered by the Department of City Planning and Development. The ordinance estimates revenue in the amount of \$2,000,000.00 and appropriates the same amount, and authorizes the Director of City Planning and Development to amend federal cooperative agreement No. 4B-97798101 with EPA. No matching funds are required for this grant. EPA has requested submission of the new grant application by 6/30/2025.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
If awarded, grant revenue is to be estimated to a new account within Fund 2550 – Brownfields Revolving Loan; Department 645020 – Brownfield Federal Grants.
3. How does the legislation affect the current fiscal year?
May increase revenues by \$2,000,000.00. No local match or cost share is required.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.

One-time potential revenue increase.

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

May generate revenue and potentially generate program income on loans issued with grant revenues through interest earned on loans, loan fees, and return of principal to the Kansas City RLF Program, and interest earned on all program income generated by the RLF. Grant funds will be issued to subrecipients in the form of loans and subgrants for brownfield redevelopment projects which are expected to leverage new public and private investment in the form of new construction of residential, commercial or other improvements, and related infrastructure, all of which may generate future tax revenues.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

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

- ☐ Foster an inclusive environment and regional approach to spur innovative solutions to housing challenges.
- ☐ Ensure all residents have safe, accessible, quality housing by reducing barriers.
- ☐ Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

Prior Legislation

Ordinance Nos. 070894, 100138, 120849 and 140732, Resolution No. 150693, and Ordinance Nos. 160539, 180581, 190633, 190773, 220630, 230488 and 240546.

Service Level Impacts

It is estimated that the \$2.0 million EPA Supplemental Brownfields RLF grant will result in at least one to two new site cleanups completed, approximately 18 acres of formerly contaminated land or 325,000 square feet of formerly contaminated building space becoming ready for reuse, and \$5,700,000 of new investment leveraged for site reuse or redevelopment. Estimates of grant impact are based on key measure data compiled for the Kansas City Brownfields Program.

Other Impacts

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

Vulnerable populations, environmental justice communities and other residents living or working on or near brownfield sites will benefit from the cleanup activities performed with the grant funds accepted by the ordinance.

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

Stakeholders, including non-profits, neighborhood organizations, and interested residents were informed about the EPA Brownfields grant opportunity and the existing Kansas City Brownfields Revolving Loan Fund program through public meetings of the Kansas City Brownfields Commission. Public input is welcomed at all meetings.

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

The EPA Brownfield grant helps cleanup and reuse vacant, idle and blighted properties, usually located in developed areas with existing infrastructure, public safety, schools, parks and other public services. Reuse of these sites helps the City make more efficient use of its existing investments in these services, increase density, promote public transit, reduce vehicle miles traveled and related carbon emissions, and reduce the overall cost of providing services to residents. Moreover, Brownfield site cleanup and redevelopment

enhance environmental quality, help address social inequity and environmental justice issues, and contribute to the economic vitality of the affected areas and the City overall.

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

Total Number of Units To be determined.
Number of Affordable Units To be determined.

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.

Please Select (Press tab after selecting)

[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 #: 250465

ORDINANCE NO. 250465

Sponsor: Director of City Planning and Development Department

Approving a council approved signage plan on about 2,143 acres to allow for various signage to serve KCI 29 Logistics Center in District MPD generally located on the north side of I-29/I-435 at Mexico City Avenue. (CD-CPC-2025-00017)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a council approved signage plan in District MPD (Master Planned Development) generally located on the north side of I-29/I-435 at Mexico City Avenue, and more specifically described as follows:

All of KCI 29 LOGISTICS PARK FIRST PLAT, a subdivision of land in the Northeast Quarter of the Northwest Quarter, Northeast Quarter and Southeast Quarter of Section 9, and Northwest Quarter and Southwest Quarter of Section 10, all in Township 52 North, Range 34 West of the 5th Principal Meridian in Kansas City, Platte County, Missouri recorded December 20, 2023 as Instrument Number 2023012474 in Book 23 at Page 78 in the Office of Recorder of Deeds, Platte County, Missouri and an un-platted tract of land in said Northeast Quarter of said Northwest Quarter, said Northeast Quarter and said Southeast Quarter of said 9, said Northwest Quarter and said Southwest Quarter of said Section 10, also being in the Northeast Quarter, Southeast Quarter, Southwest Quarter and Northwest Quarter of Section 3, the Northeast Quarter and Southeast Quarter of Section 4, also being in the Northeast Quarter and Southeast Quarter of said Section 10, also being in the Northeast Quarter, Southeast Quarter, Southwest Quarter and Northwest Quarter of Section 11, and also being the Southwest Quarter and Northwest Quarter of Section 12, all in said Township 52 North, said Range 32 West, Kansas City, Platte County, Missouri being bounded and described by or under the direct supervision of Jason S Roudebush, P.L.S. 2002014092 as follows: Beginning at the Northeast corner of said Northeast Quarter of said Section 10, said point also being the Northwest corner of said Northwest Quarter of said Section 11; thence North 89°51'57" East, on the North line of the Northwest Quarter of said Section 11, a distance of 2,641.94 feet to the Northeast corner of said Northwest Quarter of said Section 11, said point also being the Northwest corner of the Northeast Quarter of said Section 11; thence South 89°41'39" East, on the North line of said Northeast Quarter of said Section 11, a distance of 1,562.27 feet to a point on the centerline of Interurban Road, as

