



Agenda

Neighborhood Planning and Development Committee

Chairperson Ryana Parks-Shaw

Vice Chair Eric Bunch

Councilmember Nathan Willett

Councilmember Melissa Patterson Hazley

Tuesday, May 20, 2025

1:30 PM

26th Floor, Council Chamber

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

PUBLIC OBSERVANCE OF MEETINGS

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

Any closed session may be held via teleconference.

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

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

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

Public Testimony is Limited to 2 Minutes

FIRST READINGS

COUNCIL

Director of Health

[250407](#)

Sponsor: Director of the Health Department

Authorizing the Chief Procurement Officer to execute a four-year \$1,255,975.00 sole source contract with Justice Systems Partners (JSP) for Violence Prevention Fund Evaluation Services from previously appropriated funds.

Rea

[250415](#) Sponsor: Councilmember Crispin Rea

Vacating an approximately 1,120 square foot section of right-of-way in District R-6 (Residential) generally located at 1804-1812 Mercier Street; and directing the City Clerk to record certain documents. (CD-ROW-2025-00006)

Parks-Shaw and French

[250419](#) Sponsor: Councilmember Ryana Parks-Shaw

Directing the City Manager to develop a tri-share childcare pilot program with the state of Missouri for first responders; directing the City Manager to negotiate a sole source agreement with Upwards to administer the pilot program; appropriating \$3,000,000.00 from the Unappropriated Fund Balance of the Violence Prevention Fund in support of the program; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date.

Parks-Shaw

[250423](#) Sponsor: Mayor Pro Tem Ryana Parks-Shaw

RESOLUTION - Directing the City Manager to establish a citywide workforce development pipeline initiative (the "Initiative") by engaging with key multi-sector workforce stakeholders to align and expand career opportunities for Kansas City residents; identifying interested stakeholders to provide input on the Initiative; further directing the City Manager to develop a comprehensive workforce needs and asset assessment and report back to Council within 120 days; coordinating the City's involvement in the North American Workforce Initiative (NAWI); and directing the City Manager to prepare an implementation plan, timeline, and funding strategy for the Initiative within 180 days.

Parks-Shaw

[250424](#) Sponsor: Mayor Pro Tem Ryana Parks-Shaw

RESOLUTION - Directing the City Manager to conduct a review of federal tariff impacts, import and export activity, and related challenges affecting Kansas City businesses; identifying certain stakeholders to consult and outlining the purposes of public feedback; further directing the City Manager to convene a Kansas City Trade and Economic Resilience Summit within 90 days; and directing the City Manager to provide a report and policy recommendations to the City Council within 6 months.

CITY MANAGER'S OFFICE

City Manager's Office

[250416](#) Sponsor: City Manager's Office

Accepting and approving the recommendation of the Kansas City Tax Increment Financing Commission, as to the termination of the Grand Reserve Tax Increment Financing Plan and the termination of the designation of Redevelopment Project Area 1; declaring as surplus those funds within the special allocation fund established in connection with such Redevelopment Project Area 1; authorizing the City Manager to enter into a Termination and Mutual Release Agreement related to the Sales Tax Contribution Agreement; and directing the City Clerk to send copies of this ordinance to Jackson County.

CITY PLANNING AND DEVELOPMENT

Director of City Planning & Development

[250417](#) Sponsor: Director of City Planning and Development Department

Rezoning an area of about one acre generally located at 4420 Madison Avenue from District R-1.5 to District B1-2. (CD-CPC-2025-00001)

Director of City Planning & Development

[250418](#) Sponsor: Director of City Planning and Development Department

RESOLUTION - Approving an amendment to the Midtown/Plaza Area Plan to change the future land use designation from office/residential to mixed-use neighborhood on about .9 acres generally located at 4420 Madison Avenue. (CD-CPC-2025-00019)

HELD IN COMMITTEE

Director of City Planning & Development

[241040](#) Sponsor: Director of City Planning and Development Department

Approving a development plan on about 43 acres in District B3-3 generally located at the northeast corner of Northwest Old Tiffany Springs Road and Northwest Skyview Drive to allow for the creation of twelve lots and two tracts for a commercial development. (CD-CPC-2024-00118)

Director of City Planning & Development

[241041](#) Sponsor: Director of City Planning and Development Department

Vacating an approximately 83,000-square foot area of unimproved right-of-way in District B3-3 generally located on Northwest Skyview Avenue between North Ambassador Drive and Northwest Old Tiffany Springs Road and directing the City Clerk to record certain documents. (CD-ROW-2024-00018)

Director of City Planning & Development

250300 Sponsor: Director of City Planning and Development Department

Rezoning an area of about 75 acres generally located at the southwest corner of Ess Road and Lee's Summit Road from District R-7.5 to R-80.
(CD-CPC-2025-00010)

City Manager's Office

250394 Sponsor: City Manager's Office

Authorizing the City Manager to execute a Second Amendment to the Intergovernmental Cooperative Agreement with Port KC related to a development project in the River Market and authorizing the Director of Public Works to execute a Cooperative Agreement with KC Rivermarket FC, LLC, to provide funding for additional City owned parking in the River Market.

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 #: 250407

ORDINANCE NO. 250407

Sponsor: Director of the Health Department

Authorizing the Chief Procurement Officer to execute a four-year \$1,255,975.00 sole source contract with Justice Systems Partners (JSP) for Violence Prevention Fund Evaluation Services from previously appropriated funds.

WHEREAS, program evaluation is essential to determine effectiveness, guide improvements, and ensure the efficient allocation of resources in alignment with established goals; and

WHEREAS, JSP’s expertise in justice-based and community-driven interventions, and experience in tracking and evaluating progress makes them uniquely qualified to provide this service; and

WHEREAS, the Evaluator who has tracked progress in the Violence Prevention Fund projects, Marijana Kotlaja, has now transitioned to JSP, and this contract will ensure continuity of ongoing evaluation of the program’s effectiveness in real time; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Chief Procurement Officer is authorized to execute a sole source contract with Justice Systems Partners, for a total contract amount not to exceed \$1,255,975.00 for the provision of evaluation services for the Violence Prevention Fund to be paid from funds appropriated in Account No. 26-2000-501905-B. A copy of the contract, in substantial form, is on file with the Director of Health.

..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 #: 250407

Submitted Department/Preparer: Health

Revised 6/10/24

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

Executive Summary

Authorizing the Chief Procurement Officer to execute a four-year sole source contract with Justice Systems Partners (JSP) for Violence Prevention Fund Evaluation Services from previously appropriated funds.

Discussion

Program evaluation is essential to determine effectiveness, guide improvements, and ensure the efficient allocation of resources in alignment with established goals. JSP's expertise in justice-based and community-driven interventions makes them uniquely qualified to continue the violence prevention fund's evaluation. The evaluator who has tracked progress in the Violence Prevention Fund projects has now transitioned to JSP. Executing this contract ensures continuity and allows for ongoing evaluation of the program's effectiveness in real time.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
Violence Prevention Fund 2000
3. How does the legislation affect the current fiscal year?
This legislation will affect FY 2026 funds
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. 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?
Public Safety (Press tab after selecting.)
- 3. Which objectives are impacted by this legislation (select all that apply):
 - Engage the community and community partners to reimagine the system of public safety with a focus on evidence-based approaches for crime prevention, treatment of mental health, emergency response time, and the criminal justice system.
 - Focus on violence prevention among all age groups, placing an emphasis on youth.
 - Increase fairness, justice, and responsiveness of our municipal criminal justice system to support the best possible outcome for offenders and victims of crime.
 - Reduce recidivism through prevention, deterrence, including detention, and re-entry services.
 - Enhance employee recruitment, succession planning, and retention in the police and fire departments with a continued emphasis on diversity.
 -

Prior Legislation

N/A

Service Level Impacts

With the adoption of ordinance 230160, the City Council made a historic 5-year investment in violence prevention. This comes with a considerable need for evaluation to determine which violence prevention efforts are impactful, and which should be discontinued.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Residents within KCMO's neighborhoods most impacted by violence will benefit from data-driven initiatives that work together to reduce violence
2. How have those groups been engaged and involved in the development of this ordinance?
Council members representing each City Council district reported the need for expert evaluation of the initiatives funded by the violence prevention fund.
3. How does this legislation contribute to a sustainable Kansas City?
Evaluation ensures that only the most effective programs are continued, thereby ensuring stewardship of funds
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

Example: No subcontracting

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

No(Press tab after selecting)

Click or tap here to enter text.

