



## Agenda

### Neighborhood Planning and Development Committee

Chairperson Ryana Parks-Shaw

Vice Chair Eric Bunch

Councilmember Nathan Willett

Councilmember Melissa Patterson Hazley

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**Tuesday, April 22, 2025**

**1:30 PM**

**26th Floor, Council Chamber**

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

#### PUBLIC OBSERVANCE OF MEETINGS

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

Any closed session may be held via teleconference.

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

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

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

\*\*\*Public Testimony is Limited to 2 Minutes\*\*\*

#### FIRST READINGS

\*\*\*BEGINNING OF CONSENT ITEMS\*\*\*

**Director of City Planning & Development**

**250317** Sponsor: Director of City Planning and Development Department

Approving the plat of 29 Forest, an addition in Jackson County, Missouri, on approximately 0.5 acres generally located at the southeast corner of east 29th Street and Forest Avenue, creating nine lots and one tract for the purpose of a townhouse development; accepting various easements; authorizing the Director of City Planning and Development and Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2023-00013)

**Attachments:** [Docket Memo CLD-FnPlat-2023-00013 29 Forest 9-6-2023](#)

**Director of City Planning & Development**

**250318** Sponsor: Director of City Planning and Development Department

Approving the plat of Skyview Crossing Residential 1st Plat, an addition in Platte County, Missouri, on approximately 24 acres generally located on the east side of Northwest Skyview Avenue approximately 800 feet north of Northwest 108th Street, creating 102 lots for the purpose of a residential development; accepting various easements; establishing grades on public ways; authorizing the Director of Water Services and Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2024-00028)

**Director of City Planning & Development**

**250333** Sponsor: Director of City Planning and Development Department

Approving the plat of State Line Station- Unit 4 an addition in Jackson County, Missouri, on approximately 8.6 acres generally located on the west side of Missouri Highway 150 approximately 450 feet south of W. 138th Terrace, creating one lot and one tract for the purposes of creating a commercial lot; accepting various easements; authorizing the Director of Water Services and Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2024-00030)

**Attachments:** [Docket Memo CLD-FnPlat-2024-00030 State Line Station-Unit 4](#)

**Director of City Planning & Development**

**250334** Sponsor: Director of City Planning and Development Department

Approving the plat of Marketplace 152- Lot 4, an addition in Clay County, Missouri, on approximately 1 acre generally located at the northwest corner of North Indiana Avenue and Missouri State Route 152, creating one lot for the purpose of a commercial development; accepting various easements; authorizing the Director of Water Services and Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00003)

**Attachments:** [Docket Memo Marketplace 152 Lot 4 CLD-FnPlat-2025-00003](#)

**Lucas**

**250302** Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Jamie Block and Ryan Cline as successor directors to the Flintlock Shoppes Community Improvement District.

**Attachments:** [Docket memo 250302](#)

**Lucas**

**250303** Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Jamie Block, Russ Cline and Amy Ehlers as successor directors to the Old Foundation Community Improvement District.

**Attachments:** [Docket memo 250303](#)

**Lucas**

**250304** Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Ryan Cline and Russ Cline as successor directors to the Landing Mall Community Improvement District.

**Attachments:** [Docket memo 250304](#)

**Lucas**

**250305** Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Jessica Cooney, Charlie Hughes and Jeff Keeley as successor directors to the InterContinental Community Improvement District.

**Attachments:** [Docket memo 250305](#)

**Lucas**

[250306](#) Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Larry Sells, Jason Swords and Matt Hoefer as successor directors to the Uptown Community Improvement District.

**Attachments:** [Docket memo 250306](#)

**Lucas**

[250307](#) Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Jamie Block, Angie Rogers and Amy Ehlers as successor directors to the Flintlock Plaza Community Improvement District.

**Attachments:** [Docket memo 250307](#)

**Lucas**

[250308](#) Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Jamie Block and Amy Ehlers as successor directors to the Skelly Community Improvement District.

**Attachments:** [Docket memo 250308](#)

**Lucas**

[250309](#) Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Kevin Siercks, Kevin Ward and Madelyne Mundell as successor directors to the Creekwood Commons Community Improvement District.

**Attachments:** [Docket memo 250309](#)

**Lucas**

[250310](#) Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Mike Levitt, William Dana and Mark Untersee as successor directors to the Wornall Village Community Improvement District.

**Attachments:** [Docket memo 250310](#)

**Lucas**

**250311** Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Melissa Cooper, Marsha Chesmore and Stephanie Tripp as successor directors to the Kansas City International Airport Community Improvement District.

**Attachments:** [Docket memo 250311](#)

\*\*\*END OF CONSENT ITEMS\*\*\*

HUMAN RESOURCES DEPARTMENT

**Director of Human Resources**

**250319** Sponsor: Director of Human Resources Department

Authorizing the City Manager to enter into a side letter agreement to the Collective Bargaining Agreement between the City and the Local 500 of the American Federation of State, County and Municipal Employees, AFL- CIO, in which both parties waive certain requirements related to the potential insourcing of code enforcement work related to animal control services.

**Attachments:** [Animal Control Ordinance Docket memo Ordinance](#)

CITY PLANNING AND DEVELOPMENT DEPARTMENT

**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)

\*\*\*HELD UNTIL 4/29/2025\*\*\*

**Attachments:** [Docket Memo CD-CPC-2025-00010 Ess Road Rezoning](#)

**Director of City Planning & Development**

**250325** Sponsor: Director of City Planning and Development Department

Rezoning an area of about 1.9 acres generally located at 9200 N.W. 119th Terrace from District AG-R to District B3-3. (CD-CPC-2024-00178) \*\*\*HELD UNTIL 4/29/2025\*\*\*

**Attachments:** [CD-CPC-2024-00178 Docket Memo](#)

**Director of City Planning & Development**

**250326** Sponsor: Director of City Planning and Development Department

Approving a major amendment to a previously approved development plan on about 4.8 acres to construct a new emergency care hospital in Districts B3-2 and R-0.5 generally located at 6735 Holmes Road. (CD-CPC-2025-00016)

**Attachments:** [CD-CPC-2025-00016 Docket-Memo](#)

**Director of City Planning & Development**

**250327** Sponsor: Director of City Planning and Development Department

Amending Chapter 88, the Zoning and Development Code, by repealing Sections 88-255-09, 88-260-06, 88-516-06, and 88-520-03, said sections all dealing with amendments to approved plans, and enacting in lieu thereof new sections of like number and subject matter for the purpose of requiring major amendments to follow the zoning map amendment process and to allow the City Planning and Development Director to approve minor amendments administratively. (CD-CPC-2025-00011)

**Attachments:** [Docket Memo CD-CPC-2025-00011 Text Amendment](#)

**Director of City Planning & Development**

**250328** Sponsor: Director of City Planning and Development Department

RESOLUTION - Approving an area plan amendment to the Heart of the City Area Plan future land use recommendation from residential low density to residential medium density on about 1.8 acres generally located at the northeast corner of Brooklyn Avenue and East 20th Street. (CD-CPC-2024-00123)

**Attachments:** [Docket Memo CD-CPC-2024-00123 Georgetown Estates](#)

**Director of City Planning & Development**

**250329** Sponsor: Director of City Planning and Development Department

Rezoning an area of about one acre generally located at the southwest corner of E. 18th Street and The Paseo from District M1-5 to District DX-5 and approving a development plan, also serving as a preliminary plat, to allow for a museum and hotel. (CD-CPC-2025-00014 and CD-CPC-2025-00020)

**Attachments:** [Docket Memo](#)

**Director of City Planning & Development**

**250331** Sponsor: Director of City Planning and Development Department

Rezoning an area of about 1.2 acres generally located at the northwest corner of Montgall Avenue and East 35th Street from Districts R-2.5 and B3-2 to District UR and approving a development plan to allow for an assisted living facility. (CD-CPC-2025-00022)

**Attachments:** [Docket Memo CD-CPC-2025-00022 Palestine Legacy Residences](#)

**Director of City Planning & Development**

**250335** Sponsor: Director of City Planning and Development Department

Rezoning an area of about 19 acres generally located on the west side of North Platte Purchase Drive approximately 100 feet north of Northwest 79th Terrace from District R-7.5 to District R-2.5 and approving a development plan to allow for the creation of 90 residential units on 16 lots and 3 tracts. (CD-CPC-2025-00023; CD-CPC-2025-00029)

**Attachments:** [Docket Memo Park Place Development Plan and Rezoning CD-CPC-2025-00023 29](#)

**Director of City Planning & Development**

**250336** Sponsor: Director of City Planning and Development Department

Rezoning an area of about 1.8 acres generally located at the northeast corner of Brooklyn Avenue and East 20th Street from District UR to District R-2.5. (CD-CPC-2024-00104)

**Attachments:** [Docket Memo CD-CPC-2024-00104 Georgetown Estates](#)

**Director of City Planning & Development**

**250337** Sponsor: Director of City Planning and Development Department

Rezoning an area of about .8 acres generally located at N.W. 79th Street and N. Thomas Meyers Drive from District R-80 to District R-2.5. (CD-CPC-2025-00012).

**Attachments:**    [Docket memo TMP-5434](#)

HELD IN COMMITTEE

ADDITIONAL BUSINESS

1. Land Development Division Update
2. Update on the Development Concierge Team - Held until 4.29.25
3. There may be a general discussion regarding current Neighborhood Planning and Development Committee Issues.
4. 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.
5. Those who wish to comment on proposed ordinances can email written testimony to [public.testimony@kcmo.org](mailto: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](http://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](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



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**File #: 250317**

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### ORDINANCE NO. 250317

Sponsor: Director of City Planning and Development Department

Approving the plat of 29 Forest, an addition in Jackson County, Missouri, on approximately 0.5 acres generally located at the southeast corner of east 29th Street and Forest Avenue, creating nine lots and one tract for the purpose of a townhouse development; accepting various easements; authorizing the Director of City Planning and Development and Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2023-00013)

#### BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of 29 Forest, a subdivision in Jackson County, Missouri, a true and correct copy of which is attached hereto and incorporated herein by reference, is hereby approved.

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

Section 3. That the Director of Water Services is hereby authorized to execute a Stormwater Detention Agreement, to be in a form substantially as that attached hereto as Exhibit A and incorporated herein by reference.

Section 4. That the Director of City Planning and Development is hereby authorized to execute and/or accept any and all agreements necessary to clear the title of any right of way, utility easements or other public property dedicated on the plat.

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

Section 6. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on September 5, 2023.

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Approved as to form:

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Eluar Alegro  
Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250317

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

### Executive Summary

Approving the plat of 29 Forest, an addition in Jackson County, Missouri, on approximately 0.5 acres generally located at the southeast corner of east 29th Street and Forest Avenue, creating nine (9) lots and one (1) tract for the purpose of a townhouse development accepting various easements; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2023-00013)

### Discussion

The request is to consider approval of a Final Plat in District R-1.5 (Residential) on about 0.5 acres generally located at the southeast corner of East 29th Street and Forest Avenue allowing for the creation of 9 lots and 1 tract for a residential development. This use was approved in Case No. CD-CPC-2021-00234 which served as the Preliminary Plat. The Preliminary Plat proposed to develop nine (9) residential townhomes with seven (7) of the homes having access off of east 29th Street and two (2) having access off of Forest Avenue. This Final Plat is in conformance with the Preliminary Plat as well as the lot and building standards of Section 88-110 of the Zoning and Development Code.

Staff Recommendation: Approval with Conditions

CPC Recommendation: Approval with Conditions

### Fiscal Impact

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

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

### Office of Management and Budget Review

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund. ☐ 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 there is no fiscal impact.

## Citywide Business Plan (CWBP) Impact

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

## Prior Legislation

Case No. CD-CPC-2021-00234 – Approved a Preliminary Plat for a 9 Unit Residential Development on about 0.5 acres generally located at the southeast corner of east 29th Street and Forest Avenue.

See City Plan Commission Staff Report for further information.

### **Service Level Impacts**

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

### **Other Impacts**

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

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

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

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.  
  
No - CREO's review is not applicable (Press tab after selecting)  
Please provide reasoning why not:  
Not applicable as this is a zoning ordinance authorizing the subdivision of land.

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

No(Press tab after selecting)

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

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

No(Press tab after selecting)



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**File #: 250318**

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### ORDINANCE NO. 250318

Sponsor: Director of City Planning and Development Department

Approving the plat of Skyview Crossing Residential 1st Plat, an addition in Platte County, Missouri, on approximately 24 acres generally located on the east side of Northwest Skyview Avenue approximately 800 feet north of Northwest 108th Street, creating 102 lots for the purpose of a residential development; accepting various easements; establishing grades on public ways; authorizing the Director of Water Services and Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2024-00028)

#### BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Skyview Crossing Residential 1st Plat, a subdivision in Platte County, Missouri, a true and correct copy of which is attached hereto and incorporated herein by reference, is hereby approved.

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



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

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

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

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

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

Section 7. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on March 19, 2025.

..end

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Approved as to form:

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Eluard Alegre  
Associate City Attorney



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**File #: 250333**

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### ORDINANCE NO. 250333

Sponsor: Director of City Planning and Development Department

Approving the plat of State Line Station- Unit 4 an addition in Jackson County, Missouri, on approximately 8.6 acres generally located on the west side of Missouri Highway 150 approximately 450 feet south of W. 138th Terrace, creating one lot and one tract for the purposes of creating a commercial lot; accepting various easements; authorizing the Director of Water Services and Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2024-00030)

### BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of State Line Station- Unit 4, a subdivision in Jackson County, Missouri, a true and correct copy of which is attached hereto and incorporated herein by reference, is hereby approved.