now established; thence Southeasterly along said centerline of said Interurban Road, on a curve to the left having an initial tangent bearing of South 06°25'45" East with a radius of 2,864.90 feet, a central angle of 28°35'07" and an arc distance of 1,429.32 feet; thence South 54°59'08" West, 33.00 feet to a point on the Existing Westerly right-of-way line of said Interurban Road, as established in Book 1057 at Page 618 in the Office of Recorder of Deeds, Platte County, Missouri; thence South 01°25'38" West, on said Existing Westerly right-of-way line, 31.07 feet; thence South 36°33'09" East, on said Existing Westerly right-of-way line 91.87 feet; thence South 43°56'06" East, on said Existing Westerly right-of-way line, 138.62 feet; thence North 53°31'56" East, 33.00 feet to a point on said centerline of said Interurban Road; thence South 36°28'04" East, on said centerline of said Interurban Road, 2,907.86 feet to a point on the East line of the West half said Southwest Quarter of said Section 12; thence South 00°28'38" West, on said East line 1,428.53 feet to the Southeast corner of said West half of said Southwest Quarter; thence North 89°46'48" West, on the South line of said Southwest Quarter, 1,331.68 feet to the Southwest corner of the Southwest Quarter of said Section 12, said point also being the Southeast corner of said Southeast Quarter of said Section 11; thence North 89°50'34" West, on the South line of said Southeast Quarter 2,654.53 feet to the Southwest corner of said Southeast Quarter of said Section 11, said point also being the Southeast corner of said Southwest Quarter of said Section 11; thence South 89°41'11" West, on the South line of said Southwest Quarter, 2,641.65 feet to the Southwest corner of said Southwest Quarter of said Section 11, said point also being the Southeast corner the said Southeast Quarter of said Section 10; thence North 89°53'55" West, on the South line of said Southeast Quarter of said Section 10, a distance of 2,029.26 feet to a point on the Existing Northeasterly right-of-way line of Interstate Highway No. 29, as established by Section 15.10 in the Report of Commissioners, Condemnation Case C-74-571 recorded August 14, 1975 in Book 470 at Page 105 in said Office of Recorder of Deeds, Platte County, Missouri; thence North 68°15'09" West, on said Existing Northeasterly right-of-way line 668.60 feet; thence North 55°59'59" West, on said Existing Northeasterly right-of-way line, 900.00 feet; thence North 57°11'32" West, on said Existing Northeasterly right-of-way line, 738.20 feet; thence North 53°50'15" West, on said Existing Northeasterly right-of-way line, 253.46 feet to a point on the Existing Easterly right-of-way line of Mexico City Avenue, as established by Section 15.11 in said Report of Commissioners, Condemnation Case C-74-571; thence North 08°50'45" East, on said Existing Easterly right-of-way line, 1,030.51 feet; thence North 05°28'00" East, on said Existing Easterly right-of-way line, 110.27 feet; thence North 05°57'00" East, on said Existing Easterly right-of-way line, 200.75 feet to a point on the Existing Northeasterly right-of-way line of said Mexico City Avenue, as established by Section 16.04 in said Report of Commissioners, Condemnation Case C-74-571; thence North 16°37'42" East, on said Existing Northeasterly right-of-way line 233.95 feet; thence North 76°55'30" West, on said Existing Northeasterly right-of-way line, 195.00 feet to a point on the Southeasterly line of Lot 4 of said KCI 29 LOGISTICS PARK FIRST PLAT; thence South 13°04'30" West, on said Existing Northeasterly right-of-way line,

and said Southeasterly line, 213.80 feet; thence South 35°03'48" West, 106.83 feet; thence South 13°04'30" West, 233.61 feet; thence Southwesterly along a curve to the right being tangent to the last described course with a radius of 75.00 feet, a central angle of 85°49'55" and an arc distance of 112.35 feet; thence North 81°05'35" West, 192.85 feet; thence Westerly along a curve to the left being tangent to the last described course with a radius of 1,020.00 feet, a central angle of 29°19'55" and an arc distance of 522.18 feet; thence South 69°34'30" West, 71.83 feet; thence Westerly along a curve to the right being tangent to the last described course with a radius of 875.00 feet, a central angle of 21°13'40" and an arc distance of 324.18 feet; thence along a line non-tangent to said curve, North 55°52'21" West, a distance of 313.60 feet; thence North 01°35'57" West, 40.00 feet to a point on said Existing Northeasterly right-of-way line of said Interstate Highway No. 29 established by said Section 15.10 in said Report of Commissions Condemnation Case C-74-571, also being a point on the Southerly line of said KCI 29 LOGISTICS PARK FIRST PLAT; thence North 71°17'55" West, on said Existing Northeasterly right-of-way line and said Southerly line, 130.64 feet; thence North 42°20'05" West, on said Existing Northeasterly right-of-way line and said Southerly line, 247.26 feet; thence North 68°56'32" West, on said Existing Northeasterly right-of-way line and said Southerly line, 371.27 feet; thence North 54°58'22" West, on said Existing Northeasterly right-of-way line and said Southerly line, 1,781.37 feet; thence North 57°38'50" West, on said Existing Northeasterly right-of-way line and said Southerly line, 750.16 feet; thence North 52°51'17" West, on said Existing Northeasterly right-of-way line and said Southerly line, 250.49 feet; thence North 60°59'37" West, on said Existing Northeasterly right-of-way line and said Southerly line, 200.63 feet; thence North 54°58'03" West, on said Existing Northeasterly right-of-way line and said Southerly line, 328.78 feet to the Southwest corner of said KCI 29 LOGISTICS PARK FIRST PLAT; thence North 54°58'03" West, on said Existing Northeasterly right-of-way line, 80.77 feet to a point on the West line of the Northeast Quarter of said Northwest Quarter of said Section 9; thence North 00°16'43" West, on said West line of said Northeast Quarter of said Northwest Quarter of said Section 9, a distance of 508.36 feet to the Northwest corner of said Northeast Quarter of said Northwest Quarter of said Section 9; thence North 88°56'23" East, on the North line of said Northeast Quarter of said Northwest Quarter of said Section 9, a distance of 1,335.60 feet to the Northeast corner of said Northwest Quarter of said Section 9, said point also being the Southwest corner of said Southeast Quarter of said Section 4; thence North 00°05'55" East, on the West line of said Southeast Quarter of said Section 4, a distance of 2,637.33 feet to the Northwest corner of said Southeast Quarter of said Section 4, also being the Southwest corner of said Northeast Quarter of said Section 4; thence North 89°33'46" East, on the North line of said Southeast Quarter of said Section 4, also being the South line of said Northeast Quarter of said Section 4, a distance of 1,330.29 feet to the Southwest corner of the East half of said Northeast Quarter of said Section 4; thence North 00°39'00" East, on the West line of the East half of said Northeast Quarter of said Section 4, a distance of 2,536.26 feet to a point on the Existing Southerly right-of-way line of Missouri State Highway No.