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



File #: 250415

ORDINANCE NO. 250415

Sponsor: Councilmember Crispin Rea

Vacating an approximately 1,120 square foot section of right-of-way in District R-6 (Residential) generally located at 1804–1812 Mercier Street; and directing the City Clerk to record certain documents. (CD-ROW-2025-00006)

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 27th day of January, 2025, a petition was filed with the City Clerk of Kansas City by Alex Reed for the vacation of all that part of the existing right of way of Mercier Street lying along the easterly line of lot 1, lot 2, and lot 5, Mercier bluff, and lot 3-a and lot 4-a, replat of lots 3 and 4, Mercier Bluff, both being subdivisions in Kansas City, Jackson county, Missouri, being described as follows; beginning at a point along the westerly right of way of Mercier Street, said point also being the northeasterly corner of said lot 1; thence S69°47'19"E, a distance of 7.00 feet; thence S20°04'19"W, parallel to said westerly right of way line, and easterly lines of said lots, a distance of 160.00 feet; thence N69°46'24"W, a distance of 7.00 feet to the southeasterly corner of said lot 5; thence N20°04'19"E, along the easterly line of said lots and said westerly right of way line, a distance of 160.00 feet to the point of beginning, giving the distinct description of the portion of the right of way to be vacated, and 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 portion right of way 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 the portion of the right of way to be vacated is for the purpose of addressing an existing encroachment and facilitating the occupancy of a residential property.

Section 5. That the vacation will not affect Mercier Street or the sidewalk abutting Mercier Street.

Section 6. That all that part of the existing right of way of Mercier Street lying along the easterly line of lot 1, lot 2, and lot 5, Mercier bluff, and lot 3-a and lot 4-a, replat of lots 3 and 4, Mercier Bluff, both being subdivisions in Kansas City, Jackson county, Missouri, being described as follows; beginning at a point along the westerly right of way of Mercier Street, said point also being the northeasterly corner of said lot 1; thence S69°47'19"E, a distance of 7.00 feet; thence S20°04'19"W, parallel to said westerly right of way line, and easterly lines of said lots, a distance of 160.00 feet; thence N69°46'24"W, a distance of 7.00 feet to the southeasterly corner of said lot 5; thence N20°04'19"E, along the easterly line of said lots and said westerly right of way line, a distance of 160.00 feet to the point of beginning, be and the same is hereby vacated.

Section 7. 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 as to form:

Sarah Baxter
Assistant City Attorney

Approved by the City Plan Commission



File #: 250419

ORDINANCE NO. 250419

Sponsor: Councilmember Ryana Parks-Shaw

Directing the City Manager to develop a tri-share childcare pilot program with the state of Missouri for first responders; directing the City Manager to negotiate a sole source agreement with Upwards to administer the pilot program; appropriating \$3,000,000.00 from the Unappropriated Fund Balance of the Violence Prevention Fund in support of the program; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date.

WHEREAS, childcare costs can be especially burdensome for those that work non-traditional hours such as first responders; and

WHEREAS, in 2025, the State of Missouri appropriated \$3,000,000.00 to support a tri-share childcare model for first responders; and

WHEREAS, the tri-share model requires costs for childcare to be shared by the State, the City, and first responder employees; and

WHEREAS, tri-share models in other cities are reported to have successfully reduced the costs of childcare for families; and

WHEREAS, Upwards utilizes technology solutions to unite families, caregivers, employers, and government agencies to redefine the care landscape; and

WHEREAS, City Council believes childcare support for first responders will enhance readiness and support retention of first responders and ultimately improve services to our community

WHEREAS, the City Council has allocated funding for Violence Prevention in its Violence Prevention Fund and has determined this source is appropriate for this first responder benefit; and

WHEREAS, the City intends to charge the costs of the tri-share program to the applicable departments with employees using this benefit through future quarterly budget analysis; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the City Manager is directed to develop a tri-share childcare pilot program with the State of Missouri whereby childcare subsidies are provided to first responders employed by Kansas City and the Kansas City Police Department. Such program development shall include negotiating any necessary agreement with the State to receive its portion of the funding for the pilot program.

Section 2. That the City Manager is directed to enter negotiations for a sole source contract not to exceed \$1,750,000.00 with Upwards to administer the tri-share childcare pilot program.

Section 3. That the sum of \$3,000,000.00 is hereby appropriated from the Unappropriated Fund Balance of the Violence Prevention Fund to the following account:

26-2000-141800-B	Tri-share Model Childcare Program	\$3,000,000.00
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Section 4. That the Director of Human Resource is hereby designated as requisitioning authority for Account No. 26-2000-141800-B.

Section 5. That the expenditure of any City funds for the tri-share pilot program shall be contingent on the receipt of \$3,000,000.00 from the State appropriated for the program.

Section 6. That the City Manager shall report back to the Council on the development of the program and status of agreements with the State of Missouri and Upwards within 45 days.

Section 7. 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:

Katherine Chandler
Senior Associate City Attorney



File #: 250423

RESOLUTION NO. 250423

Sponsor: Mayor Pro Tem Ryana Parks-Shaw

RESOLUTION - Directing the City Manager to establish a citywide workforce development pipeline initiative (the “Initiative”) by engaging with key multi-sector workforce stakeholders to align and expand career opportunities for Kansas City residents; identifying interested stakeholders to provide input on the Initiative; further directing the City Manager to develop a comprehensive workforce needs and asset assessment and report back to Council within 120 days; coordinating the City’s involvement in the North American Workforce Initiative (NAWI); and directing the City Manager to prepare an implementation plan, timeline, and funding strategy for the Initiative within 180 days.