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

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

Section 3. That the Director of Water Services is hereby authorized to execute a Covenant to Maintain Stormwater and BMP Agreement, to be in a form substantially as that attached hereto as Exhibit A and incorporated herein by reference.

Section 4. That the Director of City Planning and Development is hereby authorized to execute and/or accept any and all agreements necessary to clear the title of any right of way, utility easements or other public property dedicated on the plat.

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

Section 6. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on March 19, 2025.

..end

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Approved as to form:

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Eluard Alegre  
Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250333

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

### Executive Summary

Approving the plat of State Line Station- Unit 4 an addition in Jackson County, Missouri, on approximately 8.6 acres generally located on the west side of Missouri Highway 150 approximately 450 feet south of W 138th Terrace, creating one (1) lot and one (1) tract for the purposes of creating a commercial lot; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2024-00030)

### Discussion

The request is for approval of a Final Plat in District M1-5, on approximately 8.6 acres generally located on the west side of Missouri Highway 150, about 450 feet south of W 138th Terrace. The plat will create one (1) lot and one (1) tract to establish a commercial lot intended for an automotive dealership. This use was previously approved through a Project Plan under Case No. CD-CPC-2024-00129. The controlling plan proposes the construction of an automotive dealership on the northern portion of the property, aligning with the existing Mercedes-Benz building to the north. Site access will be provided from Madison Avenue to the west, along with internal connections to the adjacent Mercedes-Benz dealership. The existing Tract C will be replatted with this Final Plat application to meet current standards and the updated configuration of the site. The proposed Final Plat conforms to the previously approved Preliminary Plat and complies with the lot and building standards set forth in Section 88-140 of the Zoning and Development Code.

Staff Recommendation: Approval with Conditions

CPC Recommendation: Approval with Conditions

### Fiscal Impact

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

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

### **Office of Management and Budget Review**

(OMB Staff will complete this section.)

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

### **Additional Discussion (if needed)**

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

## **Citywide Business Plan (CWBP) Impact**

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

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

## **Prior Legislation**

Case No. CD-AA-2024-00072 - On October 1, 2024, staff approved a Minor Amendment to a previously approved plan on about 8.6 acres generally located at the southwest corner of West 138th Terrace and Missouri Highway 150.

Case No. 9690-P-10-AA - On December 9, 2015, Staff approved a Minor Amendment to a Chapter 80 Final Plan, on about 4.024 acres, generally located at the southwest corner of 138th and US HWY 150, to consider an to allow a single building to be split into two buildings.

Case No. CD-CPC-2024-00129 - On October 16, 2024, the City Plan Commission approved a Project Plan in District M1-5 (Manufacturing) on about 8.6 acres generally located at the southwest corner of West 138th Terrace and Missouri Highway 150, to allow for a car dealership.

## **Service Level Impacts**

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

## **Other Impacts**

1. What will be the potential health impacts to any affected groups?  
Not applicable as this is an ordinance authorizing the subdivision of private property.
2. How have those groups been engaged and involved in the development of this ordinance?  
Not applicable as this is an ordinance authorizing the subdivision of private property.

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

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

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

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

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

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

Please provide reasoning why not:

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

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

No(Press tab after selecting)

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

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

No(Press tab after selecting)



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**File #: 250334**

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### ORDINANCE NO. 250334

Sponsor: Director of City Planning and Development Department

Approving the plat of Marketplace 152- Lot 4, an addition in Clay County, Missouri, on approximately 1 acre generally located at the northwest corner of North Indiana Avenue and Missouri State Route 152, creating one lot for the purpose of a commercial development; accepting various easements; authorizing the Director of Water Services and Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00003)

#### BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Marketplace 152- Lot 4, a subdivision in Clay County, Missouri, a true and correct copy of which is attached hereto and incorporated herein by reference, is hereby approved.

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



Section 3. That the Director of Water Services is hereby authorized to execute a Covenant to Maintain Stormwater and BMP Agreement, to be in a form substantially as that attached hereto as Exhibit A and incorporated herein by reference.

Section 4. That the Director of City Planning and Development is hereby authorized to execute and/or accept any and all agreements necessary to clear the title of any right of way, utility easements or other public property dedicated on the plat.

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

Section 6. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on March 19, 2025.

..end

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Approved as to form:

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Eluard Alegre  
Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250334

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

### Executive Summary

Approving the plat of Marketplace 152- Lot 4, an addition in Clay County, Missouri, on approximately 1 acre generally located at northwest corner North Indiana Avenue and Missouri State Route 152, creating one (1) lot for the purpose of a commercial development; accepting various easements; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00003)

### Discussion

The request is to consider approval of a Final Plat in District B3-2 on about 1 acre generally located at the northwest corner North Indiana Avenue and Missouri State Route 152, allowing for the creation of one (1) lot for the purposes of a commercial development. The use was previously approved under Case No. CD-AA-2024-00076, which served as the Preliminary Plat. A site plan was subsequently approved through a Project Plan under Case No. CD-CPC-2024-00188, proposing the development of a Chipotle fast-serve restaurant with an associated vehicular pick-up window. The plan also includes the construction of internal drive lanes to the north and west. No direct vehicular access is proposed from North Indiana Avenue.

Stormwater detention for this parcel will be provided within a shared detention basin located in the existing tract south of this proposed lot, serving multiple lots within the development.

This Final Plat is in conformance with the Preliminary Plat as well as the lot and building standards of Section 88-120 of the Zoning and Development Code.

Staff Recommendation: Approval with Conditions

CPC Recommendation: Approval with Conditions

## Fiscal Impact

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

### Office of Management and Budget Review

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund. ☐ 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 because this ordinance has no fiscal impact.

## Citywide Business Plan (CWBP) Impact

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

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

### **Prior Legislation**

Case No. CD-AA-2024-00076 -On December 6, 2024, City Staff approved a minor amendment to the Marketplace 152 Development Plan, which serves as a Preliminary Plat.

Case No. 14645-P - Ordinance 160932, approved by City Council on December 25, 2016, rezoned an area of approximately 24.17 acres generally bounded by N.E. Barry Road on the north and west, Missouri Highway 152 on the south and Indiana Avenue on the east from District B2-2 to District B3-2 and approved a development plan for commercial development (nine commercial buildings totaling about 102,150 sq. ft.), which also serves as a preliminary plat.

Case No. CD-CPC-2024-00188 - On January 15, 2025, the City Plan Commission approved a Project Plan in District B3-2 (Commercial) on about 1 acre generally located at the northwest corner of North Indiana Avenue and Highway 152 to allow for a fast service restaurant with pick up window.

### **Service Level Impacts**

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

### **Other Impacts**

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

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

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

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

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

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

No (Press tab after selecting)

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

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

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

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

Please provide reasoning why not:

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

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

No(Press tab after selecting)

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

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

No(Press tab after selecting)



# Kansas City

414 E. 12th Street  
Kansas City, MO  
64106

## Legislation Text

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**File #:** 250302

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### RESOLUTION NO. 250302

Sponsor: Mayor Quinton Lucas

**RESOLUTION** - Appointing Jamie Block and Ryan Cline as successor directors to the Flintlock Shoppes Community Improvement District.

WHEREAS, the Flintlock Shoppes Community Improvement District (“District”) was established by petition of the property owners (“Petition”) and approved by City Council by Ordinance No. 100701; and

WHEREAS, the Petition provides for successor directors to be appointed by the Mayor, with the consent of City Council, according to slates submitted by the District; and

WHEREAS, the District has submitted a slate to the City Clerk as provided by the Petition; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

That the following persons are hereby appointed as successor directors to the Flintlock Shoppes Community Improvement District to serve such terms as provided for by the Petition, each term to commence the date upon which the preceding term shall have expired:

Jamie Block  
Ryan Cline

..end

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# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250302

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

Appointing Jamie Block and Ryan Cline as successor directors to the Flintlock Shoppes Community Improvement District.

### Discussion

The Flintlock Shoppes Community Improvement District ("District") was established by petition of the property owners ("Petition") and approved by City Council by Ordinance No. 100701.

The Petition provides for successor directors to be appointed by the Mayor, with the consent of City Council, according to slates submitted by the District.

The District has submitted a slate to the City Clerk as provided by the Petition.

### Fiscal Impact

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

## Office of Management and Budget Review

(OMB Staff will complete this section.)

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

## Additional Discussion (if needed)

No account string to verify as this legislation does not have a 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?  
Finance and Governance (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
  - ☒ Ensure the resiliency of a responsive, representative, engaged, and transparent City government.
  - ☐ Engage in workforce planning including employee recruitment, development, retention, and engagement.
  - ☐ Foster a solutions-oriented, welcoming culture for employees and City Partners.
  - ☐
  - ☐
  - ☐

## Prior Legislation

There is prior legislation on this subject.

## Service Level Impacts

Not applicable as this legislation does not have a fiscal impact.



## Other Impacts

1. What will be the potential health impacts to any affected groups?  
Not applicable as this legislation does not have a fiscal impact.
2. How have those groups been engaged and involved in the development of this ordinance?  
Not applicable as this legislation does not have a fiscal impact.

3. How does this legislation contribute to a sustainable Kansas City?  
Not applicable as this legislation does not have fiscal impact.

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

Not applicable as this legislation does not have a fiscal impact.  
[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)

Not applicable as this legislation does not have a fiscal impact.

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

No(Press tab after selecting)

Not applicable as this legislation does not have a fiscal impact.

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



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**File #: 250303**

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### RESOLUTION NO. 250303

Sponsor: Mayor Quinton Lucas

**RESOLUTION** - Appointing Jamie Block, Russ Cline and Amy Ehlers as successor directors to the Old Foundation Community Improvement District.

WHEREAS, the Old Foundation Community Improvement District ("District") was established by petition of the property owners ("Petition") and approved by City Council by Ordinance No. 110859; and

WHEREAS, the Petition provides for successor directors to be appointed by the Mayor, with the consent of City Council, according to slates which have been submitted by the District; and

WHEREAS, the District has submitted a slate to the City Clerk as provided by the Petition; NOW, THEREFORE,

**BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:**

That the following persons are hereby appointed as successor directors to the Old Foundation Community Improvement District to serve such terms as provided for by the Petition, each term to commence the date upon which the preceding term shall have expired:

Jamie Block  
Russ Cline  
Amy Ehlers

..end

---



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250303

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

Appointing Jamie Block, Russ Cline and Amy Ehlers as successor directors to the Old Foundation Community Improvement District.

### Discussion

The Old Foundation Community Improvement District ("District") was established by petition of the property owners ("Petition") and approved by City Council by Ordinance No. 110859.

The Petition provides for successor directors to be appointed by the Mayor, with the consent of City Council, according to slates which have been submitted by the District.

The District has submitted a slate to the City Clerk as provided by the Petition.

### Fiscal Impact

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

## Office of Management and Budget Review

(OMB Staff will complete this section.)

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

## Additional Discussion (if needed)

No account string to verify as this legislation does not have a 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?  
Finance and Governance (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
  - ☒ Ensure the resiliency of a responsive, representative, engaged, and transparent City government.
  - ☐ Engage in workforce planning including employee recruitment, development, retention, and engagement.
  - ☐ Foster a solutions-oriented, welcoming culture for employees and City Partners.
  - ☐
  - ☐
  - ☐

## Prior Legislation

There is prior legislation on this subject.

## Service Level Impacts

Not applicable as this legislation does not have a fiscal impact.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
Not applicable as this legislation does not have a fiscal impact.
2. How have those groups been engaged and involved in the development of this ordinance?  
Not applicable as this legislation does not have a fiscal impact.

3. How does this legislation contribute to a sustainable Kansas City?  
Not applicable as this legislation does not have fiscal impact.

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

Not applicable as this legislation does not have a fiscal impact.  
[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)

Not applicable as this legislation does not have a fiscal impact.

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

No(Press tab after selecting)

Not applicable as this legislation does not have a fiscal impact.

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



## Legislation Text

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**File #:** 250304

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### RESOLUTION NO. 250304

Sponsor: Mayor Quinton Lucas

**RESOLUTION** - Appointing Ryan Cline and Russ Cline as successor directors to the Landing Mall Community Improvement District.

WHEREAS, the Landing Mall Community Improvement District (“District”) was established by petition of the property owners (“Petition”) and approved by City Council by Ordinance No. 090050; and

WHEREAS, the Petition provides for successor directors to be appointed by the Mayor, with the consent of City Council, according to slates submitted by the District; and

WHEREAS, the District has submitted a slate to the City Clerk as provided by the Petition; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

That the following persons are hereby appointed as successor directors to the Landing Mall Community Improvement District to serve such terms as provided for by the Petition, each term to commence the date upon which the preceding term shall have expired:

Ryan Cline  
Russ Cline

..end

---



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250304

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

Appointing Ryan Cline and Russ Cline as successor directors to the Landing Mall Community Improvement District.

### Discussion

The Landing Mall Community Improvement District ("District") was established by petition of the property owners ("Petition") and approved by City Council by Ordinance No. 090050.

The Petition provides for successor directors to be appointed by the Mayor, with the consent of City Council, according to slates submitted by the District.

The District has submitted a slate to the City Clerk as provided by the Petition.

### Fiscal Impact

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

Not applicable as this legislation does not have a fiscal impact.

### Office of Management and Budget Review

(OMB Staff will complete this section.)