92, as established in Book 3 at Page 63; thence North 89°35'08" East, on said Existing Southerly right-of-way line, 97.68 feet; thence North 00°24'52" West, on said Existing Southerly right-of-way line, 5.00 feet; thence North 89°35'08" East, on said Existing Southerly right-of-way line, 1,219.38 feet to a point on the East line of said Northeast Quarter of said Section 4, said line also being the West line of said Northwest Quarter of said Section 3; thence South 00°20'59" West, on said East line of said Northeast Quarter of said Section 4 and said West line of said Northwest Quarter of said Section 3, a distance of 2,540.52 feet to the Southeast corner of said Northeast Quarter of said Section 4, also being the Southwest corner of said Northwest Quarter of said Section 3; thence North 89°14'49" East, on the South line of said Northwest Quarter of said Section 3, a distance of 1,317.14 feet to the Southwest corner of the East half of said Northwest Quarter of said Section 3; thence North 00°29'51" East, on the West line of the East half of said Northwest Quarter of said Section 3, a distance of 2,532.83 feet to a point on said Existing Southerly right-of-way line of said Missouri State Highway No. 92, established by said Book 3 at Page 68; thence North 89°35'08" East, on said Existing Southerly right-of-way line, 1,323.55 feet to a point on the East line of said Northwest Quarter of said Section 3, also being the West line of said Northeast Quarter of said Section 3; thence continuing North 89°35'08" East on said Existing Southerly right-of-way line, 1,035.70 feet; thence North 89°58'08" East, on said Existing Southerly right-of-way line, 1,566.75 feet to a point on the Existing Westerly right-of-way line of Missouri State Highway O (N. Winan Road) as established in Book 195 at Page 394; thence South 00°54'19" West, on said Existing Westerly right-of-way line, 14.31 feet; thence South 07°27'39" East, on said Existing Westerly right-of-way line, 34.37 feet; thence South 00°54'19" West, on said Existing Westerly right-of-way line, 567.70 feet; thence South 00°34'19" West, on said Existing Westerly right-of-way line, 1,897.34 feet to a point on the South line of said Northeast Quarter of said Section 3, also being a point on the North line of said Southeast Quarter of said Section 3; thence continuing South 00°34'19" West on said Existing Westerly right-of-way line, 19.17 feet; thence South 00°33'08" West, on said Existing Westerly right-of-way line, 70.80 feet; thence South 89°33'29" West, on said Existing Westerly right-of-way line, 55.01 feet; thence South 00°33'08" West, on said Existing Westerly right-of-way line, 50.00 feet; thence North 89°33'29" East, on said Existing Westerly right-of-way line, 55.01 feet; thence South 00°33'08" West, on said Existing Westerly right-of-way line, 1,060.40 feet; thence North 78°54'19" West, 250.92 feet; thence South 04°52'36" East, 233.23 feet; thence South 89°23'27" West, 1,060.18 feet to the West line of the East half of said Southeast Quarter of said Section 3, also being the East line of the West half of said Southeast Quarter of said Section 3; thence South 00°29'44" West, on said West line of said East half of said Southeast Quarter of said Section 3, also being said East line of said West half of said Southeast Quarter of said Section 3, a distance of 1,254.83 feet to the Southwest corner of the East half of the said Southeast Quarter of said Section 3, also being the Southeast corner of the West half of said Southeast Quarter of said Section 3; thence North 89°49'32" East, on the South line of said Southeast Quarter of said Section 3, also being the North line of said Northeast

Quarter of said Section 10, a distance of 1,318.45 feet to the Point of Beginning. Containing 93,358,277 square feet or 2,143.21 acres, more or less. All lying above the Winterset Ledge of Limestone Rock. In areas where the Winterset Ledge is absent, all lying above the Bethany Falls Ledge of Limestone Rock. In areas where the Bethany Falls Ledge is absent, all lying above the Elevation 720 (NAVD88).

is hereby approved, subject to the following conditions:

1. Illumination of all signage shall comply with 88-430.
2. Prior to submittal of a permit for and/or construction of any signage approved under the council approved signage plan (CD-CPC-2025-00017), the applicant shall submit to the Kansas City Aviation Department a determination of no hazard to air navigation from the Federal Aviation Administration (FAA). Following the issuance of a construction permit for permanent signage, temporary cranes used for construction activities extending higher than the proposed top elevation of the sign will need to be evaluated for compliance with FAR Part 77 standards which will be the responsibility of the applicant. For temporary cranes, the applicant shall provide the Kansas City Aviation Department with a determination of no hazard to air navigation for temporary structure from the FAA.