WHEREAS, the City of Kansas City, Missouri recognizes that workforce development is essential to promoting economic mobility, reducing poverty, and ensuring the City’s continued competitiveness; and

WHEREAS, an inclusive and effective workforce development ecosystem requires coordinated investments in supportive infrastructure—particularly round-the-clock childcare, affordable workforce housing, and reliable transportation. Kansas City’s 24-hour economy includes critical sectors such as manufacturing, healthcare, logistics, IT, and public safety, which require workers across all three shifts; and

WHEREAS, local chambers of commerce, including but not limited to the Greater Kansas City Chamber of Commerce, the Northland Chamber, Hispanic Chamber, Heartland Black Chamber, South KC Chamber, LGBTQ Chamber, Black Chamber, Asian American Chamber, and Prospect Business Association represent a broad spectrum of businesses and can guide employer engagement and industry alignment; and

WHEREAS, Kansas City’s higher education institutions, including the University of Missouri–Kansas City (UMKC), Metropolitan Community College (MCC), Rockhurst University, and others, provide the postsecondary training, credentialing, and research capacity to support long-term career development; and

WHEREAS, Kansas City’s largest employers in healthcare, construction, logistics, advanced manufacturing, information technology, education, and public service have a critical role in offering internships, apprenticeships, and employment opportunities; and

WHEREAS, workforce preparation begins well before adulthood, and Kansas City benefits from strong partners in Real World Learning Centers, Manual Career & Technical Center, Herndon Career Center, and the Northland Workforce Development Center who serve youth and young adults with career pathways, certifications, and hands-on training; and

WHEREAS, research consistently shows that access to meaningful employment and living-wage jobs is directly linked to reductions in crime and improvements in public safety; cities with strong workforce development systems experience lower rates of violence and recidivism, as employment provides economic stability, purpose, and alternatives to criminal activity—demonstrating that investment in workforce pipelines is also an investment in safer communities; and

WHEREAS, the North American Workforce Initiative (NAWI), a collaborative effort between the United States, Mexico, and Canada, offers Kansas City a unique opportunity to pilot high-skill workforce development strategies that can strengthen regional competitiveness and attract global investment; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the City Manager is hereby directed to establish a coordinated citywide workforce development pipeline initiative to prepare residents of all ages for high-demand careers through aligned training, education, employer partnerships, and supportive services.

Section 2. That the City Manager shall engage key community stakeholders and solicit their input regarding the design, implementation, and oversight of the initiative. The stakeholders shall include representatives from:

- The Full Employment Council (FEC)
- Prospect Business Association
- The Greater Kansas City Chamber of Commerce and affiliated chambers
- Colleges and universities serving Kansas City residents
- Kansas City's largest employers
- Real World Learning and Career Centers serving Kansas City residents
- Relevant City departments and a designee from the City Council
- The Building and Construction Trades

Section 3. The City Manager shall, within 120 days:

- Evaluate or conduct a comprehensive workforce needs and asset assessment;
- Identify priority sectors, target populations, and geographic focus areas;
- Recommend strategies for integrating education, training, wraparound services, and employer engagement; and
- Develop a shared outcomes framework with measurable goals for credential attainment, job placement, and wage growth.

Section 4. That the City Manager is further directed to coordinate the City's involvement in the North American Workforce Initiative (NAWI), and to establish the City of Kansas City NAWI Pilot Project, identifying key industries, employers, and education/training partners who can collaborate in testing innovative, high-skill, cross-border workforce development strategies. The City Manager shall ensure alignment between this pilot project and the broader citywide workforce development initiative.

Section 5. That the City Manager shall report to the City Council within 180 days of this resolution's adoption with an implementation plan, timeline, and funding strategy for the workforce development pipeline initiative and the NAWI Pilot Project and continue to provide semiannual progress updates thereafter.

..end



File #: 250424

RESOLUTION NO. 250424

Sponsor: Mayor Pro Tem Ryana Parks-Shaw

RESOLUTION - Directing the City Manager to conduct a review of federal tariff impacts, import and export activity, and related challenges affecting Kansas City businesses; identifying certain stakeholders to consult and outlining the purposes of public feedback; further directing the City Manager to convene a Kansas City Trade and Economic Resilience Summit within 90 days; and directing the City Manager to provide a report and policy recommendations to the City Council within 6 months.

WHEREAS, Kansas City is a vital hub of commerce, logistics, and manufacturing in the Midwest with a strategic central location that supports robust domestic and international trade; and

WHEREAS, fluctuations in international tariffs, trade regulations, and supply chain logistics can significantly impact the competitiveness and viability of businesses in the Kansas City region; and

WHEREAS, businesses across the Kansas City region—large and small, and across industries such as manufacturing, agriculture, logistics, and technology—face ongoing challenges related to changing trade dynamics, rising costs, and shifting market access that threaten economic stability and growth; and

WHEREAS, a comprehensive and data-driven understanding of how tariffs, imports, exports, and global trade challenges affect local industries is essential for effective policy development and economic strategy; and

WHEREAS, collaboration between the public sector, private industry, labor, academic institutions, and trade experts is necessary to develop actionable recommendations that support Kansas City's continued economic strength and resilience; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the City Manager is directed to conduct a comprehensive review of federal tariff impacts, import and export activity, and related challenges affecting Kansas City businesses by examining the following:

- Current import and export activity in the Kansas City region;

- The effects of federal tariffs and international trade policies on Kansas City businesses;
- Supply chain vulnerabilities and opportunities for regional self-sufficiency; and
- Sector-specific challenges and opportunities in industries most impacted by trade policy, including but not limited to manufacturing, agriculture, logistics, and technology.

Section 2. That the City Manager shall engage the following key community stakeholders and solicit their input regarding the considerations outlined in Section 1 of this Resolution:

- The KC Economic Development Corporation;
- The KC Area Development Council;
- The Port Authority of Kansas City;
- The Greater Kansas City Chamber of Commerce;
- NASCO (North American Strategy for Competitiveness);
- Representatives from Kansas City businesses, both large and small, across diverse industries impacted by trade policy;
- Organized labor representatives;
- Academic experts in international trade and economics; and
- Additional stakeholders as determined by the Mayor or Council.

Section 3. That the City Manager shall solicit stakeholder input and receive public feedback for the purpose of:

- Analyzing trade data and economic indicators applicable to Kansas City businesses;
- Identifying barriers and opportunities for increasing Kansas City's competitiveness in global markets; and
- Developing a report with findings and recommendations for city, regional, state, and federal policymakers.

Section 4. That the City Manager is hereby directed to convene a Kansas City Trade and Economic Resilience Summit (the "Summit") within 90 days of the adoption of this resolution. The Summit shall bring together key stakeholders—including business owners, trade experts, labor leaders, economic development officials, and industry representatives—to:

- Survey and assess the potential and actual impacts of tariffs and trade policies on businesses in the Kansas City region; and
- Identify immediate concerns and long-term strategies to improve trade resilience and economic stability in Kansas City.

Section 5. That the City Manager shall prepare a comprehensive report and provide policy recommendations regarding ways by which the City may improve trade resilience and economic stability in the City, informed by engagement with key stakeholders and the Summit, to the City Council within six (6) months of the adoption of this resolution.

..end



File #: 250416

ORDINANCE NO. 250416

Sponsor: City Manager's Office

Accepting and approving the recommendation of the Kansas City Tax Increment Financing Commission, as to the termination of the Grand Reserve Tax Increment Financing Plan and the termination of the designation of Redevelopment Project Area 1; declaring as surplus those funds within the special allocation fund established in connection with such Redevelopment Project Area 1; authorizing the City Manager to enter into a Termination and Mutual Release Agreement related to the Sales Tax Contribution Agreement; and directing the City Clerk to send copies of this ordinance to Jackson County.