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

### Additional Discussion (if needed)

No account string to verify as this legislation does not have a 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?  
Finance and Governance (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
  - ☒ Ensure the resiliency of a responsive, representative, engaged, and transparent City government.
  - ☐ Engage in workforce planning including employee recruitment, development, retention, and engagement.
  - ☐ Foster a solutions-oriented, welcoming culture for employees and City Partners.
  - ☐
  - ☐
  - ☐

## Prior Legislation

There is prior legislation on this subject.

## Service Level Impacts

Not applicable as this legislation does not have a fiscal impact.



## Other Impacts

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

Not applicable as this legislation does not have a fiscal impact.  
[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)

Not applicable as this legislation does not have a fiscal impact.

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

No(Press tab after selecting)

Not applicable as this legislation does not have a fiscal impact.

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



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**File #: 250305**

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### RESOLUTION NO. 250305

Sponsor: Mayor Quinton Lucas

**RESOLUTION** - Appointing Jessica Cooney, Charlie Hughes and Jeff Keeley as successor directors to the InterContinental Community Improvement District.

WHEREAS, the InterContinental Community Improvement District (“District”) was established by petition of the property owners (“Petition”) and approved by City Council by Ordinance No. 160669; and

WHEREAS, the Petition provides for successor directors to be appointed by the Mayor, with the consent of City Council, according to slates which have been submitted by the District; and

WHEREAS, the District has submitted a slate to the City Clerk as provided by the Petition; NOW, THEREFORE,

#### BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

That the following persons are hereby appointed as successor directors to the InterContinental Community Improvement District to serve such terms as provided for by the Petition, each term to commence the date upon which the preceding term shall have expired:

Jessica Cooney  
Charlie Hughes  
Jeff Keeley

..end

---



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250305

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

Appointing Jessica Cooney, Charlie Hughes and Jeff Keeley as successor directors to the InterContinental Community Improvement District.

### Discussion

The InterContinental Community Improvement District ("District") was established by petition of the property owners ("Petition") and approved by City Council by Ordinance No. 160669.

The Petition provides for successor directors to be appointed by the Mayor, with the consent of City Council, according to slates which have been submitted by the District.

The District has submitted a slate to the City Clerk as provided by the Petition.

### Fiscal Impact

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

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

Not applicable as this legislation does not have a fiscal impact.

### Office of Management and Budget Review

(OMB Staff will complete this section.)

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

### Additional Discussion (if needed)

No account string to verify as this legislation does not have a 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?  
Finance and Governance (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
  - ☒ Ensure the resiliency of a responsive, representative, engaged, and transparent City government.
  - ☐ Engage in workforce planning including employee recruitment, development, retention, and engagement.
  - ☐ Foster a solutions-oriented, welcoming culture for employees and City Partners.
  - ☐
  - ☐
  - ☐

## Prior Legislation

There is prior legislation on this subject.

## Service Level Impacts

Not applicable as this legislation does not have a fiscal impact.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
Not applicable as this legislation does not have a fiscal impact.

2. How have those groups been engaged and involved in the development of this ordinance?  
Not applicable as this legislation does not have a fiscal impact.

3. How does this legislation contribute to a sustainable Kansas City?  
Not applicable as this legislation does not have fiscal impact.

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

Not applicable as this legislation does not have a fiscal impact.  
[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)

Not applicable as this legislation does not have a fiscal impact.

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

No(Press tab after selecting)

Not applicable as this legislation does not have a fiscal impact.

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





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**File #:** 250306

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### RESOLUTION NO. 250306

Sponsor: Mayor Quinton Lucas

**RESOLUTION** - Appointing Larry Sells, Jason Swords and Matt Hoefer as successor directors to the Uptown Community Improvement District.

WHEREAS, the Uptown Community Improvement District (“District”) was established by petition of the property owners (“Petition”) and approved by City Council by Ordinance No. 160806; and

WHEREAS, the Petition provides for successor directors to be appointed by the Mayor, with the consent of City Council, according to slates which have been submitted by the District; and

WHEREAS, the District has submitted a slate to the City Clerk as provided by the Petition; NOW, THEREFORE,

**BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:**

That the following persons are hereby appointed as successor directors to the Uptown Community Improvement District to serve such terms as provided for by the Petition, each term to commence the date upon which the preceding term shall have expired:

Larry Sells  
Jason Swords  
Matt Hoefer

..end

---



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250306

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

Appointing Larry Sells, Jason Swords and Matt Hoefer as successor directors to the Uptown Community Improvement District.

### Discussion

The Uptown Community Improvement District ("District") was established by petition of the property owners ("Petition") and approved by City Council by Ordinance No. 160806.

The Petition provides for successor directors to be appointed by the Mayor, with the consent of City Council, according to slates which have been submitted by the District.

The District has submitted a slate to the City Clerk as provided by the Petition.

### Fiscal Impact

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



Not applicable as this legislation does not have a fiscal impact.

### Office of Management and Budget Review

(OMB Staff will complete this section.)

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

### Additional Discussion (if needed)

No account string to verify as this legislation does not have a 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?  
Finance and Governance (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
  - ☒ Ensure the resiliency of a responsive, representative, engaged, and transparent City government.
  - ☐ Engage in workforce planning including employee recruitment, development, retention, and engagement.
  - ☐ Foster a solutions-oriented, welcoming culture for employees and City Partners.
  - ☐
  - ☐
  - ☐

## Prior Legislation

There is prior legislation on this subject.

## Service Level Impacts

Not applicable as this legislation does not have a fiscal impact.

## Other Impacts

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

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

Not applicable as this legislation does not have a fiscal impact.  
[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)

Not applicable as this legislation does not have a fiscal impact.

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

No(Press tab after selecting)

Not applicable as this legislation does not have a fiscal impact.

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



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**File #: 250307**

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### RESOLUTION NO. 250307

Sponsor: Mayor Quinton Lucas

**RESOLUTION** - Appointing Jamie Block, Angie Rogers and Amy Ehlers as successor directors to the Flintlock Plaza Community Improvement District.

WHEREAS, the Flintlock Plaza Community Improvement District (“District”) was established by petition of the property owners (“Petition”) and approved by City Council by Ordinance No. 110208; and

WHEREAS, the Petition provides for successor directors to be appointed by the Mayor, with the consent of City Council, according to slates submitted by the District; and

WHEREAS, the District has submitted a slate to the City Clerk as provided by the Petition; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

That the following persons are hereby appointed as the successor directors of the Flintlock Plaza Community Improvement District to serve such terms as provided for by the Petition, each term to commence the date upon which the preceding term shall have expired:

Jamie Block  
Angie Rogers  
Amy Ehlers

..end

---



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250307

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

Appointing Jamie Block, Angie Rogers and Amy Ehlers as successor directors to the Flintlock Plaza Community Improvement District.

### Discussion

The Flintlock Plaza Community Improvement District ("District") was established by petition of the property owners ("Petition") and approved by City Council by Ordinance No. 110208. The Petition provides for successor directors to be appointed by the Mayor, with the consent of City Council, according to slates submitted by the District. The District has submitted a slate to the City Clerk as provided by the Petition.

### Fiscal Impact

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

### Office of Management and Budget Review

(OMB Staff will complete this section.)

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

**Additional Discussion (if needed)**

No account string to verify as this legislation does not have a 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?  
Finance and Governance (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
  - ☒ Ensure the resiliency of a responsive, representative, engaged, and transparent City government.
  - ☐ Engage in workforce planning including employee recruitment, development, retention, and engagement.
  - ☐ Foster a solutions-oriented, welcoming culture for employees and City Partners.
  - ☐
  - ☐
  - ☐

### Prior Legislation

There is prior legislation on this subject.

### Service Level Impacts

Not applicable as this legislation does not have a fiscal impact.

### Other Impacts

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

Not applicable as this legislation does not have a fiscal impact.  
[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 legislation does not have a fiscal impact.

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

No(Press tab after selecting)

Not applicable as this legislation does not have a fiscal impact.

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



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**File #: 250308**

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### RESOLUTION NO. 250308

Sponsor: Mayor Quinton Lucas

**RESOLUTION** - Appointing Jamie Block and Amy Ehlers as successor directors to the Skelly Community Improvement District.

WHEREAS, the Skelly Community Improvement District (“District”) was established by petition of the property owners (“Petition”) and approved by City Council by Ordinance No. 080753; and

WHEREAS, the Petition provides for successor directors to be appointed by the Mayor, with the consent of City Council, according to slates which have been submitted by the District; and

WHEREAS, the District has submitted a slate to the City Clerk as provided by the Petition; NOW, THEREFORE,

**BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:**

That the following persons are hereby appointed as successor directors to the Skelly Community Improvement District to serve such terms as provided for by the Petition, each term to commence the date upon which the preceding term shall have expired:

Jamie Block  
Amy Ehlers

..end

---



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250308

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

Appointing Jamie Block and Amy Ehlers as successor directors to the Skelly Community Improvement District.

### Discussion

The Skelly Community Improvement District ("District") was established by petition of the property owners ("Petition") and approved by City Council by Ordinance No. 080753. The Petition provides for successor directors to be appointed by the Mayor, with the consent of City Council, according to slates which have been submitted by the District. The District has submitted a slate to the City Clerk as provided by the Petition.

### Fiscal Impact

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



## Office of Management and Budget Review

(OMB Staff will complete this section.)

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

## Additional Discussion (if needed)

Not account string to verify because this legislation does not have a 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?  
Finance and Governance (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
  - ☒ Ensure the resiliency of a responsive, representative, engaged, and transparent City government.
  - ☐ Engage in workforce planning including employee recruitment, development, retention, and engagement.
  - ☐ Foster a solutions-oriented, welcoming culture for employees and City Partners.
  - ☐
  - ☐
  - ☐

## Prior Legislation

No prior legislation on the subject.

## Service Level Impacts

Not applicable as this legislation does not have a fiscal impact.

## Other Impacts

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

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

Not applicable as this legislation does not have a fiscal impact.  
[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 legislation does not have a fiscal impact.

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

No(Press tab after selecting)

Not applicable as this legislation does not have a fiscal impact.

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



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**File #:** 250309

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### RESOLUTION NO. 250309

Sponsor: Mayor Quinton Lucas

**RESOLUTION** - Appointing Kevin Siercks, Kevin Ward and Madelyne Mundell as successor directors to the Creekwood Commons Community Improvement District.

WHEREAS, the Creekwood Commons Community Improvement District (“District”) was established by petition of the property owners (“Petition”) and approved by City Council by Ordinance No. 160714; and

WHEREAS, the Petition provides for successor directors to be appointed by the Mayor, with the consent of City Council, according to slates which have been submitted by the District; and

WHEREAS, the District has submitted a slate to the City Clerk as provided by the Petition; NOW, THEREFORE,

**BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:**

That the following persons are hereby appointed as successor directors to the Creekwood Commons Community Improvement District to serve such terms as provided for by the Petition, each term to commence the date upon which the preceding term shall have expired:

Kevin Siercks  
Kevin Ward  
Madelyne Mundell

..end

---



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250309

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

Appointing Kevin Siercks, Kevin Ward and Madelyne Mundell as successor directors to the Creekwood Commons Community Improvement District.

### Discussion

The Creekwood Commons Community Improvement District ("District") was established by petition of the property owners ("Petition") and approved by City Council by Ordinance No. 160714. The Petition provides for successor directors to be appointed by the Mayor, with the consent of City Council, according to slates which have been submitted by the District. The District has submitted a slate to the City Clerk as provided by the Petition.

### Fiscal Impact

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

No account string to verify because this legislation does not have a 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?  
Finance and Governance (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
  - ☒ Ensure the resiliency of a responsive, representative, engaged, and transparent City government.
  - ☐ Engage in workforce planning including employee recruitment, development, retention, and engagement.
  - ☐ Foster a solutions-oriented, welcoming culture for employees and City Partners.
  - ☐
  - ☐
  - ☐

## Prior Legislation

No prior legislation on the subject.

## Service Level Impacts

Not applicable as this legislation does not have a fiscal impact.

## Other Impacts

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

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

Not applicable as this legislation does not have a fiscal impact.  
[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 legislation does not have a fiscal impact.

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

No(Press tab after selecting)

Not applicable as this legislation does not have a fiscal impact.

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



## Legislation Text

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**File #: 250310**

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### RESOLUTION NO. 250310

Sponsor: Mayor Quinton Lucas

**RESOLUTION** - Appointing Mike Levitt, William Dana and Mark Untersee as successor directors to the Wornall Village Community Improvement District.

WHEREAS, the Wornall Village Community Improvement District (“District”) was established by petition of the property owners (“Petition”) and approved by City Council by Committee Substitute for Ordinance No. 180916; and

WHEREAS, the Petition provides for successor directors to be appointed by the Mayor, with the consent of City Council, according to slates which have been submitted by the District; and

WHEREAS, the District has submitted a slate to the City Clerk as provided by the Petition; NOW, THEREFORE,

**BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:**

That the following persons are hereby appointed as successor directors to the Wornall Village Community Improvement District to serve such terms as provided for by the Petition, each term to commence the date upon which the preceding term shall have expired:

Mike Levitt  
William Dana  
Mark Untersee

..end

---



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250310

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

Appointing Mike Levitt, William Dana and Mark Untersee as successor directors to the Wornall Village Community Improvement District.