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

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

..end

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

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250465

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 council approved signage plan on about 2,143 acres to allow for various signage to serve KCI 29 Logistics Center in District MPD generally located on the north side of I-29/ I-435 & NW 128th Street, specifically at the southeast corner of MO Route 92 and N. Bethel Avenue at the terminus of Mexico City Avenue. (CD-CPC-2025-00017)

Discussion

The applicant is requesting approval of a Council-Approved Signage Plan in District MPD (Master Planned Development). This plan includes a mixture of signage types including oversized monument signs along I-29, tertiary (gateway) monument signs, and tenant-specific monument signage throughout the site.

Two of the oversized monument signs, each with a maximum height of 100 feet, are proposed along I-29 to advertise the development's fuel center, proposed restaurants, and other amenities. These signs are currently under review by the Federal Aviation Administration (FAA) to ensure they do not pose a hazard to air navigation. As a condition of approval, the City requires that a formal "Finding of No Hazard" from the FAA be obtained and submitted prior to the issuance of any permits. In addition, a 51-foot monument sign is proposed near the fuel station along Interstate 29.

The plan also includes KCI-29 gateway signage in the form of tertiary monument signs distributed throughout the development. These signs, limited to 35 feet in height, will advertise only the overall development and will not include individual tenant names or branding.

Additionally, the plan permits each tenant within the development to be allowed up to two monument signs, with a maximum height of 10 feet per sign.

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 signage on private property.
.
3. How does the legislation affect the current fiscal year?
Not applicable as this is an ordinance authorizing signage on 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 signage on 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 signage on private property.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

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

Case No. CD-CPC-2024-00138– Ordinance 250084, approved by City Council on August 23, 2024 approved a major amendment to an approved development plan which also serves as a preliminary plat, in District MPD (Master Planned Development) for the purpose of expanding the district, and allowing for 20 million square foot of commercial office and warehouse development on 32 lots, on about 2,143 acres, generally located on the north side of I-29/ I-435 & NW 128th Street, specifically at the southeast corner of MO Route 92 and N. Bethel Avenue at the terminus of Mexico City Avenue.

Case No. CD-CPC-2022-00097 – Ordinance 220883, approved by City Council on October 6, 2022, approved a major amendment to an approved development plan which also serves as a preliminary plat, in District MPD (Master Planned Development) for the purpose of expanding the district, and allowing for 20 million square foot of commercial office and warehouse development on 32 lots, on about 2,143 acres, generally located on the north side of I-29/ I-435 & NW 128th Street, specifically at the southeast corner of MO Route 92 and N. Bethel Avenue at the terminus of Mexico City Avenue.

Case No. CD-AA-2024-00029– On August 23, 2024 staff approved a minor amendment to an approved development plan which also serves as a preliminary plat, in District MPD (Master Planned Development) to allow for 20 million square foot of commercial office and warehouse development on 32 lots, on about 2,136 acres, generally located on the north side of I-29/ I-435 & NW 128th Street, specifically at the southeast corner of MO Route 92 and N. Bethel Avenue at the terminus of Mexico City Avenue.

Service Level Impacts

Not applicable as this is an ordinance authorizing signage on private property.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this is an ordinance authorizing signage on 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 signage on private property.

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

Not applicable as this is an ordinance authorizing signage on 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 signage on 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 signage on 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 signage on 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)



File #: 250473

ORDINANCE NO. 250473

Sponsor: Director of City Planning and Development Department

Estimating revenue from program income generated by the Kansas City Brownfields Revolving Loan Fund (RLF) program in the amount of \$1,560,942.85; appropriating funds in the same amount; and designating requisitioning authority.

WHEREAS, a Brownfields Revolving Loan Fund (RLF) program has been established by the City of Kansas City, Missouri (the "City"), with funds awarded in various Brownfield RLF grants by the U.S. Environmental Protection Agency (EPA); and

WHEREAS, certain program income generated by the RLF in the form of loan repayments, credits, refunds, and accrued interest has been received and collected in cash-restricted, interest bearing accounts, in accordance with federal grant management regulations (Program Income); and

WHEREAS, such Program Income is intended to support the Brownfields program and redevelopment projects that seek brownfield assistance to the extent permitted by the applicable federal regulations and the terms and conditions of the relevant EPA federal cooperative agreements; and

WHEREAS, on December 19, 2024, the City Council adopted Ordinance No. 241051 approving a loan to Historic Northeast Lofts LLC (HNEL) for the cleanup of Buildings No. 1 & 2 in the amount of \$7,575,000.00; and

WHEREAS, on January 30, 2025, the Brownfields Commission adopted Resolution 001-2025 recommending to the City Council approval of the application of FC Parade Park LLC for an RLF Loan for the cleanup of the Parade Park Homes redevelopment site in the amount of \$2,260,150.00; and

WHEREAS, on February 28, 2025, the Brownfields Commission adopted Resolution 002-2025 recommending to the City Council approval of the application of Urban Catalyst, Inc. for an RLF subgrant in the amount of \$500,000.00; and

WHEREAS, Program Income funds are required for the above-mentioned RLF projects and related activities; and

WHEREAS, on September 22, 2022, the City and EPA entered into closeout agreement No. BF97700901 (the “COA”) which determines the eligible uses, conditions and requirements by which the City may use its Program Income; and