WHEREAS, pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the "Act"), the City Council of Kansas City, Missouri (the "City Council") by Ordinance No. 54556 passed on November 24, 1982, and thereafter amended in certain respects by Committee Substitute for Ordinance No. 911076, as amended, passed on August 29, 1991, Ordinance No. 100089, as amended, passed on January 28, 2010, and Ordinance No. 130986, passed on December 19, 2013, Committee Substitute for Ordinance No. 140823, as amended on, June 18, 2015 and Committee Substitute for Ordinance No. 230524, passed on June 22, 2023, created the Kansas City Tax Increment Financing Commission (the "Commission"); and

WHEREAS, on May 12, 2016, the City Council passed Committee Substitute for Ordinance No. 160163, which accepted the recommendations of the Commission and approved the Grand Reserve Tax Increment Financing Plan (the "Redevelopment Plan"), designated the Redevelopment Area described therein to be a Conservation Area (the "Redevelopment Area") and the Redevelopment Project Area 1 described therein (the "Redevelopment Project Area"), and authorized a Sales Tax Contribution Agreement; and

WHEREAS, the Redevelopment Plan and Sales Tax Contribution Agreement were amended by Committee Substitute for Ordinance No. 200265 on May 14, 2020; and

WHEREAS, no revenues have been redirected pursuant to the Redevelopment Plan or the Sales Tax Contribution Agreement due to lack of development and economic activity within the Redevelopment Project Area; and

WHEREAS, Committee Substitute for Ordinance No. 160163 also authorized an Industrial Development Plan for Grand Reserve for the renovation, construction, furnishing, and equipping of the 21-story former Federal Reserve Bank of Kansas City building, located at 925

Grand Street, along with other associated improvements (the “Industrial Development Project”), pursuant to Article VI, Section 27(b) of the Missouri Constitution, as amended, and Sections 100.010 to 100.200, inclusive, of the Revised Statutes of Missouri, as amended, and the City of Kansas City Charter (collectively, the "Chapter 100 Act"); and

WHEREAS, Committee Substitute for Ordinance No. 160163 authorized the City to enter into a lease and issue taxable industrial revenue bonds to effectuate the Industrial Development Project, and to execute additional documents as would be necessary to carry out the Industrial Development Project; and

WHEREAS, the lease contemplated by Committee Substitute for Ordinance No. 160163 was never executed and the taxable industrial revenue bonds authorized by Committee Substitute for Ordinance No. 160163 were never issued; and

WHEREAS, the property owner has requested the City and the Commission terminate the Redevelopment Plan, Sales Tax Contribution Agreement, and the Industrial Development Plan; and

WHEREAS, the Commission has been duly constituted and its members appointed pursuant to Section 99.820.2 of the Act; and, after all proper notice was given, the Commission met in public hearing and after receiving the comments of all interested persons and taxing districts with respect to the Redevelopment Plan, closed said public hearing on March 12, 2025, and adopted its Resolution No. 3-1-25 (the “Resolution”) recommending to the City Council the termination of the Redevelopment Plan and the termination of the designation of Redevelopment Project Area described therein and by Committee Substitute for Ordinance No. 160163, which shall require that all funds on deposit in the Special Allocation Fund(s) established in connection with such Redevelopment Project Area be declared surplus and distributed to the affected taxing districts, in accordance with the Act, and

WHEREAS, the Commission, as duly constituted pursuant Section 74-58 of the City’s Code of Ordinances, approved the Termination and Mutual Release of Redevelopment Agreement, Funding Agreement, and Sales Tax Contribution Agreement among Delta Quad Holdings, LLC, the City, and the Commission; NOW THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the recommendations of the Commission concerning the termination of the Grand Reserve Tax Increment Financing Plan, as set forth in Resolution No. 3-1-25, are hereby accepted, and the Grand Reserve Tax Increment Financing Plan is hereby terminated.

Section 2. That the recommendations of the Commission concerning the termination of the designation of Redevelopment Project Area 1 described by the Grand Reserve Tax Increment Financing Plan and Committee Substitute for Ordinance No. 160163, as set forth in Resolution No. 3-1-25 are hereby accepted, and the designation of such Redevelopment Project Area is hereby terminated.

Section 3. That all funds within any Special Allocation Fund established in connection with such Redevelopment Project Area are hereby declared as surplus and shall be distributed in accordance with the Act and the provisions of this ordinance.

Section 4. That following the distribution of the surplus funds, the Special Allocation Fund for the Redevelopment Project Area of the Grand Reserve Tax Increment Financing Plan shall be dissolved.

Section 5. That the City Manager is authorized to enter into a Termination and Mutual Release of Redevelopment Agreement, Funding Agreement and Sales Tax Contribution Agreement with the Commission and Delta Quad Holdings, LLC. The Termination and Mutual Release of Redevelopment Agreement, Funding Agreement and Sales Tax Contribution Agreement is approved in substantial form to that which is attached hereto.

Section 6. That the City Clerk is hereby directed to send copies of this ordinance to Jackson County.

Section 7. That the Industrial Development Plan for Grand Reserve as approved by Committee Substitute for Ordinance No. 160163 is hereby revoked.

..end

Approved as to form:

Emalea Black
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250416

Submitted Department/Preparer: Please Select

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 the recommendation of the Tax Increment Financing Commission of Kansas City, Missouri, as to the termination of the Grand Reserve Tax Increment Financing Plan and the termination of the designation of Redevelopment Project Area 1; declaring as surplus those funds within the special allocation fund established in connection with such Redevelopment Project Area 1; authorizing the City Manager to enter into a Termination and Mutual Release Agreement related to the Sales Tax Contribution Agreement; and directing the City Clerk to send copies of this ordinance to Jackson County.

Discussion

Terminating the Grand Reserve TIF Plan, Project Area 1, and SAF accounts. \$0 in SAF as of 4/1/25.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
N/A
3. How does the legislation affect the current fiscal year?
N/A
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
N/A
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. Yes No
2. This fund has a structural imbalance. Yes No
3. Account string has been verified/confirmed. Yes No

Additional Discussion (if needed)

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

Plan and Project Approval - 160163
1st Amendment - 200265

Service Level Impacts

N/A

Other Impacts

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

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

N/A

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

No(Press tab after selecting)

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

No(Press tab after selecting)



File #: 250417

ORDINANCE NO. 250417

Sponsor: Director of City Planning and Development Department

Rezoning an area of about one acre generally located at 4420 Madison Avenue from District R-1.5 to District B1-2. (CD-CPC-2025-00001)

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-1487, rezoning an area of about one acre generally located at 4420 Madison Avenue from District R-1.5 (Residential) to District B1-2 (Neighborhood Business), said section to read as follows:

Section 88-20A-1487. That an area legally described as:

Bunker Hill Lots 34 thru 43 Blk 7.

4408 – 10 Madison Bunker Hill Lots 44 thru 46 Blk 7.

is hereby rezoned from District R-1.5 (Residential) to District B1-2 (Neighborhood Business), all as shown outlined on a map marked Section 88-20A-1487, 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 #: 250417

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Rezoning an area of about 1 acre generally located at 4420 Madison Ave from District R-1.5 (Residential) to District B1-2 (Neighborhood Business). CD-CPC-2025-00001

Discussion

The applicant is seeking to rezone the subject property from R-1.5 (Residential) to B1-2 (Neighborhood Business) so the site's zoning district reflects existing conditions. Additionally, for a commercial office-like structure the B1-2 zoning designation provides the property with more opportunities for potential growth.

City Council Key Points

- Rezoning from R-1.5 to B1-2.
- Associated area plan amendment changes the Midtown/Plaza Plan's designation for the site from Office/Residential to Mixed-Use Neighborhood.
- The proposal updates the zoning designation to reflect existing conditions and give the property more flexibility with future growth.
- No one appeared at the City Plan Commission (CPC) public hearing to provide public testimony.
- City Staff recommended approval.
- The CPC 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 the rezoning of the subject property.
3. How does the legislation affect the current fiscal year?

Not applicable – as this is an ordinance authorizing the rezoning of the subject property.

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

Not applicable – as this is an ordinance authorizing the rezoning of the subject property.