### Discussion

The Wornall Village Community Improvement District ("District") was established by petition of the property owners ("Petition") and approved by City Council by Committee Substitute for Ordinance No. 180916. The Petition provides for successor directors to be appointed by the Mayor, with the consent of City Council, according to slates which have been submitted by the District. The District has submitted a slate to the City Clerk as provided by the Petition.

### Fiscal Impact

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

No account string to verify because this legislation does not have a 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?  
Finance and Governance (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
  - ☒ Ensure the resiliency of a responsive, representative, engaged, and transparent City government.
  - ☐ Engage in workforce planning including employee recruitment, development, retention, and engagement.
  - ☐ Foster a solutions-oriented, welcoming culture for employees and City Partners.
  - ☐
  - ☐
  - ☐

## Prior Legislation

No prior legislation on the subject.

## Service Level Impacts

Not applicable as this legislation does not have a fiscal impact.

## Other Impacts

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

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

Not applicable as this legislation does not have a fiscal impact.  
[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 legislation does not have a fiscal impact.

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

No(Press tab after selecting)

Not applicable as this legislation does not have a fiscal impact.

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



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**File #: 250311**

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### RESOLUTION NO. 250311

Sponsor: Mayor Quinton Lucas

**RESOLUTION** - Appointing Melissa Cooper, Marsha Chesmore and Stephanie Tripp as successor directors to the Kansas City International Airport Community Improvement District.

WHEREAS, the Kansas City International Airport Community Improvement District (“District”) was established by petition of the property owners (“Petition”) and approved by City Council by Ordinance No. 050203; and

WHEREAS, the Petition provides for successor directors to be appointed by the Mayor, with the consent of City Council, according to slates which have been submitted by the District; and

WHEREAS, the District has submitted a slate to the City Clerk as provided by the Petition; NOW, THEREFORE,

### BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

That the following persons are hereby appointed as successor directors to the Kansas City International Airport Community Improvement District to serve such terms as provided for by the Petition, each term to commence the date upon which the preceding term shall have expired:

Melissa Cooper  
Marsha Chesmore  
Stephanie Tripp

..end

---



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250311

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

Appointing Melissa Cooper, Marsha Chesmore and Stephanie Tripp as successor directors to the Kansas City International Airport Community Improvement District.

### Discussion

The Kansas City International Airport Community Improvement District ("District") was established by petition of the property owners ("Petition") and approved by City Council by Ordinance No. 050203. The Petition provides for successor directors to be appointed by the Mayor, with the consent of City Council, according to slates which have been submitted by the District. The District has submitted a slate to the City Clerk as provided by the Petition.

### Fiscal Impact

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

## Office of Management and Budget Review

(OMB Staff will complete this section.)

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

## Additional Discussion (if needed)

No account string to verify because this legislation does not have a 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?  
Finance and Governance (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
  - ☒ Ensure the resiliency of a responsive, representative, engaged, and transparent City government.
  - ☐ Engage in workforce planning including employee recruitment, development, retention, and engagement.
  - ☐ Foster a solutions-oriented, welcoming culture for employees and City Partners.
  - ☐
  - ☐
  - ☐

## Prior Legislation

No prior legislation on the subject.

## Service Level Impacts

Not applicable as this legislation does not have fiscal impact.

## Other Impacts

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

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

Not applicable as this legislation does not have a fiscal impact.  
[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 legislation does not have a fiscal impact.

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

No(Press tab after selecting)

Not applicable as this legislation does not have fiscal impact.

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



## Legislation Text

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**File #: 250319**

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### ORDINANCE NO. 250319

Sponsor: Director of Human Resources Department

Authorizing the City Manager to enter into a side letter agreement to the Collective Bargaining Agreement between the City and the Local 500 of the American Federation of State, County and Municipal Employees, AFL- CIO, in which both parties waive certain requirements related to the potential insourcing of code enforcement work related to animal control services.

WHEREAS, the City is considering insourcing certain work currently being performed by an outside vendor; and

WHEREAS, the work contemplated for insourcing is code enforcement work related to animal control services; and

WHEREAS, if insourced, the work is anticipated to be performed by the Neighborhood Services Department; and

WHEREAS, the Collective Bargaining Agreement ("CBA") between the City and the Local 500 of the American Federation of State, County and Municipal Employees, AFL- CIO ("Local 500") contains provisions in its Article XXIV for the insourcing of work, including the convening of an Insourcing/Outsourcing Committee; and

WHEREAS, leadership for Local 500 has discussed the potential insourcing of the work related to animal control purposes with management; and

WHEREAS, both parties desire to waive the requirements of Article XXIV of the CBA;  
NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the City Manager is hereby authorized to enter into a side letter agreement to the CBA between the City and Local 500 in which both parties waive the provisions of Article XXIV, related to requirements for potential insourcing, for code enforcement work related to animal control purposes. A copy of the side letter agreement is attached hereto in substantial form.

..end

Approved as to form:

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Katherine Chandler  
Senior Associate City Attorney





# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250319

Submitted Department/Preparer: Neighborhoods

Revised 6/10/24

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

### Executive Summary

Authorizing the City Manager to enter into a side letter agreement to the Collective Bargaining Agreement between the City and the Local 500 of the American Federation of State, County and Municipal Employees, AFL- CIO, in which both parties waive certain requirements related to the potential insourcing of code

### Discussion

The City is requesting the City Manager to enter into a side letter agreement within the Local 500 CBA in which both parties waive the provisions of Article XXIV, related to requirements for potential insourcing, for code enforcement work related to animal control purposes currently being performed by an outside vendor.

### Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?  
1000-572600; General Fund
3. How does the legislation affect the current fiscal year?  
Ordinance No. 250188 approved funding for FY25.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
Yes. Insourcing animal control and will continue to be recurring costs for salaries for 20 FTEs in the Local 500.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
No.

## Office of Management and Budget Review

(OMB Staff will complete this section.)

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

### Additional Discussion (if needed)

This ordinance has no direct fiscal impact, as it authorizes a side letter. Funding for these positions was included in the FY26 Adopted Budget to account for insourcing of positions.

## Citywide Business Plan (CWBP) Impact

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

## Prior Legislation

## Service Level Impacts

None

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
None
2. How have those groups been engaged and involved in the development of this ordinance?  
None
3. How does this legislation contribute to a sustainable Kansas City?  
None
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)



ORDINANCE NO. ENTER NUMBER HERE

Sponsor: Director of Human Resources Department

Authorizing the City Manager to enter into a side letter agreement to the Collective Bargaining Agreement between the City and the Local 500 of the American Federation of State, County and Municipal Employees, AFL- CIO, in which both parties waive certain requirements related to the potential insourcing of code enforcement work related to animal control services.

WHEREAS, the City is considering insourcing certain work currently being performed by an outside vendor; and

WHEREAS, the work contemplated for insourcing is code enforcement work related to animal control services; and

WHEREAS, if insourced, the work is anticipated to be performed by the Neighborhood Services Department; and

WHEREAS, the Collective Bargaining Agreement (“CBA”) between the City and the Local 500 of the American Federation of State, County and Municipal Employees, AFL- CIO (“Local 500”) contains provisions in its Article XXIV for the insourcing of work, including the convening of an Insourcing/Outsourcing Committee; and

WHEREAS, leadership for Local 500 has discussed the potential insourcing of the work related to animal control purposes with management; and

WHEREAS, both parties desire to waive the requirements of Article XXIV of the CBA;  
NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the City Manager is hereby authorized to enter into a side letter agreement to the CBA between the City and Local 500 in which both parties waive the provisions of Article XXIV, related to requirements for potential insourcing, for code enforcement work related to animal control purposes. A copy of the side letter agreement is attached hereto in substantial form.

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Approved as to form:

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Katherine Chandler  
Senior Associate City Attorney



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**File #: 250300**

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### 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)

\*\*\*HELD UNTIL 4/29/2025\*\*\*

#### BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code, is hereby amended by enacting a new section to be known as Section 88-20A-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)



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**File #: 250325**

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### ORDINANCE NO. 250325

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 1.9 acres generally located at 9200 N.W. 119th Terrace from District AG-R to District B3-3. (CD-CPC-2024-00178) \*\*\*HELD UNTIL 4/29/2025\*\*\*

#### BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code, is hereby amended by enacting a new section to be known as Section 88-20A-1476, rezoning an area of about 1.9 acres generally located at 9200 N.W. 119th Terrace from District AG-R (Agricultural – Residential) to District B3-3 (Community Business), said section to read as follows:

Section 88-20A-1476. That an area legally described as:

Prt NW 1/4 NE 1/4 Sec 23-52-34 beg on sly r/w li Mo Rte 291 at pt 264 ft e &  
131 ft s of nw cor sd 1/4 1/4 th s 79 ft th e 203.55 ft th s 214 ft th w 341.55 ft th n  
299 ft th ely deflect to rt 92 deg 29 min 22 sec 138.13 ft to beg cont 1.938 ac.

is hereby rezoned from District AG-R (Agricultural – Residential) to District B3-3 (Community Business), all as shown outlined on a map marked Section 88-20A-1476, 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

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

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Sara Copeland, FAICP

Secretary, City Plan Commission

Approved as to form:

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Sarah Baxter  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250325

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 1.9 acres generally located at 9200 NW 119th Ter from District AG-R (Agricultural - Residential) to District B3-3 (Community Business). CD-CPC-2024-00178

### Discussion

The applicant is seeking to rezone the subject property from AG-R (Agricultural - Residential) to B3-3 (Commercial Business) so the site's zoning district reflects existing conditions. It is unclear why the site is split-zoned exactly in this manner, city staff assumes it is a result of I-29 and NW Cookingham Dr development. Since a part of the building is located in an AG-R district, signage located in that portion of the district must comply with residential sign regulations. As a commercial business, they prefer to be subject to non-residential sign standards. Thus, their request for the rezoning.

#### City Council Key Points

- The site is currently split zoned (AG-R and B3-3).
- The subject rezoning request brings the entire site under the B3-3 zoning designation.
- City staff recommended Approval.
- There was no public testimony before the City Plan Commission.
- The City Plan Commission recommended Approval.

### Fiscal Impact

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

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

### 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 because this ordinance does not have a 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

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 a rezoning.
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 02/10/2025. A summary of the meeting is attached to the CPC staff report.

No one appeared to provide testimony during the CPC's public hearing.

3. How does this legislation contribute to a sustainable Kansas City?  
Not applicable.
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)



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**File #: 250326**

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### ORDINANCE NO. 250326

Sponsor: Director of City Planning and Development Department

Approving a major amendment to a previously approved development plan on about 4.8 acres to construct a new emergency care hospital in Districts B3-2 and R-0.5 generally located at 6735 Holmes Road. (CD-CPC-2025-00016)

#### BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in Districts B3-2 (Community Business (Dash 2)) and R-0.5 (Residential 0.5) generally located at 6735 Holmes Road, and more specifically described as follows:

Sec 08-48-33 NE1/4 NE1/4 Baptist Medical Center 3rd Plat --- Pt of Lot 2 daf:  
beg nw cor Lot 2 th S 87 deg 41 min 57 sec E 384' th S 02 deg 18 min 05 sec W  
150' th S 87 deg 41 min 57 sec E 244.77' th S 02 deg 16 min 54 sec W 263.34' th  
N 87 deg 24 min 42 sec W 507.09' th N 02 deg 35 min 18 sec E 106.4' th N 87  
deg 38 min 23 sec W 122.2' th N 02 deg 18 min 03 sec E 306.7' to pob.

is hereby approved, subject to the following conditions:

1. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping and street trees required of the approved plan have been installed in accordance with the plan and are healthy prior to a certificate of occupancy.
2. All dumpsters, trash/recycling enclosures, and mechanical/utility equipment shall be screened in accordance with 88-425-08.
3. All signage must comply with 88-445 (nonresidential).
4. Pedestrian connections, per 88-450, will be constructed if amendments (major or minor) to the existing development plan include campus style improvements (for example, employees and patrons are intended to travel around the site).
5. 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 prior to a certificate of occupancy. This condition may be satisfied by an assigned City Planning and Development building inspector.

6. Building plans submittal shall meet the requirements of the Kansas City Building and Rehabilitation Code in effect at the of submission.
7. 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)
8. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC 2018 § 507.1)
9. 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)
10. Fire hydrant distribution shall follow IFC 2018 Table C102.1.
11. 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)
12. A required Fire Department access road shall be an all-weather surface. (IFC 2012: § 503.2.3) (No Grass Pavers Allowed)
13. Required Fire Department access roads shall be designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC 2018: § 503.2.3)
14. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC 2018: § 503.2.4)
15. Holmes Road is classified as a boulevard; therefore, the development shall fully comply with the parkway and boulevard standards outlined in 88-323 or obtain a variance from the Board of Zoning Adjustment before receiving a building permit.
16. The developer shall be responsible for tree preservation in an easement or platted tract, mitigation planting, or payment of cash in lieu of preservation or mitigation planting, or any combination thereof in accordance with 88-424. Should the developer choose to pay cash in lieu of preservation or mitigation of all or a portion of the required area, the amount due shall be based upon the rate specified in 88-424. This requirement shall be satisfied prior to issuance of a certificate of occupancy, or prior to the recording of the final plat, whichever occurs first.
17. The developer shall submit a streetscape plan with street tree planting plan per 88

425-03 for approval and permitting by the Parks and Recreation Department's Forestry Division prior to beginning work in the public right-of-way.