WHEREAS, the COA provides that EPA shall assess by September 30, 2025, and annual thereafter, whether the City has effectively carried out the COA if unspent Program Income exceeds \$500,000.00, and further provides that EPA may revoke the COA and require repayment of all unspent Program Income if it finds that the City has not deployed Program Income in a timely manner; and

WHEREAS, this ordinance will enable the obligation, expenditure and disbursement of funds sufficient to reduce the amount of unspent Program Income below \$500,000.00 by September 30, 2025; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That revenue in the following accounts of the Brownfields Revolving Loan Fund is estimated in the following amounts:

26-2550-640001-458120-G64BRLFPI	Brownfield Rev Loan-Prog Inc	\$1,560,942.85
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Section 2. That the sum of \$1,560,942.85 is hereby appropriated from the Unappropriated Fund Balance of the Brownfields Revolving Loan Fund into the following accounts:

26-2550-645021-A-G64BRLFPI	Brownfield Rev Loan-Prog Inc	\$ 67,982.78
26-2550-645021-B-G64BRLFPI	Brownfield Rev Loan-Prog Inc	<u>1,492,960.07</u>
	TOTAL	\$1,560,942.85

Section 3. That the Director of City Planning and Development is designated as requisitioning authority for Account No. 26-2550-645021.
..end

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

Tammy L. Queen
Director of Finance

Approved as to form:

Abigail Judah
Assistant City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250473

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

Estimating revenue from program income generated by the Kansas City Brownfields Revolving Loan Fund (RLF) program in the amount of \$1,552,755.95; appropriating funds in the same amount; and designating requisitioning authority.

Discussion

The City has received grants from the U.S. Environmental Protection Agency (EPA) to create a Brownfields Revolving Loan Fund (RLF) to finance the cleanup of hazardous substances at eligible sites. The Kansas City RLF has issued several loans, and has collected program income from the repayment of some of these loans in the form of principal, interest, and related fees. Program income is maintained in a cash-restricted account and may only be used in accordance with an EPA Closeout Agreement. The agreement limits program income use to environmental assessment, cleanup and related activities on eligible Brownfield sites, and loans and subgrants for similar purposes.

Program income is currently needed to fund several projects, including a loan for Historic Northeast Lofts (HNEL) (approved by Ord. 241051), a loan for Parade Park Homes (Brownfields Commission Res. 001-2025), and a subgrant for Unity Campus (Brownfields Commission Res. 002-2025). Program income is also needed for services and activities related to these RLF awards and operating costs. The total amount of the uses for program income is approximately \$1,552,755.95. The program income account currently has a balance of approximately \$1,911,054.09.

In addition, the EPA Closeout Agreement requires EPA to assess by September 30, 2025, and annually thereafter, whether the City has effectively used its program income in accordance with the agreement if unspent program income exceeds \$500,000.00. EPA may revoke the agreement and require repayment of all unspent program income if it finds that the City has not deployed it in a timely manner. This ordinance will appropriate funds in the amount of \$1,552,755.95 for

the benefit of current, eligible projects and activities, and enable the reduction of unspent program income to approximately \$358,298.14, below the \$500,000 agreement threshold.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
Brownfields Revolving Loan 26-2550-640001-458120 (Program Income Account); 26-2550-640001-460000 (Interest on Investments)
3. How does the legislation affect the current fiscal year?
All funds in an amount not to exceed \$1,552,755.95 will be estimated as revenue from the above-referenced program income and interest on investment accounts and appropriated to the brownfields appropriated program income account for use towards specified Brownfield project loans and subgrants, and related activities. It is anticipated that the loans and subgrants will be closed and funds encumbered in the current fiscal year by April 30, 2026.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
The appropriation of program income supports the HNEL and Parade Park loans which will generate additional program income to be collected in future fiscal years.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
The appropriated program income will leverage the HNEL project (\$180,000,000), Parade Park Homes project (\$352,865,996) and Unity Campus project (\$87,050,000).

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

Ord. 220630.

Service Level Impacts

The program income estimated and appropriated by this ordinance will support projects that produce an estimated 683,000 square feet of remediated building space, remediate an additional estimated 230,000 square feet of dilapidated housing for demolition, and support construction of approximately 1,554 total new housing units of which approximately 51% or more will be affordable to families making 30% to 80% of area media income.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Vulnerable populations, environmental justice communities, and current and future residents living or working on or near the HNEL, Parade Park and Unity Campus projects will benefit from the cleanup activities supported with the program income estimated and appropriated by this ordinance.

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

Stakeholders, including non-profits, neighborhood organizations, and interested residents were or will be informed and invited to provide input concerning remediation activities each of the three above-mentioned projects through local newspaper advertisements, and through other public meetings of the Kansas City Brownfields Initiative and the Kansas City Brownfields Commission.

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

The RLF loans and subgrants help cleanup and reuse vacant, idle and blighted property, and reuse and improve existing infrastructure. Reuse of the HNEL property (former Hardesty Federal Complex), Parade Park Homes property, and the Unity Campus property (former Wendell Phillips Elementary) helps the City make more efficient use of its existing investments, increase density, promote public transit, reduce vehicle miles traveled and related carbon emissions, and reduce the overall cost of providing services to residents. Moreover, cleanup and redevelopment of these sites enhances environmental quality, helps to address social inequity and environmental justice issues, and contributes to the economic vitality of the old northeast neighborhoods and the City overall.

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

Yes (Press tab after selecting)

Total Number of Units The projects supported by program income estimated and appropriated by this ordinance will support construction of approximately 1,554 total housing units of which approximately 51% or more will be affordable.