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

This ordinance approves the rezoning of a 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

N/A

Service Level Impacts

No impact expected.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable - as this is an ordinance authorizing the rezoning of the subject property
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 03/25/2025. A summary of the meeting is attached to the CPC staff report.

No one appeared to provide testimony during the CPC public hearing.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable - as this is an ordinance authorizing the rezoning of the subject property
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 #: 250418

RESOLUTION NO. 250418

Sponsor: Director of City Planning and Development Department

RESOLUTION - Approving an amendment to the Midtown/Plaza Area Plan to change the future land use designation from office/residential to mixed-use neighborhood on about .9 acres generally located at 4420 Madison Avenue. (CD-CPC-2025-00019)

WHEREAS, on January 7, 2016, the City Council by Resolution No. 150899 adopted the Midtown/Plaza Area Plan; and

WHEREAS, after further review it has been deemed appropriate to amend the Midtown/Plaza Area Plan as it affects the above-described property by changing the recommended land use from office/residential to mixed-use neighborhood; and

WHEREAS, the City Plan Commission considered this amendment to the Midtown/Plaza Area Plan on April 16, 2025; and

WHEREAS, after all interested persons were given an opportunity to present testimony, the City Plan Commission did, on April 16, 2025, recommend approval of the proposed amendment to the Midtown/Plaza Area Plan to the City Council; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section A. That the Midtown/Plaza Area Plan is hereby amended as to the change the future land use designation from office/residential to mixed-use neighborhood on about .9 acres generally located at 4420 Madison Avenue.

Section B. That the amendment to the Midtown/Plaza 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 #: 250418

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 amendment to the Midtown/Plaza Area Plan to change the future land use designation from Office/Residential to Mixed-Use Neighborhood. CD-CPC-2025-00001

Discussion

The Office/Residential future land use is intended for office, residential, or live-work development but does not specifically align with a zoning district. The Midtown/Plaza Area Plan states that the Mixed Use Neighborhood designation is “intended to accommodate and promote neighborhood-serving retail sales or service uses, as well as mixed-use development... This land use classification generally corresponds with the ‘B1-’ zoning category within the zoning ordinance.”

City Council Key Points

- Rezoning from R-1.5 to B1-2.
- Associated area plan amendment changes the Midtown/Plaza Plan’s designation for the site from Office/Residential to Mixed-Use Neighborhood.
- The proposal updates the zoning designation to reflect existing conditions and give the property more flexibility with future growth.
- No one appeared at the City Plan Commission (CPC) public hearing to provide public testimony.
- City Staff recommended approval.
- The CPC 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 the rezoning of the subject property.

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

Not applicable – as this is an ordinance authorizing the rezoning of the subject property.

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

Not applicable – as this is an ordinance authorizing the rezoning of the subject property.

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

This ordinance approves the rezoning of a 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

N/A

Service Level Impacts

No impact expected.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable - as this is an ordinance authorizing the rezoning of the subject property
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 03/25/2025. A summary of the meeting is attached to the CPC staff report.

No one appeared to provide testimony during the CPC public hearing.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable - as this is an ordinance authorizing the rezoning of the subject property
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 #: 241040

ORDINANCE NO. 241040

Sponsor: Director of City Planning and Development Department

Approving a development plan on about 43 acres in District B3-3 generally located at the northeast corner of Northwest Old Tiffany Springs Road and Northwest Skyview Drive to allow for the creation of twelve lots and two tracts for a commercial development. (CD-CPC-2024-00118)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District B3-3 (Community Business (Dash 3)) generally located at the northeast corner of Northwest Old Tiffany Springs Road and Northwest Skyview Drive and more specifically described as follows:

A tract of land in the Northwest Quarter of Section 6, Township 51 North, Range 33 West of the 5th Principal Meridian in Kansas City, Platte County, Missouri being bounded and described as follows: At the southeast corner of the Northeast Quarter said Section 6; thence North 88° 57'01" West along the south line of said Northeast Quarter, 2,648.30 feet to the southwest corner of said Northeast Quarter, said point also being the southeast corner of the Northwest Quarter of said Section 6; thence North 88°56'40" West, along the south line of said Northwest Quarter, 122.16 feet; thence North 01°03'20" East, 48.00 feet to the point of beginning of the tract of land to be herein described, said point also being on the northerly right of way line of N.W. Tiffany Springs Road as established in Book 1089, at page 486 (said document established right of way for N.W. Tiffany Springs Road and N. Ambassador Road); thence westerly along said northerly right of way line the following ten courses: thence North 88°56'40" West, 1,152.61 feet; thence North 85°07'45" West, 270.47 feet; thence North 88°56'40" West, 205.57 feet; thence northwesterly along a curve to the right being tangent to the last described course with a radius of 36.00 feet, a central angle of 83°29'36" and an arc distance of 52.46 feet; thence northerly along a curve to the left having a common tangent with the last described course with a radius of 1,137.00 feet, a central angle '00°45'24" and an arc distance of 15.02 feet; thence South 84°02'39" West, 104.00 feet; thence southerly along a curve to the right having an initial tangent bearing of South 06°13'59" East with a radius of 1,033.00 feet, a central angle of 00°19'21" and an arc distance of 5.81 feet; thence southwesterly along a curve to the right having a common tangent with the last described course with a radius of 36.00 feet, a central angle of

96°57'59" and an arc distance of 60.93 feet; thence North 88°56'40" West, 450.03 feet; thence South 87°38'12" West, 134.99 feet to a point on the easterly right of way line of N.W. Skyview Avenue (Missouri Highway W) as established by Book 672 at page 680; thence northeasterly (departing aforesaid northerly right of way line of N.W. Tiffany Springs Road) along said easterly right of way line, the following four (4) courses: thence North 07°21'16" East, 17.70 feet; thence northerly along a curve to the right being tangent to the last described course with a radius of 1,085.92 feet, a central angle of 16°28'08" and an arc distance of 312.13 feet; thence North 66°10'36" West, 25.00 feet; thence North 23°49'24" East, 536.93 feet to a point on the southerly right of way line of N. Ambassador Road as established in Book 1145, at page 644 (said Document established right of way for N. Ambassador Road and N.W. Skyview Avenue); thence easterly (departing aforesaid easterly right of way line) along said southerly right of way line, along a curve to the left having an initial tangent bearing of South 75°38'22" East with a radius of 1,169.00 feet, a central angle of 07°22'16" and an arc distance of 150.39 feet to a point on the westerly right of way line of said N.W. Skyview Avenue as established by said Book 1145 at page 644; thence South 43°22'30" East, along said westerly right of way line, 38.61 feet; thence southerly along said westerly right of way line, along a curve to the left having an initial tangent bearing of South 03°45'13" East with a radius of 1,146.00 feet, a central angle of 13°21'50" and an arc distance 267.30 feet; thence South 17°07'03" East, along said westerly right of way line, 161.32 feet; thence North 72°52'57" East, along the southerly right of way line of said N.W. Skyview Avenue as established by said Book 1145 at page 644, 110.00 feet to the easterly right of way line of said N.W. Skyview Avenue as established by said Book 1145 at page 644; thence North 17°07'03" West, along said easterly right of way line, 161.32 feet; thence northerly along said easterly right of way line, along a curve to the right being tangent to the last described course with a radius of 1,036.00 feet, a central angle of 13°35'46" and an arc distance of 245.84 feet; thence North 43°25'52" East, along said easterly right of way line, 34.59 feet to a point on the southerly right of way line of said N. Ambassador Road as established by said Book 1145 at page 644; thence easterly along said southerly right of way line the following six (6) courses; thence easterly along a curve to the left having an initial tangent bearing of North 89°07'39" East with a radius of 1,152.00 feet, a central angle of 18°05'05" and an arc distance of 363.62 feet; thence North 71°02'33" East, 131.67 feet; thence southeasterly along a curve to the right being tangent to the last described course with a radius of 1,030.00 feet, a central angle of 84°28'24" and an arc distance of 1,518.57 feet; thence South 24°29'02" East, 30.34 feet; thence southeasterly along a curve to the right being tangent to the last described course with a radius of 970.00 feet, a central angle of 02°34'34" and an arc distance of 43.61 feet; thence South 12°11'38" East, 16.41 feet to a point on the westerly right of way line of N. Ambassador Road as established by aforesaid document recorded in Book 1089 at page 486; thence southerly along said westerly right of way line the following three (3) courses; thence continuing South 12°11'38" East, 105.60 feet; thence southerly along a curve to the right having an initial tangent bearing of South