18. The developer shall 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.
19. The developer shall submit a letter to the Land Development Division from a licensed civil engineer, licensed architect, or licensed landscape architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64, Code of Ordinances, for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, and gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate of occupancy permits.
20. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right-of-way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
21. No water service tap permits will be issued until the public water main is released for taps.
22. 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.
23. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
24. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to issuance of a certificate of occupancy.

25. The developer shall submit water main extension plans prepared by a Missouri professional engineer and meet the Kansas City Water rules and regulations through CompassKC for the following distribution system changes: Extension of the public water main in 68th Street approximately 300' with an 8" DIP between the current 6" terminus and the 12" main in Holmes. Abandonment or conversion of the current public water main and public fire hydrants through the site to private.
26. 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.
27. The developer shall secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Kansas City Water Services Department, prior to recording the plat or issuance of a building permit, whichever occurs first.
28. The developer shall provide acceptable easement and secure permits to relocated sanitary sewers out from under proposed buildings and structures, while continuing to ensure individual service is provided to all proposed lots as required by the Kansas City Water Services Department prior to recording the plat or issuance of a building permit, whichever occurs first. Any existing public lines located under proposed structures must be abandoned in place or removed and easement vacated or relocated and new easements shall be provided; as required by the Kansas City Water Services Department prior to recording the plat or issuance of a building permit, whichever occurs first.
29. The developer shall grant a BMP and/or surface drainage easement to the City as required by the Kansas City Water Services Department, prior to recording the plat or issuance of any building permits.
30. The developer shall submit a storm drainage analysis from a Missouri licensed civil engineer to the Kansas City Water Services Department evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the disturbed area to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system and manage the 10 year storm and 100 year storm per currently adopted APWA standards. The analysis shall be submitted prior to issuance of any building permits, and the developer secure permits to construct any improvements required by the Kansas City Water Services Department prior to issuance of any certificate of occupancy.

31. 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.

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 #: 250326

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

### Executive Summary

Approving a major amendment to a previously approved development plan on about 4.8 acres to construct a new emergency care hospital in District B3-2/R-0.5 generally located at 6735 Holmes Rd. CD-CPC-2025-00016

### Discussion

Development plans allow the City Council to review projects proposing significant development, to determine compliance with the purposes of the Zoning and Development Code and other city goals, policies, or regulations. Major amendments to previously approved development plans occur when one or more changes listed in 88-516-06-A are proposed.

The proposed project would site a new 24,946 sq ft emergency care hospital on the subject property, triggering a major amendment to the existing Research Medical Center Development Plan. The proposal also takes advantage of an existing access point off of Holmes Rd and underutilized parking. The existing and proposed hospital facilities will operate independently with no anticipated crossover of employees or patrons.

#### City Council Key Points

- Major amendment to a previously approved development plan.
- Proposed project = constructing a new emergency care hospital on the subject site.
- Eventually, the existing facilities on the site will be decommissioned.
- City staff recommended Approval, Subject to Conditions.
- There was no public testimony on this application.
- City Plan Commission recommended Approval, Subject to Conditions.

## Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?  
Not applicable – as this is an ordinance authorizing the major amendment of a previously approved development plan.
3. How does the legislation affect the current fiscal year?  
Not applicable – as this is an ordinance authorizing the major amendment of a previously approved development plan.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
Not applicable – as this is an ordinance authorizing the major amendment of a previously approved development plan.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
The ordinance approves the construction of an emergency care hospital, which may generate revenue.

### Office of Management and Budget Review

(OMB Staff will complete this section.)

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

### Additional Discussion (if needed)

No account strings need to be verified as this ordinance has no fiscal impact.

## Citywide Business Plan (CWBP) Impact

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



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

## Prior Legislation

021296: APPROVED

Approving an amendment to a previously approved preliminary plan in District PD/R-5, C-2 (Planned District/High Apartments, Local Retail Business) on approximately on 40.3 acre tract of land generally bounded by Rockhill Road and Holmes Road on the west, Troost Avenue on the east, 65th Street on the north, and 68th Street on the south for the purposes of deleting an approximately 3.9 acre tract of land from said preliminary plan.

170632: APPROVED

Approving a major amendment to the existing Baptist Medical Center development plan to delete an approximately 5.4-acre tract from the plan.

## 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 major amendment of a previously approved development plan.
2. How have those groups been engaged and involved in the development of this ordinance?  
Public engagement as required by 88-505-12 does apply to this request. The applicant hosted a meeting on 03/11/2025. 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 major amendment of a previously approved development plan.
4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

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)



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**File #: 250327**

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### ORDINANCE NO. 250327

Sponsor: Director of City Planning and Development Department

Amending Chapter 88, the Zoning and Development Code, by repealing Sections 88-255-09, 88-260-06, 88-516-06, and 88-520-03, said sections all dealing with amendments to approved plans, and enacting in lieu thereof new sections of like number and subject matter for the purpose of requiring major amendments to follow the zoning map amendment process and to allow the City Planning and Development Director to approve minor amendments administratively. (CD-CPC-2025-00011)

#### BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 88, Zoning and Development Code, is hereby amended by repealing Section 88-255-09, Amendments to Approved Plans, and enacting in lieu thereof new section of like number and title, with said new section to read as follows:

#### **88-255-09 AMENDMENTS TO APPROVED PLANS**

**88-255-09-A.** If the city plan commission determines that the final plan is not in substantial compliance with the approved community [master plan](#) subject to any variations or modifications submitted as part of the final plan or final plat (as provided above), the commission must deny the request. The applicant may resubmit a revised final plan which does conform with the approved community master plan or may file an amended community master plan in the same manner as provided for a zoning map amendment. Provided, however, if the community master plan identifies neighborhoods, no amendment need include information other than that required to amend the neighborhood plan notwithstanding any other provision to the contrary.

**88-255-09-B.** Requests to amend an approved plan must be processed as a zoning map amendment in accordance with 88-515, except that the city planning and development director is authorized to approve minor amendments to the SC plan in accordance with the administrative adjustment procedures of 88-570 (see specifically 88-570-02-H).

**88-255-09-C.** The perimeter boundaries of an established SC district may be modified from time to time by the original applicant or its assignee in the same manner as provided for a zoning map amendment. Such modification may be to an existing neighborhood or may establish a new neighborhood or may be to an existing subdistrict.

Section 2. That Chapter 88, Zoning and Development Code, is hereby amended by repealing Section 88-260-06, Amendments to Approved Preliminary Development Plans, and enacting in lieu thereof a new section of like number and title, with said new section to read as follows:

**88-260-06 AMENDMENTS TO APPROVED PRELIMINARY DEVELOPMENT PLANS**

**88-260-06-A.** In the course of carrying out any part of the development plan for a UR district, the developer may submit a request for an amendment of the approved preliminary development plan. Requests to amend a preliminary development plan must be processed as a zoning map amendment in accordance with 88-515, except that the city planning and development director is authorized to approve minor amendments to UR district preliminary development plans in accordance with the administrative adjustment procedures of 88-570 (see specifically, 88-570-02-H).

**88-260-06-B.** If any development plan covering all or a portion of a UR district is abandoned, or if any phase is not completed within the time frame established at the time of rezoning and preliminary development plan approval, or if the required declaration of blighted area, conservation area, or economic development area is declared null and void by any court of competent jurisdiction, the city planning and development director may recommend that the area be rezoned to its former or other appropriate classification.

Section 3. That Chapter 88, Zoning and Development Code, is hereby amended by repealing Section 88-516-06, Amendments to Development Plans or Project Plans, and enacting in lieu thereof a new section of like number and title, with said new section to read as follows:

**88-516-06 AMENDMENTS TO DEVELOPMENT PLANS OR PROJECT PLANS**

**88-516-06-A. MAJOR AMENDMENTS**

1. Major amendments to approved development plans or project plans must be reviewed and approved in accordance with the development plan or project plan review procedures of this ordinance. Major amendments to development plans or project plans include one or more changes, in cumulative total (when compared to the original plan approval), that would:
  - a. increase building coverage by more than 10%;
  - b. increase the total floor area by more than 10% or 5,000 square feet, whichever is less;
  - c. increase building height by more than 10% or 6 feet, whichever is less;
  - d. increase the total impervious surface coverage by more than 10% or 2,000 square feet, whichever is less;
  - e. result in extensive site modification involving location of buildings, razing, and reconstruction of approved uses;

- f. increase the number of dwelling units by more than 10%; or
- g. result in any other change that the city planning and development director determines will have impacts that warrant full review of the application in accordance with the development plan review procedures.

#### **88-516-06-B. MINOR AMENDMENTS**

Any application for an amendment to an approved development plan or project plan that does not meet the criteria for a major amendment will be considered a minor amendment. Minor amendments may be approved by the city planning and development director in accordance with the administrative adjustment procedures of 88-570 (see specifically 88-570-02-H). A minor amendment may include a change in an approved phasing plan.

Section 4. That Chapter 88, Zoning and Development Code, is hereby amended by repealing Section 88-520-03, Preliminary Development Plans, and enacting in lieu thereof a new section of like number and title, with said new section to read as follows:

#### **88-520-03 PRELIMINARY DEVELOPMENT PLANS**

At the option of the applicant, the preliminary development plan may serve also as the preliminary [subdivision plat](#) if such intention is declared before the city plan commission's hearing and if the plans include all information required for [preliminary plats](#) and preliminary development plans.

##### **88-520-03-A. PREAPPLICATION CONSULTATION**

A preapplication consultation is required prior to the filing of an MPD preliminary development plan application, in accordance with 88-505-02.

##### **88-520-03-B. APPLICATION FILING**

An application to establish the MPD district must be accompanied by a preliminary development plan that includes information as required by the city planning and development department staff. The application must be filed with appropriate personnel in the city planning and development department.

##### **88-520-03-C. PLAN AMENDMENT**

Requests to amend an approved plan must be processed as a zoning map amendment in accordance with 88-515, except that the city planning and development director is authorized to approve minor amendments to a preliminary development plan in accordance with the administrative adjustment procedures of 88-570 (see specifically 88-570-02-H).

##### **88-520-03-D. REVIEW AND REPORT—DEVELOPMENT REVIEW COMMITTEE**

The development review committee must review the proposed preliminary development plan in light of the MPD district provisions of [88-280](#) and the review criteria of [88-520-03-F](#). The city planning and development director must prepare a report and

recommendation for the city plan commission based on the development review committee's review.

**88-520-03-E. HEARING AND RECOMMENDATION—CITY PLAN COMMISSION**

The city plan commission must hold a public hearing on the proposed MPD zoning map amendment and the preliminary development plan. Following the close of the hearing, the city plan commission must act by simple majority vote to recommend that the proposed MPD zoning map amendment and preliminary development plan be approved, approved with modifications, or denied. If the city plan commission does not act on a proposed MPD zoning map amendment and preliminary development plan within 60 days of the date of the public hearing, the proposed amendment must be forwarded to the city council with no recommendation.

**88-520-03-F. HEARING AND FINAL ACTION—CITY COUNCIL**

1. After action by the city plan commission, the city council may convene its own public hearing on the proposed MPD zoning map amendment and preliminary development plan.
2. Following the close of the public hearing, the city council may act to approve the proposed MPD zoning map amendment and preliminary development plan, approve the proposed MPD zoning map amendment and preliminary development plan with modifications, or deny the proposed MPD zoning map amendment and preliminary development plan. The city council may also return the application to the city plan commission for further consideration, together with a written explanation of the reasons for doing so.
3. The city council may act by a simple majority vote, except that when a valid protest petition has been submitted in accordance with [88-515-09](#) approval or approval with modifications requires a 2/3 majority vote of the full membership of the city council.

**88-520-03-G. REVIEW CRITERIA**

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

1. the preliminary development plan's consistency with any adopted land use plans for the area;
2. the preliminary development plan's consistency with the MPD district provisions of [88-280](#); and
3. the sufficiency of the terms and conditions proposed to protect the interest of the public and the residents of the MPD in the case of a plan that proposes [development](#) over a long period of time.

**88-520-03-H. LAPSE OF APPROVAL**

If the landowner fails to file an application or applications for final development plan approval within 4 years of the date of preliminary development plan approval, the approval will be deemed to have lapsed and the preliminary development plan will lapse and be of no further effect. The plan will not be deemed lapsed, however, if a phasing plan was approved with the development plan and if development is in compliance with that phasing plan. For projects to be developed in phases, phase limits must be shown on the preliminary development plan. Decision-making bodies may impose conditions upon the phasing plan as deemed necessary to ensure the orderly development of the subdivision, including requirements for financial guarantees ensuring construction of all required improvements. Upon recommendation by the City Plan Commission, the City Council shall have authority to adjust the commencement and completion dates through passage of an ordinance.

Section 5. That the Council finds and declares that before taking any action on the proposed amendment hereinabove, all public notices and hearings required by law have been given and had.

..end

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

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Sara Copeland, FAICP  
Secretary, City Plan Commission

Approved as to form:

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Sarah Baxter  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250327

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

### Executive Summary

Amending Chapter 88, the Zoning and Development Code, by repealing Sections 88-255-09-B, 88-260-06-A, 88-516-06-C, 88-520-03-C, Amendments to Approved Plans, and enacting in lieu thereof a new section of like number and subject matter for the purpose of requiring major amendments to follow the zoning map amendment process and permit the City Planning and Development Director to approve minor amendments administratively; repealing Sections 88-110-04-A, 88-110-06-4, Residential Building Types on Corner Lots, and enacting in lieu thereof a new section of like number and subject matter for the purpose of expanding the types of housing types allowed on corner lots within the R-6 Zoning District. (CD-CPC-2025-00011)

### Discussion

#### **AMENDMENT 1– Amendments to Approved Plans- Sections 88-255-09-B, 88-260-06-A, 88-516-06-C, 88-520-03-C**

The proposed amendments update the Kansas City Zoning and Development Code to clarify the process for modifying approved plans in the Shoal Creek, Urban Redevelopment, Plan Review, and Master Planned Development districts. It proposes that major amendments follow the zoning map amendment process and permits the City Planning and Development Director to approve minor amendments administratively. This change standardizes how major amendments are handled.