Number of Affordable Units Approximatley 789

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 #: 250474

ORDINANCE NO. 250474

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 6.14 acres generally located at 7800, 7802, and 7744 N. Oak Trafficway from District R-7.5 to District R-1.5 and approving a development plan to allow for the construction of multi-plex residential buildings. (CD-CPC-2025-00028 and CD-CPC-2025-00030)

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-1489, rezoning an area of about 6.14 acres generally located at 7800, 7802, 7744 N Oak Trafficway from District R-7.5 (Residential 7.5) to District R-1.5 (Open Space) and approving a development plan to allow for the construction of multi-plex residential buildings, said section to read as follows:

Section 88-20A-1489. That an area legally described as:

All that part of Tracts A, B, C, & D, BONALY SUBDIVISION, a subdivision in the NW $\frac{1}{4}$, Section 14, Township 51, Range 33, in Kansas City, Clay County, Missouri, more particularly described as follows:

Beginning at the NE Corner of Tract A, said BONALY SUBDIVISION, thence S 00° 18' 57" W, along the east line of said BONALY SUBDIVISION, a distance of 334.58 feet; thence N 89° 29' 00" W, along the south line of said BONALY SUBDIVISION, a distance of 365.27 feet, to the SE corner of a tract of land described in Book 9404 at page 150 in the Recorder of Deeds Office, Clay County, Missouri; thence N 00° 25' 02" E, along the east line of said tract, a distance of 130.07 feet, to the NE corner of said tract; thence N 89° 31' 49" W, along the north line of said tract and its westerly extension, a distance 264.66 feet, to the NW corner of a tract of land described in Book 8809 at Page 8, in said recorder of deeds office; thence S 00° 28' 11" W, along the west line of said tract, a distance of 129.86 feet, to the SW corner of said tract, said point being on the south line of Tract C of said BONALY SUBDIVISION; thence N 89° 29' 00" W, along the south line of said Tract C, a distance of 272.66 feet, to the SE corner of Certificate of Survey of Tract D as recorded in Book 1699 at Page 629, of said recorder of deeds office; thence N 01° 19' 39" E, along the east line of said certificate of survey,

a distance of 334.11 feet, to a point on the North line of said BONALY SUBDIVISION; thence S 89° 31' 51" E, along the north line of said subdivision, a distance of 902.63 feet, to the point of beginning.

The above-described tract contains 267,545 sq. ft. or 6.14 acres more or less.

is hereby rezoned from District R-7.5 (Residential 7.5) to District R-1.5 (Open Space), all as shown outlined on a map marked Section 88-20A-1489, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

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

1. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, has been installed or preserved in accordance with the plan and is healthy prior to a certificate of occupancy.
2. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with Section 88-425-08 of the Zoning and Development Code.
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 each lot within the plat the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy.
5. The developer shall 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.
6. The developer shall meet the requirements outlined in Chapter 88-410-06-A through E as it relates to: Use, Location and Design; Ownership and Management of Open Space; Boundary Markers; and Legal Instrument for Permanent Protection with the Final Plat.

7. The applicant shall submit and gain approval of a street name plan prior to submittal of a final plat.
8. Prior to issuance of the certificate of occupancy, the applicant shall gain approval of and record a final plat in accordance with the Zoning and Development Code.
9. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
10. 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.
11. Required Fire Department access roads shall be an all-weather surface. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed)
12. Fire Department access roads shall be provided before construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
13. Required Fire Department access roads shall be designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
14. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius and (IFC-2018: § 503.2.4) shall provide fire lane signage on fire access drives.
15. The developer shall add reinforcement to the exterior doors of the property for safety. Items such as steel braces to reinforce wooden door frames or metal door frames have been proven to lower the risk of crimes.
16. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2025 acquisition rate of \$20,065.67 per acre. This requirement shall be satisfied prior to a certificate of occupancy.
17. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks and Recreation Department's Forestry Division prior to beginning work in the public right-of-way.
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, or prior to the recording of the final plat, whichever occurs first.

19. The developer shall submit a letter to the Land Development Division from a licensed civil engineer, licensed architect, or licensed landscape architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64, Code of Ordinances, for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, and gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate of occupancy permits.
20. 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.
21. 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.
22. 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.
23. The developer shall 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 developer shall be responsible for all costs associated with subordination activities now and in the future.
24. The developer shall integrate into the existing streetlight system any relocated streetlights within the street right-of-way impacted by the new drive or approach

entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.

25. 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.
26. 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, gutter, storm sewers, streetlights, and sidewalks.
27. 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.
28. No water service tap permits will be issued until the public water main is released for taps.
29. The developer shall have a water flow test done to ensure there is adequate water
30. The developer shall employ a Missouri professional engineer to develop water main extension plans for approximately 400' of 8" DIP public water main and fire hydrants per the utility plan. The plans shall follow the Kansas City Water rules and regulations for water main extensions and submitted through CompassKC. The water main extension project shall be under contract (permitted) prior to either building permit issuance or plat recording.
31. 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.
32. 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, by making application under said code for a minor subdivision and submitting and recording a lot consolidation plat or replatting the property in accordance therewith.
33. 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.
34. 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.