14°41'18" East with a radius of 957.00 feet, a central angle of 10°32'00" and an arc distance of 175.94 feet; thence southwesterly along a curve to the right having a common tangent with the last described course with a radius of 36.00 feet, a central angle of 95°12'40" and an arc distance of 59.82 feet to the point of beginning. Containing 41.38 acres, more or less.

is hereby approved, subject to the following conditions:

1. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, has been installed or preserved in accordance with the plan and is healthy prior to a certificate of occupancy.
2. The applicant shall submit a project plan to be approved administratively by the Director of City Planning and Development for each lot within the development. The project plan must conform to the adopted design guidelines approved with this development plan and include all submittal items as outlined by the director's minimal submittal requirements.
3. 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.
4. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
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 submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to a certificate of occupancy.
7. Prior to recording the final plat the developer shall upload and secure approval of a street tree planting plan from the City Forester.
8. 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 submitting a final plat for all lots created.

9. The applicant shall revise the plans to satisfy the Water Services Department corrections to revise the deviation note on the cover to request not installing the extension of approximately 750' of 12" DIP public water main with fire hydrants along N.W. Old Tiffany Springs Road between N.W. Skyview and the western property line. (The text in the note that this main extension would not serve this development is not accurate as the requested main extension provides a portion of the looped connection west toward the transmission main which when completed will improve the distribution system reliability and redundancy.)
10. All construction shall meet the requirements of the 2018 IBC, KCBRC and 2021 IECC.
11. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
12. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1)
13. Required Fire Department access roads shall be all-weather surfaces. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed) 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) 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) The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius (IFC-2018: § 503.2.4) and shall provide fire lane signage on fire access drives.
14. 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.
15. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2024 acquisition rate of \$64,220.18 per acre. This requirement shall be satisfied prior to a certificate of occupancy or recording of final plat, whichever may come first, for the residential portions of the development.
16. Ambassador Drive & Drive B: Construct a westbound left-turn lane with a minimum storage length of 200 feet plus an appropriate taper as per MUTCD. Old

Tiffany Springs Road & Drive C: Construct an eastbound left-turn lane with a minimum storage length of 200 feet plus an appropriate taper as per MUTCD.

17. 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.
18. 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.
19. The developer shall dedicate additional right-of-way and provide easements for N.W. Skyview Avenue as required by the adopted major street plan and/or Chapter 88 so as to provide a minimum of 60 feet of right-of-way as measured from the centerline, along those areas being platted.
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 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.
22. 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.
23. No water service line will be less than 1-1/2" in diameter where three or more units or a commercial building will be served by one domestic service line and meter.

24. A full flow fire meter shall be required when the fire protection service line serves more than one building, or combination service lines 6 inches and larger, or that have private fire hydrants connected to them.
25. The developer shall ensure that water and fire service lines shall meet current Water Services Department rules and regulations prior to a certificate of occupancy.
26. Branch service lines one-and-one-half inches and larger in diameter for domestic water services or fire protection lines shall be connected to the main by cutting in a minimum 6" branch service tee, installing three gate valves, and two solid sleeves on the main. Line valves on the main shall be the same nominal size as the main.
27. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
28. The developer shall submit water main extension plans for the extension of approximately 750' of 12" DIP water main and fire hydrants along N.W. Old Tiffany Springs Road from N.W. Skyview Avenue to the western property limits. The water main extension shall follow all the Kansas City Water Services Department rules and regulations for water main extensions and shall be under contract (permitted) prior to building permit issuance.
29. 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.
30. The internal storm and water utilities located within private streets shall be private utility mains located within the utility and access easement and be covered by a covenant to maintain private utility mains.
31. The developer shall obtain a floodplain development permit from Development Services prior to beginning any construction activities within the floodplain.
32. The developer shall show the limits of the 100-year floodplain on the final plat and show the Minimum Low Opening Elevation (MLOE) of any structure on each lot that abuts a 100-year floodplain area (including detention basins and engineered surface drainage conveyances) on any plat and plan, as required by the Kansas City Water Services Department.
33. 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 Section 88-415 requirements.

34. The developer shall grant any BMP easements 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 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.
36. 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.
37. The developer shall submit a preliminary stream buffer plan prior to approval of the plan in accordance with Section 88-415 requirements.
38. 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.
39. The developer shall secure permits to extend sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Kansas City Water Services Department, prior to recording the plat or issuance of a building permit, whichever occurs first.
40. 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.

41. The developer shall submit covenants, conditions and restrictions to the Kansas City Water Services Department for approval by the Law Department and enter into covenant agreements for the maintenance of any private open space tracts with stream buffer zones or storm water detention area tracts, prior to recording the plat.
42. The developer shall provide covenants to maintain private storm sewer mains and water mains acceptable to the Kansas City Water Services Department for any private utility 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 #: 241040

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 43 acres to allow for the creation of twelve (12) lots and two (2) tracts for a commercial development in District B3-3 (Commercial) generally located at the northeast corner of Northwest Old Tiffany Springs Road and Northwest Skyview Drive. (CD-CPC-2024-00118)

Discussion

The applicant is seeking approval of a Development Plan for an approximately 43-acre site within the existing B3-3 zoning district, located north of NW Old Tiffany Springs Road, between NW Skyview Avenue and North Ambassador Drive. The plan proposes to subdivide the unplatted parcel into 12 lots, with sizes ranging from 1.04 to 6.57 acres. While the Development Plan does not specify exact building footprints or locations, future development on these lots will undergo Project Plan review. Future Project Plan review will be conducted administratively by the City Planning and Development Department, ensuring compliance with the adopted Design Guidelines for Skyview Crossing.

The Development Plan shows street trees in compliance with the Zoning and Development Code. Future development on each lot must also comply with landscaping and screening standards per Section 88-425 of the Code and the Landscaping Guidelines within the Design Guidelines.

The proposed architectural materials and design elements within the design guidelines are consistent with adjacent developments. The architecture guidelines for Skyview Crossing establish standards for building form, facade composition, drive-thru facilities, gas pumps, roofing, signage, and screening.

Additionally, the Major Street Plan designates NW Old Tiffany Springs Road and NW Skyview Avenue as part of the Special Rapid Transit Corridor (SRTC), which will provide a vital future connection between the airport and downtown. Right-of-way and easements have already been secured along much of this corridor, including the south side of NW Old Tiffany Springs Road. The connection to the north will be preserved through the existing right-of-way on NW Skyview Avenue, located west of the development site. The developer will vacate this right-of-way through a separate application (CD-ROW-2024-00018) and easement via a Final Plat application.