#### **AMENDMENT 2– Residential Building Types on Corner Lots- Section 88-110-04-A, 88-110-06-4**

The proposed amendment refines residential building regulations by permitting two-unit houses and semi-attached houses as allowable building types in the R-6 districts when on a corner lot, regardless of the Development Option. Previously, these building types were only permitted in the Open Space and Conservation Development Options.

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 that authorizes the periodical review and subsequent update of Chapter 88, the Zoning and Development Code. .
3. How does the legislation affect the current fiscal year?  
Not applicable as this is an ordinance that authorizes the periodical review and subsequent update of Chapter 88, the Zoning and Development Code.
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 that authorizes the periodical review and subsequent update of Chapter 88, the Zoning and Development Code.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
Not applicable as this is an ordinance that authorizes the periodical review and subsequent update of Chapter 88, the Zoning and Development Code.

#### **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

Not applicable as this is an ordinance that authorizes the periodical review and subsequent update of Chapter 88, the Zoning and Development Code.

### Service Level Impacts

Not applicable as this is an ordinance that authorizes the periodical review and subsequent update of Chapter 88, the Zoning and Development Code.

### Other Impacts

1. What will be the potential health impacts to any affected groups?  
Not applicable as this is an ordinance that authorizes the periodical review and subsequent update of Chapter 88, the Zoning and Development Code.
2. How have those groups been engaged and involved in the development of this ordinance?  
Not applicable as this is an ordinance that authorizes the periodical review and subsequent update of Chapter 88, the Zoning and Development Code.
3. How does this legislation contribute to a sustainable Kansas City?  
Not applicable as this is an ordinance that authorizes the periodical review and subsequent update of Chapter 88, the Zoning and Development Code.
4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)

Not applicable as this is an ordinance that authorizes the periodical review and subsequent update of Chapter 88, the Zoning and Development Code.

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 that authorizes the periodical review and subsequent update of Chapter 88, the Zoning and Development Code.

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 that authorizes the periodical review and subsequent update of Chapter 88, the Zoning and Development Code.

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

No(Press tab after selecting)



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**File #: 250328**

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### RESOLUTION NO. 250328

Sponsor: Director of City Planning and Development Department

**RESOLUTION** - Approving an area plan amendment to the Heart of the City Area Plan future land use recommendation from residential low density to residential medium density on about 1.8 acres generally located at the northeast corner of Brooklyn Avenue and East 20th Street. (CD-CPC-2024-00123)

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

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

WHEREAS, the City Plan Commission considered this amendment to the Heart of the City Area Plan on March 19, 2025; and

WHEREAS, after all interested persons were given an opportunity to present testimony, the City Plan Commission did, on March 19, 2025, recommend approval of the proposed amendment to the Heart of the City Area Plan to the City Council; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section A. That the Heart of the City Area Plan is hereby amended for that area described above by changing the recommended land use from residential low density to residential medium density.

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

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

..end

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# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250328

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

### Executive Summary

Approving an area plan amendment to the Heart of the City Area Plan future land use recommendation from Residential Low Density to Residential Medium Density on about 1.8 acres generally located at the northeast corner of Brooklyn Avenue and East 20<sup>th</sup> Street. (CD-CPC-2024-00123).

### Discussion

The applicant is proposing to rezone the subject property from District UR (Urban Redevelopment) to district R-2.5(Residential). The applicant has requested the rezoning to allow for the sale of the properties without the controlling UR plan. The UR Plan currently limits development of the site to 29 total townhouse units. The Land Bank of Kansas City is requesting the rezoning to return the property to a base zoning district, to provide more development possibilities to the future owner.

The Heart of the City Area Plan recommends residential low density at this site which corresponds with the R-7.5 and R-10 zoning districts. Because the requested zoning district is not consistent with the area plan, staff required that the applicant also apply for an area plan amendment to the Heart of the City Area Plan from a future land use of residential low density to residential medium-density to better align with the proposed zoning designation.

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

### Fiscal Impact

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

Not applicable as this is a resolution authorizing an area plan amendment to the Heart of the City Area Plan.

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

Not applicable as this is a resolution authorizing an area plan amendment to the Heart of the City Area Plan.

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

Not applicable as this is a resolution authorizing an area plan amendment to the Heart of the City Area Plan.

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

Not applicable as this is a resolution authorizing an area plan amendment to the Heart of the City Area Plan.

### **Office of Management and Budget Review**

(OMB Staff will complete this section.)

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

### **Additional Discussion (if needed)**

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

## **Citywide Business Plan (CWBP) Impact**

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

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

## Prior Legislation

There is no prior legislation in relation to this area plan amendment other than the rezoning ordinance related to this case, CD-CPC-2024-00104.

## Service Level Impacts

Not applicable as this is a resolution authorizing an area plan amendment to the Heart of the City Area Plan.

## Other Impacts

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

Not applicable as this is a resolution authorizing an area plan amendment to the Heart of the City Area Plan.

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 resolution authorizing an area plan amendment to the Heart of the City Area Plan.

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 resolution authorizing an area plan amendment to the Heart of the City Area Plan.

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

No(Press tab after selecting)



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**File #: 250329**

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### ORDINANCE NO. 250329

Sponsor: Director of City Planning and Development Department

Rezoning an area of about one acre generally located at the southwest corner of E. 18th Steet and The Paseo from District M1-5 to District DX-5 and approving a development plan, also serving as a preliminary plat, to allow for a museum and hotel. (CD-CPC-2025-00014 and CD-CPC-2025-00020)

#### 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-1477, rezoning an area of about one acre generally located at the southwest corner of E. 18<sup>th</sup> Steet and The Paseo from District M1-5 (Manufacturing 5) to District DX-5 (Downtown-Mixed Use 5), and approving a development plan, also serving as a preliminary plat, said section to read as follows:

Section 88-20A-1477. That an area legally described as:

TRACT A: Lots 77, 78, and 79 and the east 1.49 feet of Lot 76, Block 4, H. W. Armfield's Addition, a subdivision in Kansas City, Jackson County, Missouri, except that part of the described property in 18th Street.

TRACT B: Lot 75 and the west 23.51 feet of Lot 76, Block 4, H. W. Armfield's Addition, a subdivision in Kansas City, Jackson County, Missouri, except that part thereof taken to widen 18th Street.

TRACT C: All of Lots 70 through 74, Block 4, H. W. Armfield's Addition, a subdivision in Kansas City, Jackson County, Missouri, excluding the north 1/2 of adjacent vacated east/west alley south of and adjoining said lots, and excluding the east half of Grove Street lying adjacent to said Lot 70 and to said north 1/2 of adjacent east/west alley.

TRACT F: Lots 81, 82 and 83, Block 4, except that part taken for Paseo, H. W. Armfield's Addition, a subdivision in Kansas City, Jackson County, Missouri, together with i) the east one-half of the vacated north/south alley lying west of and adjacent said lots, and ii) the south one-half of the vacated east/west alley lying north of said lot 81 and iii) the south one-half said east/west alley lying

north of the east one-half of the vacated north/south alley in said Block 4, vacated by Ordinance No. 070523 and as recorded as Document No. 2007E0141826.

TRACT E: Lots 84, 85, 86, 87, and 88, inclusive, subject to that part thereof in Paseo Boulevard, Block 4, Armfield's Addition, a subdivision in Kansas City, Jackson County, Missouri, and Lot 2, subject to that part thereof in Paseo Boulevard, Brent's Addition, a subdivision in Kansas City, Jackson County, Missouri. together with the east one-half of the vacated north/south alley lying west of and adjacent said lots, vacated by Ordinance No. 070523 and as recorded as Document No. 2007E0141826.

is hereby rezoned from District M1-5 (Manufacturing 5) to District DX-5 (Downtown-Mixed Use 5), all as shown outlined on a map marked Section 88-20A-1477, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

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

1. The Paseo YMCA Building and parking lot to the north are located in the 18th & Vine Historic District. A certificate of appropriateness will be required from the Historic Preservation Commission before construction can proceed.
2. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
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. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.
5. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with Section 88-425-08 of the Zoning and Development Code.
6. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to a certificate of occupancy.

7. The developer shall obtain approval of a shared parking agreement with the garage adjacent, when fully constructed, prior to a certificate of occupancy.
8. Prior to issuance of the certificate of occupancy, the applicant must submit and gain approval of a final plat.
9. Buildings which have an occupiable floor greater than 75 feet above grade shall meet high-rise requirements ( IFC 2018 Sec 914.3)..
10. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
11. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2). Fire hydrant distribution shall follow IFC-2018 Table C102.1.
12. 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. New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. (IFC 2018 510.1 and NFPA1221)
14. The Paseo is classified as a boulevard; therefore, the development shall fully comply with the parkway and boulevard standards outlined in 88-323 or obtain a variance from the Board of Zoning Adjustment before receiving a building permit.
15. Prior to construction adjacent to a Parks and Recreation jurisdictional street and/or park the developer and/or their representative shall obtain a Parks and Recreation permit for storage and restoration within a park or a Parks and Recreation jurisdictional street right-of-way including but not limited to the installation of construction trailer, stockpiling of materials or equipment, construction roads and utility cabinets/meters.
16. The developer shall submit plans to the Parks and Recreation Department and obtain permits prior to beginning construction of streetscape improvements (including but not limited to sidewalks, curbs, gutters, streetscape elements, pedestrian and street lighting) on the Parks jurisdictional streets and construct improvements, ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.

Such improvements shall be installed per Parks and Recreation Department standards

17. The developer shall submit a letter to the Parks and Recreation Department from a licensed civil engineer, licensed architect, or licensed landscape architect, who is registered in the State of Missouri, stating the condition of the sidewalks, curbs, and gutters along boulevard/parkway, which is a Parks and Recreation jurisdictional street. The letter shall identify state of repair as defined in Chapters 56 and 64, Code of Ordinances, for the sidewalks, curbs, and gutters. It shall identify the quantity and location of sidewalks, curbs, and gutters that need to be constructed, repaired, or reconstructed. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages, as required by the Parks and Recreation Department, prior to recording the plat/issuance of any certificate of occupancy permits including temporary certificate of occupancy permits.
18. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks and Recreation Department's Forestry Division prior to beginning work in the public right-of-way.
19. Based on the traffic impact study a traffic signal is warranted at the intersection of 19th Street and the Paseo Boulevard. The developer shall enter into a cooperative agreement with the City to contribute a total of \$300,000.00 to the City for a traffic signal installation at 19th Street and Paseo Boulevard.
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 enter into a covenant agreement for the maintenance of any private decorative paving, streetscaping and landscaping located within the public right-of-way as required by the Land Development Division, prior to recording the plat.
22. 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.

23. Proposed on-street parking shall be approved by the Public Works Department prior to the issuance of a permit from the Land Development Division for construction. Requests for on-street parking require review by Public Works staff during the plan review process.
24. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right-of-way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
25. The developer shall integrate into the existing streetlight system any relocated streetlights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.
26. 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 ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to issuance of a certificate of occupancy.
28. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
29. Design and contract (permit) water main extension plans prepared by a Missouri professional engineer meeting the Kansas City Water rules and regulations and submitted through CompassKC for the abandonment of the old 4" CIP water main in Grove Street between 18th and 19th Streets and proposed public fire hydrants at 300' spacings along Paseo Boulevard and 18th Street prior to building permit issuance.
30. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, by making application under said code for a minor subdivision and submitting and recording a lot consolidation plat or replatting the property in accordance therewith.

31. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Kansas City Water Services Department evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the disturbed area to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system and manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted, and the developer shall secure permits to construct any improvements required by the Kansas City Water Services Department prior to recording the plat.
32. The developer shall obtain the executed and recorded City approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting.
33. The developer shall submit plans for grading, siltation, and erosion control to the Kansas City Water Services Department for review and acceptance and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
34. The developer shall secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Kansas City Water Services Department, prior to recording the plat or issuance of a building permit, whichever occurs first.
35. The developer shall secure permits to relocated sanitary sewers out from under proposed buildings and structures, while continuing to ensure individual service is provided to all proposed lots as required by the Kansas City Water Services Department prior to recording the plat or issuance of a building permit, whichever occurs first. Any existing public lines located under proposed structures must be abandoned in place or removed and easement vacated.
36. The developer shall grant a BMP and/or surface drainage easement to the City as required by the Kansas City Water Services Department, prior to recording the plat or issuance of any building permits.

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

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

..end

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

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Sara Copeland, FAICP  
Secretary, City Plan Commission

Approved as to form:

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Sarah Baxter  
Senior Associate City Attorney





# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250329

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 one acre generally located at the southwest corner of E 18th Street and The Paseo from District M1-5 (Manufacturing 5) to District DX-5 (Downtown-Mixed Use 5) and approving a development plan, also serving as a preliminary plat, to allow for a museum and hotel. (CD-CPC-2025-00014 & CD-CPC-2025-00020).