35. 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.
36. 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.
37. The developer shall provide acceptable easement and secure permits to relocate sanitary sewers out from under proposed buildings and structures, while continuing to ensure individual service is provided to all proposed lots as required by the Kansas City Water Services Department. Any existing public lines located under proposed structures must be abandoned in place or removed and easement vacated, or relocated, and new easements shall be provided; as required by the Kansas City Water Services Department prior to recording the plat or issuance of a building permit, whichever occurs first.
38. The developer shall provide acceptable easement and secure permits to relocate sanitary sewers out from under proposed buildings and structures.
39. The developer shall grant a BMP and/or surface drainage easement to the City as required by the Kansas City Water Services Department, prior to recording the plat or issuance of any building permits.
40. The developer shall submit a preliminary stream buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements.
41. The developer shall submit a copy of the design engineer's signed SWPPP (Storm Water Pollution Prevention Plan) prior to issuance of the site disturbance permit. The submission of the SWPPP is required by the City's MS4 Permit issued by the State.
42. The developer shall provide private (water, storm drainage, sanitary sewer) easements for any private mains prior to issuance of any building permits.
43. The developer shall provide covenants to maintain private water mains acceptable to the Kansas City Water Services Department for any private water mains prior to the issuance of any building permits.

44. The developer shall provide covenants to maintain private sanitary sewer mains acceptable to the Kansas City Water Services Department for any private sanitary sewer mains prior to the issuance of any building permits
45. The developer shall provide covenants to maintain private storm sewer mains acceptable to the Kansas City Water Services Department for any private storm sewer mains prior to the issuance of any building permits.
46. The developer shall submit covenants, conditions and restrictions to the Kansas City Water Services Department for approval by the Law Department and enter into covenant agreements for the maintenance of any private open space tracts with stream buffer zones or stormwater detention area tracts, prior to recording the plat.
47. The developer shall provide an erosion hazard analysis for areas where any improvements or public right-of-way dedications are proposed within stream buffer zones or adjacent to the outside of stream meanders as required by the Kansas City Water Services Department.
48. 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.

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

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

..end

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

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250474

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 from district R-7.5 to district R-1.5 (Open Space) and approving a development plan, also serving as a preliminary plat, to allow construction of multi-plex residential buildings in proposed district R-1.5 (Open Space) on about 6.14 acres generally located at 7800, 7802, and 7744 N Oak Trafficway.

Discussion

The development plan and preliminary plat proposes an open space development creating two lots and two tracts that will contain a total of 29 residential units. Lot 1 will contain 20 units and Lot 2 will contain nine units. Tract A will be dedicated as private open space for parkland dedication and stormwater detention. Tract B will mostly contain the existing mature vegetation within the regulated stream buffer. The tracts are also part of the request for the site to be platted as an open space development.

The existing paper street between Lots 1 and 2 will be constructed about half-way through (572 linear feet) the subject site and remain public right-of-way. There are five, north-south private drives that will stem from the east-west right-of-way to provide access to each unit, which will have individual garages. Sidewalks will be constructed both along the public right-of-way and along the private drives. An amenity trail is proposed in the dedicated open space area on the western side of the site.

Street trees and interior landscaping are proposed for the eastern portion of the site. Species include Red Oak, Honeylocust, Raintree, Redbud, Crabapple, and others.

Architectural materials include stucco, faux stone, and engineered wood. The units and rooflines will step down with the change in grade across the site.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
Not applicable as this is a zoning ordinance authorizing physical development on a subject property.
3. How does the legislation affect the current fiscal year?
Not applicable as this is a zoning ordinance authorizing physical development on a subject property.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
The developer will construct approximately 572 linear feet of public right of way through a portion of the site and extend public water and relocate public sewer to serve the site. These will be additional City assets to be maintained.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
This ordinance authorizes physical development of the subject property, which may generate revenue.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

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

None

Service Level Impacts

None

Other Impacts

1. What will be the potential health impacts to any affected groups?
Ordinance was not evaluated for potential health impacts.
2. How have those groups been engaged and involved in the development of this ordinance?
This project complies with the public engagement requirements in section 88-505-12.
3. How does this legislation contribute to a sustainable Kansas City?
The ordinance will allow the construction of 29 residential units, which will provide additional housing options along N Oak Trafficway.
4. Does this legislation create or preserve new housing units?
Yes (Press tab after selecting)

Total Number of Units 29

Number of Affordable Units 0

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

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

Please provide reasoning why not:

Private Development using private funding.

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

No(Press tab after selecting)

Click or tap here to enter text.

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

No(Press tab after selecting)



Legislation Text

File #: 250475

ORDINANCE NO. 250475

Sponsor: Director of City Planning and Development Department

Approving a development plan on about 2 acres in District B4-5 generally located at 20 W. Linwood Boulevard to allow for ten six-unit residential buildings. (CD-CPC-2025-00035)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District B4-5 (Heavy Business/Commercial) generally located at 20 W. Linwood Boulevard, and more specifically described as follows:

Tracts 1 and 2 also described as follows, according to the Survey prepared by Anderson Engineering, Job No. 22KC20002, dated January 25, 2002, last revised August 19, 2022, to-wit: All that part of Lots 3 and 4, Block 2, AMENDED PLAT OF McGEE'S SUMMIT, a subdivision in Kansas City, Jackson County, Missouri, more particularly described as follows: Beginning at the Southwest corner of said Lot 4, a point on the Northerly Right-of-Way line of Linwood Boulevard, as now located, thence North 02 degrees 25 minutes 05 seconds East 346.64 feet along the West line of Lot 4 to the Northwest corner of said Lot 4, thence South 87 degrees 14 minutes 55 seconds East 222.12 feet along the north line of Lot 4, thence South 02 degrees 25 minutes 05 seconds West 102.00 feet, thence South 87 degrees 14 minutes 55 seconds East 110.53 feet, thence South 02 degrees 25 minutes 05 seconds West 136.35 feet to a point on the Northerly Right-of-Way line of Linwood Boulevard, as now located, thence South 74 degrees 41 minutes 12 seconds West 349.23 feet along the said Right-of-Way line to the Point of Beginning.

is hereby approved, subject to the following conditions:

1. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.
2. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown

on the approved lighting plan at the property lines prior to a certificate of occupancy.

3. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
4. Prior to issuance of the certificate of occupancy for each lot within the plat the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy.
5. The developer shall 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. All fencing shall comply with the Main Corridor Overlay.
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. 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)
9. Required Fire Department access roads shall be an all-weather surface. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed)
10. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1)
11. 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. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
14. 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).

15. Buildings exceeding three (3) stories or 30 feet in height shall have at least two means of fire apparatus access. (IFC-2018: § D104.1)
16. The developer shall add reinforcement to the exterior doors of the property for safety. Items such as steel braces to reinforce wooden door frames or metal door frames have been proven to lower the risk of crimes.
17. The developer shall require all units in the multi-family area to have peep holes which will allow a person to view outside their apartment prior to opening the door.
18. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2025 acquisition rate of \$20,065.67 per acre. This requirement shall be satisfied prior to a certificate of occupancy.
19. The developer shall submit plans to the Parks and Recreation Department and obtain permits prior to beginning construction of streetscape improvements (including but not limited to sidewalks, curbs, gutters, streetscape elements, pedestrian and street lighting) on the Parks jurisdictional streets and construct improvements, ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired. Such improvements shall be installed per the Parks and Recreation Department standards
20. 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.
21. Prior to construction adjacent to a Parks and Recreation jurisdictional street and/or park the developer and/or their representative shall obtain a Parks and Recreation permit for storage and restoration within a park or a Parks and Recreation jurisdictional street right-of-way including but not limited to the installation of construction trailer, stockpiling of materials or equipment, construction roads and utility cabinets/meters.

22. Linwood Boulevard is classified as a boulevard; therefore, the development shall comply with the parkway and boulevard standards outlined in 88-323. Any modifications to the approved plans that do not meet these standards shall require a variance from the Board of Zoning Adjustment prior to obtaining a building permit.
23. 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.
24. The developer shall integrate into the existing streetlight system any relocated streetlights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.
25. The developer shall submit a letter to the Land Development Division from a licensed civil engineer, licensed architect, or licensed landscape architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64, Code of Ordinances, for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, and gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate of occupancy permits.
26. 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.
27. 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.

28. 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.
29. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
30. The developer shall provide private storm drainage, water, and sanitary sewer easements for any private mains prior to issuance of any building permits.
31. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Kansas City Water Services Department evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the disturbed area to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system and manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted prior to issuance of any building permits, and the developer shall secure permits to construct any improvements required by the Kansas City Water Services Department prior to issuance of any certificate of occupancy.
32. 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.
33. 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.
34. The developer shall grant a BMP easement to the City as required by the Kansas City Water Services Department, prior to recording the plat or issuance of any building permits
35. The developer shall provide covenants to maintain private storm sewer mains acceptable to the Kansas City Water Services Department for any private storm sewer mains prior to the issuance of any building permits.
36. The developer shall provide covenants to maintain private sanitary sewer mains acceptable to the Kansas City Water Services Department for any private sanitary sewer mains prior to the issuance of any building permits.

37. The developer shall provide covenants to maintain private water mains acceptable to the Kansas City Water Services Department for any private water mains prior to the issuance of any building permits.
38. Public improvement plans are not reviewed under this case number (CD-CPC-2025-00035) and will need to be submitted under a new PIR case for review, including the micro drainage study submitted under this case, land disturbance plans, erosion control plans, and SWPPP.

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

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

..end

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

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250475

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Approving a development plan on about 2 acres to allow for multiple 6-unit residential buildings in District B4-5 generally located at 20 W Linwood Boulevard. (CD-CPC-2025-00035)

Discussion

The plan proposes 10, three-story, six-unit buildings, totaling 60 units on the site. The site will remain one lot, and all units will be for rent. Each building will be approximately 6,216 square feet and 36 feet tall. Four of the proposed buildings will front onto W Linwood Boulevard. In addition to the site being located on an established Boulevard, it is also located within the Main Corridor Overlay District (MCO).

There are two points of access to the site from W Linwood Boulevard. The vehicular area loops around the site to the northern property line behind all the proposed buildings and provides adequate fire and emergency service access. Eighty-two parking spaces will be provided.

Proposed building materials include brick veneer, fiber cement siding, panels, and trim. Fronts of all buildings will have Juliet-style balconies. Decorative fencing will be installed in between the buildings along W Linwood Boulevard to adequately meet design requirements in the MCO.

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 a zoning ordinance authorizing physical development on a subject property.
3. How does the legislation affect the current fiscal year?
Not applicable as this is a zoning ordinance authorizing physical development on a subject property.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Minor public improvements to sidewalk in the public ROW will be made by the developer and maintained in the future as a City asset.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
This ordinance authorizes physical development of the subject property, which may generate revenue.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

This ordinance has no fiscal impact.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - ☐ Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.

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

Prior Legislation

None

Service Level Impacts

The proposed development will increase density along the streetcar extension.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Ordinance was not evaluated for potential health impacts.
2. How have those groups been engaged and involved in the development of this ordinance?
This project complies with the public engagement requirements in section 88-505-12.
3. How does this legislation contribute to a sustainable Kansas City?
This ordinance authorizes the construction of 60 residential units along the streetcar extension to increase density and provide affordable and workforce housing.
4. Does this legislation create or preserve new housing units?
Yes (Press tab after selecting)

Total Number of Units 60
Number of Affordable Units 9
5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and

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

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

Please provide reasoning why not:

Private development potentially utilizing federal funding.

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)