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

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

Citywide Business Plan (CWBP) Impact

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

2. Which CWBP goal is most impacted by this legislation?
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

There is no prior legislation for the referenced site.

Service Level Impacts

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

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this is a zoning ordinance authorizing the development and use of a property.
2. How have those groups been engaged and involved in the development of this ordinance?
Not applicable as this is a zoning ordinance authorizing the development and use of a property.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this is a zoning ordinance authorizing the development and use of a property.
4. Does this legislation create or preserve new housing units?

No (Press tab after selecting)

Not applicable as this is a zoning ordinance authorizing the development and use of a 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 a zoning ordinance authorizing the development and use of a 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 a zoning ordinance authorizing the development and use of a 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 #: 241041

ORDINANCE NO. 241041

Sponsor: Director of City Planning and Development Department

Vacating an approximately 83,000-square foot area of unimproved right-of-way in District B3-3 generally located on Northwest Skyview Avenue between North Ambassador Drive and Northwest Old Tiffany Springs Road and directing the City Clerk to record certain documents. (CD-ROW-2024-00018)

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 24th day of June, 2024, a petition was filed with the City Clerk of Kansas City by Matthew Kist for the vacation of right-of-way in the Northwest Quarter of Section 6, Township 51 North, Range 33 West, in the City of Kansas City, Platte County, Missouri, being more particularly described as follows, prepared on June 21, 2024 by John B. Young, PLS-2006016647: Commencing at the southwest corner of said Northwest Quarter, thence North 00°19'05" East along the west line of said Northwest Quarter, 45.00 feet to the north right-of-way line of N.W. Old Tiffany Springs Road, as now established; thence North 89°05'31" East along said north right-of-way line, 17.12 feet to the point of beginning; thence on a curve to the right, having an initial tangent bearing North 06°15'02" East, a radius of 1221.43 feet and an arc length of 377.96 feet; thence South 66°10'36" East, 25.00 feet; thence North 23°49'24" East, 532.45 feet to the south right-of-way line of N. Ambassador Drive, as now established; thence South 69°49'45" East along said south right-of-way line, 70.00 feet; thence South 23°49'24" West, 536.93 feet; thence South 66°10'36"

East, 25.00 feet; thence on a curve to the left, having an initial tangent bearing South 23°48'03" West, a radius of 1,091.90 feet and an arc length of 329.84 feet to said north right-of-way line of N.W. Old Tiffany Springs Road; thence North 89°08'06" West along said north right-of-way line, 120.63 feet to the point of beginning, containing 79,785 square feet more or less, giving the distinct description of the street to be vacated, and also the names of the persons and corporations owning or claiming to own the property fronting thereon, and that the consent of the persons and corporations owning or claiming to own three-fourths of the front feet of the property immediately adjoining said street has been obtained in writing, that said consent has been acknowledged as deeds are acknowledged, and was duly filed with the petition for such vacation in the City Clerk's Office.

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

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

Section 4. That right-of-way in the Northwest Quarter of Section 6, Township 51 North, Range 33 West, in the City of Kansas City, Platte County, Missouri, being more particularly described as follows, prepared on June 21, 2024 by John B. Young, PLS-2006016647: Commencing at the southwest corner of said Northwest Quarter, thence North 00°19'05" East along the west line of said Northwest Quarter, 45.00 feet to the north right-of-way line of N.W. Old Tiffany Springs Road, as now established; thence North 89°05'31" East along said north right-of-way line, 17.12 feet to the point of beginning; thence on a curve to the right, having an initial tangent bearing North 06°15'02" East, a radius of 1221.43 feet and an arc length of 377.96 feet; thence South 66°10'36" East, 25.00 feet; thence North 23°49'24" East, 532.45 feet to the south right-of-way line of N. Ambassador Drive, as now established; thence South 69°49'45" East along said south right-of-way line, 70.00 feet; thence South 23°49'24" West, 536.93 feet; thence South 66°10'36" East, 25.00 feet; thence on a curve to the left, having an initial tangent bearing South 23°48'03" West, a radius of 1,091.90 feet and an arc length of 329.84 feet to said north right-of-way line of N.W. Old Tiffany Springs Road; thence North 89°08'06" West along said north right-of-way line, 120.63 feet to the point of beginning, containing 79,785 square feet more or less, be and the same is hereby vacated and subject to the following conditions:

1. The applicant shall relocate facilities if deemed necessary by Spectrum at applicant's expense and dedicate a new easement as required by Spectrum.
2. The applicant shall relocate facilities if deemed necessary by Evergy at applicant's expense and dedicate a new easement as required by Evergy.

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.

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 #: 241041

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 an approximately 83,000-square foot area of unimproved right-of-way in Zoning District B3-3 generally located on Northwest Skyview Avenue between North Ambassador Drive and Northwest Old Tiffany Springs Road and directing the City Clerk to record certain documents. (CD-ROW-2024-00018)

Discussion

The proposed vacation is currently an unimproved portion of right-of-way that was intended to be the site for Northwest Skyview Avenue. Northwest Skyview Avenue was later realigned about 500 feet to the east, where Northwest Skyview Avenue is now fully built. The right-of-way lies between two unplatted properties: one unaddressed parcel to the west and 9200 North Ambassador to the east. The proposed vacation has a companion development plan, Skyview Crossing at Tiffany Springs, which will create twelve lots and two tracts for the purpose of a commercial development (CD-CPC-2024-00118).

The objective of this vacation request is to support the creation of the proposed Skyview Crossing at Tiffany Springs Development Plan. If the proposed vacation is approved, the applicant will record a fifty-foot easement in place of the right-of-way for the rapid transit corridor. There is no public infrastructure within the right-of-way. Spectrum and Evergy currently have infrastructure/facilities within the right-of-way and the applicant will be required to retain an easement for both or relocate facilities at the applicant's expense.

Staff recommended approval with conditions. There was no public testimony regarding this case before the City Plan Commission. City Plan Commission voted to recommend 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 public right-of-way.
3. How does the legislation affect the current fiscal year?
Not applicable as this is an ordinance authorizing the vacation of public 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 public right-of-way.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this is an ordinance authorizing the vacation of public right-of-way.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

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

Citywide Business Plan (CWBP) Impact

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

No prior legislation.

Service Level Impacts

Not applicable as this is an ordinance authorizing the vacation of public 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 public 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 public 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 public right-of-way.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

Not applicable as this is an ordinance authorizing the vacation of public 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 public 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 #: 250300

ORDINANCE NO. 250300

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 75 acres generally located at the southwest corner of Ess Road and Lee’s Summit Road from District R-7.5 to R-80. (CD-CPC-2025-00010)

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-1475, rezoning an area of about 75 acres generally located at the southwest corner of Ess Road and Lee’s Summit Road from District R-7.5 (Residential) to R-80 (Residential), said section to read as follows:

Section 88-20A-1475. That an area legally described as:

Sec-12 Twp- 48 Sec 32---Pt of NE ¼ SE ¼ daf: beg S ¼ cor sd sec th S 01 deg 57 min 34 sec W 298.17’ th S 87 deg 15 min 01 sec W 359.50’ to tru pob th NE 01 deg 49 min 04 sec E 684.11’ th N 65 deg 16; min 41 sec W 538.14’ th N 24 deg 43 min 19 sec E 66.32’ th nly alg curv to ri rad 480’ arc dist 41.43’ th N 29 deg 40 min 02 sec E 286.30’ th nly alg curv ri rad 730’ arc dist 123.30’ th N 39 deg 20; min 41 sec E 63.57’ th nly alg curv ri rad 480’ arc dist 144.44’ th N 56 deg 35 min 08 sec E 122.49’ th nly alg curv ri rad 155’ arc dist 97.46’ th S 87 deg 23 min 13 sec E 1140’ th S 02 deg 36 min 47 sec W 692.55’ th S 64 deg 03 min 29 sec W 1144.21’ th S 01 deg 49 min 04 sec W 360’ th N 87 deg 15 min 01 sec W 200’ to tru pob (known as Lot 1 on Cert Surv T-56 pg-43).