### Discussion

The proposed development is part of a two-phase City partnership project with the developer containing the subject site and additional property to the west, which is not included in this application. The proposed plan consists of one, 110,160 square foot building with hotel and museum (Negro Leagues Baseball Museum) uses on one replatted lot. The proposed development will connect to the existing Paseo YMCA building. The proposed hotel will be approximately seven floors (96 feet tall) and front onto 18th Street. The museum portion of the building will be approximately two floors with the potential for a third floor and will face The Paseo.

Phase one of the overall project includes a parking garage on the City-owned property to the west of the subject site (not included in this application). The parking garage is expected to have 460-480 parking spaces, in which the proposed development will utilize 205 spaces. There will be a shared parking agreement between the City (parking garage owner) and the developer at the expected time of completion in June 2026. Uses of the subject site will access the parking garage from a private drive (formerly Grove Street) to the west of the proposed hotel building.

Staff recommended approval with conditions. No one from the public appeared to provide testimony. 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 only a zoning ordinance authorizing physical development on the subject property.
3. How does the legislation affect the current fiscal year?  
Not applicable as this is only a zoning ordinance authorizing physical development on the subject property.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
Not applicable as this is only a zoning ordinance authorizing physical development on the subject property.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
This ordinance authorizes physical development of the subject property, which may generate revenue.

#### **Office of Management and Budget Review**

(OMB Staff will complete this section.)

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

#### **Additional Discussion (if needed)**

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

### **Citywide Business Plan (CWBP) Impact**

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

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

## Prior Legislation

Ordinance 230443 authorized the City Manager to negotiate and enter into a development agreement with Grayson Capital, LLC and Corbella, LLC for the phase sale and development of City-owned properties within the subject development area at 18<sup>th</sup> St and Paseo.

## Service Level Impacts

No impact expected. The ordinance allows private development as part of a development agreement with the City.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
Ordinance was not evaluated for potential health impacts.
2. How have those groups been engaged and involved in the development of this ordinance?  
This project complies with the public engagement requirements in section 88-505-12.
3. How does this legislation contribute to a sustainable Kansas City?  
The proposed development will contribute to sustaining historic areas of the City through enhanced tourism and economic development. The design of the development itself will contribute to the ongoing efforts and projects to increase pedestrian circulation and safety in the 18<sup>th</sup> & Vine District.
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:

Ordinance only authorizes physical development by a private entity.

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)



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**File #: 250331**

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### ORDINANCE NO. 250331

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 1.2 acres generally located at the northwest corner of Montgall Avenue and East 35th Street from Districts R-2.5 and B3-2 to District UR and approving a development plan to allow for an assisted living facility. (CD-CPC-2025-00022)

#### 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-1480, rezoning an area of about 1.2 acres generally located at the northwest corner of Montgall Avenue and East 35th Street from Districts R-2.5 (Residential) and B3-2 (Commercial) to District UR (Urban Redevelopment), and approving a development plan to allow for an assisted living facility, said section to read as follows:

Section 88-20A-1480. That an area legally described as:

Lots 10 thru 13 & Lots 16 thru 21, Dunlop Place, Kansas City, Jackson County, Missouri:

Parcel 1:

Tract 1: Lot 10, Dunlop Place, a subdivision in Kansas City, Jackson County, Missouri.

Tract 2: Lot 11, Dunlop Place, a subdivision in Kansas City, Jackson County, Missouri.

Tract 3: Lot 19, Dunlop Place, a subdivision in Kansas City, Jackson County, Missouri.

Tract 4: Lot 20, Dunlop Place, a subdivision in Kansas City, Jackson County, Missouri.

Tract 5: Lot 21, Dunlop Place, a subdivision in Kansas City, Jackson County, Missouri.

Parcel 2:

Lot 12, Dunlop Place, a subdivision in Kansas City, Jackson County, Missouri.  
Parcel 3:

Lot 13, Dunlop Place, a subdivision in Kansas City, Jackson County, Missouri.

Parcel 4:

Lot 16, Dunlop Place, a subdivision in Kansas City, Jackson County, Missouri.  
Parcel 5:

Lot 17, Dunlop Place, a subdivision in Kansas City, Jackson County, Missouri.  
Parcel 6:

Lot 18, Dunlop Place, a subdivision in Kansas City, Jackson County, Missouri.

is hereby rezoned from Districts R-2.5 (Residential) and B3-2 (Commercial) to District UR (Urban Redevelopment), all as shown outlined on a map marked Section 88-20A-1480, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

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

1. The developer shall complete the demolition review process for the demolition of the buildings at 3437 and 3439 Prospect before pulling a permit for demolition of the existing buildings on the site per Ordinance No. 241070 adopted 12/19/2024.
2. 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. This condition may be satisfied by an assigned City Planning and Development building inspector.
3. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy. This condition may be satisfied by an assigned City Planning and Development building inspector.
4. Prior to issuance of the certificate of occupancy, the applicant shall consolidate the lots in accordance with the Zoning and Development Code.
5. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with Section 88-425-08 of the Zoning and Development

Code. This condition may be satisfied by an assigned City Planning and Development building inspector.

6. All signage shall conform to 88-445 and shall require a sign permit prior to installation. This condition may be satisfied by an assigned City Planning and Development building inspector.
7. Prior to being heard by the City Council, the applicant must provide a lighting plan in conformance with Section 88-430 of the Zoning and Development Code.
8. The UR final plan shows bicycle parking in accordance with the Zoning and Development Code.
9. The UR final plan provides a lighting plan in accordance with the Zoning and Development Code.
10. Fire hydrants shall be installed and operable before the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2) Fire hydrant distribution shall follow IFC-2018 Table C102.1.
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. Security gates which span across a fire access road shall provide a means for emergency operation. Electric gates shall require a siren sensor device typically referred to as a “yelp gate.” (IFC-2018 § 503.6)
14. The proposed building shall have a Fire Department access road within 150 feet of any exterior portion of the structure and (IFC-2018: § 503.1.1) shall provide a walk through gate on side of the building to make the 150 feet.
15. Shall the development meet the definition of a "dwelling unit" per section 88-810-540, the developer will be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2025 acquisition rate of \$20,065.67 per acre. This requirement shall be satisfied prior to a certificate of occupancy.
16. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks and Recreation Department's Forestry Division prior to beginning work in the public right-of-way.

17. 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.
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 submit a letter to the Land Development Division from a licensed civil engineer, licensed architect, or licensed landscape architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64, Code of Ordinances, for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, and gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate of occupancy permits.
20. 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.
21. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to issuance of a certificate of occupancy.
22. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
23. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, by making application under said code for a minor subdivision and submitting and recording a lot consolidation plat or replatting the property in accordance therewith.
24. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Kansas City Water Services Department evaluating proposed



improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the disturbed area to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system and manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted, and the developer shall secure permits to construct any improvements required by the Kansas City Water Services Department prior to recording the plat.

25. The developer shall obtain the executed and recorded City approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting.
26. The developer shall submit plans for grading, siltation, and erosion control to the Kansas City Water Services Department for review and acceptance and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
27. The developer shall grant a BMP and/or surface drainage easement to the City as required by the Kansas City Water Services Department, prior to recording the plat or issuance of any building permits.
28. The developer shall provide private (water, storm drainage, sanitary sewer) easements for any private mains prior to issuance of any building permits.

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

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

..end

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

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Sara Copeland, FAICP  
Secretary, City Plan Commission

Approved as to form:

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Sarah Baxter  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250331

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 1.2 acres generally located at the northwest corner of Montgall Avenue and East 35th Street from Districts R-2.5 and B3-2 to District UR (Urban Redevelopment) and approving a development plan to allow for an assisted living facility. (CD-CPC-2025-00022)

### Discussion

The applicant is seeking approval of a Urban Redevelopment Plan in proposed District UR acres generally located at the northwest corner of Montgall Avenue and East 35th Street. The proposal is to consolidate the approximate 1.2 acres of land into one (1) lot.

The proposed building foot print is approximately 17,916 square feet. No parking spaces are shown on the plans. A shared parking agreement with the site to the north will be provided. The main entrance of the building will be at the northeast corner of the site along Montgall, near the existing building to the north.

Landscaping for this project includes street trees and interior landscaping. Species provided include Autumn Splendor Sugar Maples, Japanese Zelkova, Eastern Redbuds, White Fringetree, Jane Magnolia, Honey Locust, Little Henry Sweet spire, and Annabelle hydrangeas.

Proposed architectural materials and articulation are consistent with adjacent buildings. Materials include three different colors of brick and wood trim.

During review, staff requested additional landscaping and transparency along Prospect Avenue in order to provide better aesthetics along the corridor as well as provide "eyes on the street". Additionally, staff requested further details on the trash enclosure and logistics on trash pickup. The applicant agreed to the corrections and provided additional windows along Prospect Avenue and 35<sup>th</sup> Street. The applicant also added a gabled roof to relate more to the adjacent building to the north. Elevations of the trash enclosure was provided and reviewed to ensure compatibility with the structure.

One person appeared for public testimony before the CPC to ask questions about the project boundaries.

Staff Recommendation: Approval with Conditions

### Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?  
Not applicable as this is an ordinance authorizing a rezoning and development of a property.
3. How does the legislation affect the current fiscal year?  
Not applicable as this is an ordinance authorizing a rezoning and development 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 an ordinance authorizing a rezoning and development of a property.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
Not applicable as this is an ordinance authorizing a rezoning and development 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 because this ordinance does not have a 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**

No prior legislation for the subject site.

### **Service Level Impacts**

Not applicable as this is an ordinance authorizing a rezoning and development of a property.

### **Other Impacts**

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

Not applicable as this is an ordinance authorizing a rezoning and development 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 an ordinance authorizing a rezoning and development 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 an ordinance authorizing a rezoning and development 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)



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**File #: 250335**

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### ORDINANCE NO. 250335

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 19 acres generally located on the west side of North Platte Purchase Drive approximately 100 feet north of Northwest 79th Terrace from District R-7.5 to District R-2.5 and approving a development plan to allow for the creation of 90 residential units on 16 lots and 3 tracts. (CD-CPC-2025-00023; CD-CPC-2025-00029)

#### 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-1481, rezoning an area of about 19 acres generally located on the west side of North Platte Purchase Drive approximately 100 feet north of Northwest 79th Terrace from District R-7.5 (Residential) to District R-2.5 (Residential) and approving a development plan to allow for the creation of 90 residential units on 16 lots and 3 tracts, said section to read as follows:

Section 88-20A-1481. That an area legally described as:

Beg sw cor Sec 10, th n 800' to pob, th n 325', th e to w r/w Platte Purchase Dr,  
frac SW 1/4 Sec 10 51 33 th s 804.97 ft of sd 1/4 ly wly of NW Baughman Rd.

Frac SW 1/4 Sec 10 51 33 th s 804.97 ft of sd 1/4 ly wly of NW Baughman Rd.

Prt SE 1/4 SE 1/4 Sec 9 51 33 daf beg se cor sd 1/4 th n 357 ft m/l to se cor Barry  
Harbor 3rd Plat Lot 4 Blk 6 th s 73 deg 32 min 14 sec w 181.22 ft th s 74 deg 49  
min 10 sec w 161.96 ft th sw 146.65 ft to sw cor Barry Harbor 4th Plat Lot 4 Blk  
8 th se 48.38 ft to se cor sd sub Lot 5 Blk 8 th sw 175.95 to s li sd sec th alg sd s li  
e 523ft m/l to pob.

is hereby rezoned from District R-7.5 (Residential) to District R-2.5 (Residential), all as shown outlined on a map marked Section 88-20A-1481, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

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

1. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved are preserved in accordance with the plan and is healthy prior to a certificate of occupancy.
2. Prior to recording of the final plat the applicant shall submit and gain approval of a street name plan from the Street Name Committee.
3. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy. This condition may be satisfied by an assigned City Planning and Development building inspector.
4. The developer shall secure approval of a project plan for all private open space tracts from the City Plan Commission prior to recording of the final plat.
5. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with Section 88-425-08 of the Zoning and Development Code. This condition may be satisfied by an assigned City Planning and Development building inspector.
6. Prior to issuance of the certificate of occupancy for each lot within the plat the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy. This condition may be satisfied by an assigned City Planning and Development building inspector.
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 record a final plat in accordance with the Zoning and Development Code prior to issuance of the certificate of occupancy.
9. Building plans submittal shall meet the requirements of the Kansas City Building and Rehabilitation Code in effect at the of submission.
10. The developer shall provide fire lane signage on fire access drives.
11. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
12. Required Fire Department access roads shall be an all-weather surface. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed)
13. Fire hydrants shall be installed and operable prior to the arrival of any



combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2) Fire hydrant distribution shall follow IFC-2018 Table C102.1.

14. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
15. Fire Department access roads shall be provided before construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
16. Required Fire Department access roads shall be designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
17. Address must be determined, and location should be identified and described or shown on site plan prior to approval of building permit. Address should be placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background and be Arabic or alphabetical letters. Each character should not be less than 4 inches in height with a stroke width of not less than 0.5 inches.
18. The developer shall consider adding reinforcement to the exterior doors of the property for safety - 3" screws should be added to strike plates and items such as steel braces to reinforce wooden door frames or metal door frames have been proven to lower the risk of crimes.
19. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2025 acquisition rate of \$20,065.67 per acre. This requirement shall be satisfied prior to a certificate of occupancy.
20. The developer shall construct all proposed trails within the development prior to a certificate of occupancy of any dwelling unit.
21. The developer shall submit a final plan detailing recreational amenities proposed within each private open space tract serving to satisfy the parkland dedication requirements. Please note, each area shall provide recreational amenities. The final plan shall be submitted prior to release of the final plat.
22. Any trails to be credited towards satisfying the parkland dedication requirements shall be a minimum width of 7', constructed of concrete, and meet the construction standards of the Parks and Recreation Department.
23. The developer shall be responsible for tree preservation in an easement or platted tract, mitigation planting, or payment of cash-in-lieu of preservation or mitigation

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

24. The developer shall subordinate to the City all private interest in the area of any right-of-way dedication, in accordance with Chapter 88 and as required by the Land Development Division, prior to issuance of any construction permits within said right-of-way, and the developer shall be responsible for all costs associated with subordination activities now and in the future.
25. The developer shall dedicate additional right of way and provide easements for N. Platte Purchase Drive as required by the adopted major street plan and/or Chapter 88 so as to provide a minimum of 40 feet of right-of-way as measured from the centerline, along those areas being platted.
26. After the City Plan Commission enters its disposition for the development plan, the developer shall not enter into any agreement that would encumber or otherwise have any impact on the proposed right-of-way dedications for the planned project without the prior written consent of the Land Development Division.
27. The developer shall design and construct all interior public streets to City standards, as required by Chapter 88 and the Land Development Division, including curb, gutter, storm sewers, streetlights, and sidewalks.
28. 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.
29. 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.
30. 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.
31. 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.

32. The developer shall construct temporary off-site cul-de-sacs and grant a City approved temporary cul-de-sac easement, for that portion outside of the dedicated street right-of-way, to the City as required by the Land Development Division, prior to recording the plat.
33. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to issuance of a certificate of occupancy.
34. No water service tap permits will be issued until the public water main is released for taps.
35. The developer shall employ a Missouri professional engineer to design water main extension plans meeting Kansas City Water rules and regulations. The plans shall be approved and under contract (permitted) prior to builder permit issuance or plat recording.
36. The developer shall grant a BMP and/or surface drainage easement to the City as required by the Kansas City Water Services Department, prior to recording the plat or issuance of any building permits.
37. 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.
38. The developer shall secure permits to extend public sanitary conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Kansas City Water Services Department, prior to recording the plat or issuance of a building permit, whichever occurs first.
39. The developer shall 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.
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 a storm drainage analysis from a Missouri-licensed civil engineer to the Kansas City Water Services Department, in accordance with adopted standards, including a BMP level of service analysis prior to approval and issuance of any building permits, and the developer shall secure permits to

construct any improvements as required by the Kansas City Water Services Department prior to issuance of any certificate of occupancy.

42. The developer shall submit a preliminary stream buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements.
43. The developer shall submit a final stream buffer plan to the Kansas City Water Services Department for approval prior to issuance of any building permits and obtain permits for the stream buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements.
44. 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.
45. 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.
46. The developer shall submit covenants, conditions and restrictions to the Kansas City Water Services Department for approval by the Law Department and enter into covenant agreements for the maintenance of any private open space tracts with stream buffer zones or stormwater detention area tracts, prior to recording the plat.
47. The developer shall provide covenants to maintain private storm sewer mains acceptable to the Kansas City Water Services Department for any private storm sewer mains prior to the issuance of any building permits.
48. The developer shall provide private storm drainage easements for any private mains prior to issuance of any building permits.

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

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

..end

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I hereby certify that as required by Chapter 88, Code of Ordinances, the foregoing

ordinance was duly advertised and public hearings were held.

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Sara Copeland, FAICP  
Secretary, City Plan Commission

Approved as to form:

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Sarah Baxter  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250335

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 19 acres generally located on the west side of North Platte Purchase Drive approximately 100 feet north of Northwest 79th Terrace from District R-7.5 (Residential) to District R-2.5 (Residential) and approving a development plan to allow for the creation of 90 residential units on 16 lots and 3 lots. (CD-CPC-2025-00023; CD-CPC-2025-00029)

### Discussion

#### REZONING REVIEW

The applicant is proposing a request to rezone approximately 8.6 acres from District R-7.5 to District R-2.5. This rezoning will allow for the accompanying Development Plan which proposes multiplex buildings on the lots. The project site is a vacant parcel made up of three (3) platted lots. The proposed rezoning is associated with accompanying plan.

Staff Recommendation: Approval

CPC Recommendation: Approval

#### DEVELOPMENT PLAN REVIEW

The applicant is seeking approval of a Development Plan in proposed District R-2.5 on 23 acres generally located on the west side of North Platte Purchase Drive approximately 100 feet north of Northwest 79th Terrace allowing for the creation of 90 residential units on 16 lots and 3 lots.

The proposal is to subdivide the existing 23 acre unplatted parcels of land into 16 platted lots. The R-2.5 Zoning District requires lots to be at least 2500 SF. Proposed lot sizes for the single unit detached homes range from 6,600 SF to 14,000 SF with the average lot size being approximately 7,000 SF. The developer is not requesting any deviations to setbacks from the R-2.5 district.

There are 23 multiplex buildings located on 5 lots consisting of 13 three unit townhomes and 10 four unit townhomes. Each unit will have its own garage and off street parking. Pedestrian connections will be provided along the north side of the property in the form of a trail.

Landscaping for this project includes landscaping along North Platte Purchase Drive to adequately screen the rear of the buildings. A project plan will be required for each private open space tract prior to recording the Final Plat.

Proposed architectural materials and articulation are consistent with adjacent buildings. Materials include stone veneer and stucco.

During review staff requested additional pedestrian connections and consolidated driveways. The applicant complied and when able rotated driveways to have side loaded garages. Pedestrian connections have been enhanced throughout and connections to North Platte Purchase Drive were provided.

Staff Recommendation: Approval with Conditions

There was no public testimony before the CPC.

CPC Recommendation: Approval with Conditions

## Fiscal Impact

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

## Office of Management and Budget Review

(OMB Staff will complete this section.)

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

**Additional Discussion (if needed)**

No account string to verify because this ordinance does not have a fiscal impact.

**Citywide Business Plan (CWBP) Impact**

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

**Prior Legislation**

There is no prior legislation on the subject site.

**Service Level Impacts**

Not applicable as this is an ordinance authorizing the rezoning and development of private property.

**Other Impacts**

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



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

Not applicable as this is an ordinance authorizing the rezoning and development of private property.

3. How does this legislation contribute to a sustainable Kansas City?  
Not applicable as this is an ordinance authorizing the rezoning and development of private property.

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

Not applicable as this is an ordinance authorizing the rezoning and development of private property.

Not applicable as this is an ordinance authorizing the rezoning and development of private property.

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

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

Please provide reasoning why not:

Not applicable as this is an ordinance authorizing the rezoning and development of private property.

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

No(Press tab after selecting)

Not applicable as this is an ordinance authorizing the rezoning and development of private property.

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



## Legislation Text

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**File #: 250336**

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### ORDINANCE NO. 250336

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 1.8 acres generally located at the northeast corner of Brooklyn Avenue and East 20th Street from District UR to District R-2.5. (CD-CPC-2024-00104)

#### 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-1479, rezoning an area of about 1.8 acres generally located at the northeast corner of Brooklyn Avenue and East 20th Street from District UR (Urban Redevelopment) to District R-2.5 (Residential), said section to read as follows:

Section 88-20A-1479. That an area legally described as:

All that part of Block 3 and Block 4, Cowherd's Brooklyn Hill Addition, a subdivision in Kansas City, Jackson County, Missouri, Commencing at the Southwest Corner of Lot 1 Block 4 and a point on the East Right of Way line of Brooklyn Avenue (as now established), Thence N 02°20'24" E, along said East Right of Way line of Brooklyn Avenue. A Distance of 61.92 feet; Thence N 89°20'02" E, a distance of 122.45 feet; Thence N 53°08'19" E, a distance of 70.15 feet; Thence N 80°42'21" E, a distance of 428.60 feet, to a point on the West Right of Way line of Olive Street (as now established); Thence S 02°20'24" W, along said West Right of Way of said Olive Street, a distance of 200.00 feet, also being the Southeast Corner of Lot 16, Block 3, of said Cowherd's Brooklyn Hill Addition and a point on the Northerly Right of Way line of 20<sup>th</sup> Street (as now established); Thence N 87°34'31" W along the said Northerly Right of Way line of said 20<sup>th</sup> Street, a distance of 596.44 feet to the Point of Beginning. Containing 78,595.65 square feet.

is hereby rezoned from District UR (Urban Redevelopment) to District R-2.5 (Residential), all as shown outlined on a map marked Section 88-20A-1479, 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

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

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Sara Copeland, FAICP  
Secretary, City Plan Commission

Approved as to form:

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Sarah Baxter  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250336

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 1.8 acres generally located at the northeast corner of Brooklyn Avenue and East 20th Street from District UR (Urban Redevelopment) to District R-2.5 (Residential). (CD-CPC-2024-00104).

### Discussion

The applicant is proposing to rezone the subject property from District UR (Urban Redevelopment) to district R-2.5 (Residential). The applicant has requested the rezoning to allow for the sale of the properties without the controlling UR plan. The UR Plan currently limits development of the site to 29 total townhouse units. The Land Bank of Kansas City is requesting the rezoning to return the property to a base zoning district, to provide more development possibilities to the future owner.

The Heart of the City Area Plan recommends residential low density at this site which corresponds with the R-7.5 and R-10 zoning districts. Because the requested zoning district is not consistent with the area plan, staff required that the applicant also apply for an area plan amendment to the Heart of the City Area Plan from a future land use of residential low density to residential medium-density to better align with the proposed zoning designation.

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

### Fiscal Impact

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

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

### Office of Management and Budget Review

(OMB Staff will complete this section.)

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

### Additional Discussion (if needed)

No account string to verify because this ordinance does not have a fiscal impact.

## Citywide Business Plan (CWBP) Impact

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



## Prior Legislation

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

## Service Level Impacts

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

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
Not applicable as this is an ordinance authorizing the rezoning of a parcel land.
2. How have those groups been engaged and involved in the development of this ordinance?  
Not applicable as this is an ordinance authorizing the rezoning of a parcel land.
3. How does this legislation contribute to a sustainable Kansas City?  
Not applicable as this is an ordinance authorizing the rezoning of a parcel land.
4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)  
  
Not applicable as this is an ordinance authorizing the rezoning of a parcel land.  
Click or tap here to enter text.
5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.  
  
No - CREO's review is not applicable (Press tab after selecting)  
Please provide reasoning why not:  
Not applicable as this is an ordinance authorizing the rezoning of a parcel land.
6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

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

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



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**File #: 250337**

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### ORDINANCE NO. 250337

Sponsor: Director of City Planning and Development Department

Rezoning an area of about .8 acres generally located at N.W. 79th Street and N. Thomas Meyers Drive from District R-80 to District R-2.5. (CD-CPC-2025-00012).

#### 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-1482, rezoning an area of about .8 acres generally located at N.W. 79th Street and N. Thomas Meyers Drive from District R-80 (Residential 80) to District R-2.5 (Residential 2.5), said section to read as follows:

Section 88-20A-1482. That an area legally described as:

Lot 14, Orchard Hills, a subdivision on the Northwest Quarter of Section 15,  
Township 51, Range 33, Clay County, Kansas City, Missouri.

is hereby rezoned from District R-80 (Residential 80) to District R-2.5 (Residential 2.5), all as shown outlined on a map marked Section 88-20A-1482, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

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

..end

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

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Sara Copeland, FAICP  
Secretary, City Plan Commission



Approved as to form:

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Sarah Baxter  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250337

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

### Executive Summary

The applicant is seeking approval of a rezoning from District R-80 (Residential) to District R-2.5 (Residential) on about .8 acres generally located at NW 79th Street and N. Thomas Meyers Drive. (CD-CPC-2025-00012)

### Discussion

The applicant is proposing to rezone a .8 acre property located half a mile south of NW Barry Road and directly west of US Route 169 from the current zoning district R-80 to district R-2.5. The applicant would like to sell the property and would prefer that the zoning match the surrounding properties. The R-2.5 zoning district is in alignment with the Line Creek Area Plan which recommends Residential Medium-High density at this location.

Staff recommended approval for the proposed rezoning. No public input was sent to staff and no one testified before the City Pln Commission. On March 5<sup>th</sup>, 2025 the City Plan Commission (CPC) voted 7-0 to approve the area plan amendment.

### Fiscal Impact

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

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

### **Office of Management and Budget Review**

(OMB Staff will complete this section.)

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

### **Additional Discussion (if needed)**

No Account string to verify because the Ordinance does not have a fiscal impact.

## **Citywide Business Plan (CWBP) Impact**

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

## Prior Legislation

No prior legislation is associated with the subject property.

## Service Level Impacts

No service level impacts were identified.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
No potential health impacts were identified.
2. How have those groups been engaged and involved in the development of this ordinance?  
The applicant held the required public engagement on February 21<sup>st</sup>, 2025.
3. How does this legislation contribute to a sustainable Kansas City?  
No information related to the sustainability of this project was submitted to the City.
4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)  
  
Click or tap here to enter text.  
Click or tap here to enter text.
5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.  
  
No - CREO's review is not applicable (Press tab after selecting)  
Please provide reasoning why not:  
Click or tap here to enter text.
6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

Click or tap here to enter text.

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