and

Sec-12 Twp- 48 Sec 32---Pt of NE ¼ SE ¼ and pt SW ¼ Sec-07 Twp- 48 Rng-31 daf: Beg S ¼ cor sd sec th S 01 deg 57 min 34 sec W 298.17’ th S 87 deg 15 min 01 sec W 559.50’ to tru pob th N 01deg 49 min 04 sec E 360’ th N 64 deg 03 min 29 sec E 114421’ th N 02 deg 36 min 47 sec E 150’ th S 87 deg 14 min 21 sec E 1021.64’ th 02 deg 55 min 42 sec E 1065.88’ th N 87 deg 15 min 01 sec W 2124.61’ to tru pob; (known as Lot 4 on Cert Surv T-56 pg-43)

is hereby rezoned from District R-7.5 (Residential) to District R-80 (Residential), all as shown outlined on a map marked Section 88-20A-1475, 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 #: 250300

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 75 acres generally located at the southwest corner of Ess Road and Lee's Summit Road from District R-7.5 (Residential) to R-80 (Residential). (CD-CPC-2025-00010)

Discussion

The applicant is proposing to rezone 75 acres from District R-7.5 to District R-80. The future land use of the property is consistent with the R-80 zoning district as well as the zoning of adjacent properties to the north, east, and west. The proposed rezoning does not require an accompanying plan.

The R-80 zoning district has different lot and building standards than the R-7.5 Zoning District, including for accessory structures. Accessory structures in R-80 can be up to 8,000 square feet and up to 35 feet tall. The R-7.5 limits these to 800 square feet or one square foot of building footprint area for each 10 square feet of lot area, whichever is greater; and only allows up to 16 feet in height.

Additional uses are permitted in the R-80 than that in the R-7.5. A Special Use Permit would be required to permit Detention and Correctional Facilities, Halfway House, Library/Museum/Cultural Exhibit, Communications Service Establishments, Entertainment Venues and Spectator Sports, Bed and breakfast, Recreational vehicle park, Sports and Recreation, Participant, Mining and Quarrying, Composting facility, and Demolition debris landfill. This would require public hearings and engagement in line with the Zoning and Development Code.

Uses permitted in the R-80 district in accordance with the Zoning and Development Code Use Standards that are not permitted under the R-7.5 are Daycare Group, Daycare Center, Animal Shelter or Boarding, Animal Stable, Veterinary Office, Crop Agriculture, Community Supported Agriculture (CSA), and Wireless Communication Facilities.

At the City Plan Commission hearing, the Commission requested that deed restrictions be created and recorded prohibiting items identified as potential issues during public testimony. The applicant has recorded and provided these, which are attached to the ordinance request.

Staff Recommendation: Approval
CPC Recommendation: Approval

Fiscal Impact

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

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

Citywide Business Plan (CWBP) Impact

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

3. Which objectives are impacted by this legislation (select all that apply):

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

Prior Legislation

None

Service Level Impacts

Not applicable as this is an ordinance authorizing a zoning map amendment of privately owned land.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this is an ordinance authorizing a zoning map amendment of privately owned 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 zoning map amendment of privately owned land.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this is an ordinance authorizing a zoning map amendment of privately owned 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 zoning map amendment of privately owned 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 zoning map amendment of privately owned 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 zoning map amendment of privately owned 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 #: 250394

ORDINANCE NO. 250394

Sponsor: City Manager's Office

Authorizing the City Manager to execute a Second Amendment to the Intergovernmental Cooperative Agreement with Port KC related to a development project in the River Market and authorizing the Director of Public Works to execute a Cooperative Agreement with KC Rivermarket FC, LLC, to provide funding for additional City owned parking in the River Market.

WHEREAS, on August 13, 2020, via Committee Substitute for Ordinance No. 200227, Council authorized the City staff to execute and implement an Intergovernmental Cooperative Agreement with the Port Authority of Kansas City, Missouri, ("Port KC") for property located in the River Market and generally bounded by 4th Street on the north, 5th Street on the south, Main Street on the east, and an access alley on the west (the "Project Area"); and

WHEREAS, on August 26, 2020, the City and Port KC executed the authorized Intergovernmental Cooperative Agreement; and

WHEREAS, on February 3, 2023, the City and Port KC executed the First Amendment to the Intergovernmental Cooperative Agreement (collective with the Intergovernmental Cooperative Agreement the "ICA"), authorized by Ordinance No. 230262; and

WHEREAS, pursuant to the ICA, KC Rivermarket FC, LLC, ("Developer") was selected as a Developer for the project located in the Project Area; and

WHEREAS, the City and Port KC now wish to make certain changes to the parking requirements ICA in exchange for Developer agreeing to provide funding for forty (40) additional public parking spaces located at 500 Main Street and 7 East 5th Street; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the City Manager is authorized to execute the Second Amendment to Intergovernmental Cooperative Agreement with Port KC related to a development project in the River Market (the "First Amendment"). A copy of the Second Amendment in substantial form is attached hereto.

Section 2. That the Director of Public Works is authorized to execute a Cooperative Agreement with Developer for the Developer to fund forty (40) additional public parking spaces located at 500 Main Street and 7 East 5th Street related to a development project in the River Market (the "Cooperative Agreement"). A copy of the Cooperative Agreement in substantial form is attached hereto.

..end

Approved as to form:

Emalea Black
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250394

Submitted Department/Preparer: City Manager's Office

Revised 6/10/24

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

Executive Summary

Authorizing the City Manager to execute a Second Amendment to the Intergovernmental Cooperative Agreement with Port KC related to a development project in the River Market and authorizing the Director of Public Works to execute a Cooperative Agreement with KC Rivermarket FC, LLC, to provide funding for additional City owned parking in the River Market.

Discussion

On August 13, 2020, via Committee Substitute for Ordinance No. 200227, Council authorized the City staff to execute and implement an Intergovernmental Cooperative Agreement with the Port Authority of Kansas City, Missouri, ("Port KC") for property located in the River Market and generally bounded by 4th Street on the north, 5th Street on the south, Main Street on the east, and an access alley on the west (the "Project Area").

On August 26, 2020, the City and Port KC executed the authorized Intergovernmental Cooperative Agreement.

On February 3, 2023, the City and Port KC executed the First Amendment to the Intergovernmental Cooperative Agreement (collective with the Intergovernmental Cooperative Agreement the "ICA"), authorized by Ordinance No. 230262.

Pursuant to the ICA, KC Rivermarket FC, LLC, ("Developer") was selected as a Developer for the project located in the Project Area.

The City and Port KC now wish to make certain changes to the parking requirements ICA in exchange for Developer agreeing to provide funding for forty (40) additional public parking spaces located at 500 Main Street and 7 East 5th Street;

Fiscal Impact

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

This ordinance has no direct fiscal impact.

Citywide Business Plan (CWBP) Impact

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

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

Prior Legislation

CS Ord. 200227; Ord. 230262

Service Level Impacts

Click or tap here to provide a description of how this ordinance will impact service levels. List any related key performance indicators and impact.

Other Impacts

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

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)