City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260445
Submitted Department/Preparer: City Planning
Revised 01/30/25

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

Executive Summary

Vacating the sidewalk right-of-way in proposed Zoning District MPD (Master Planned Development) generally located within the area known as the Country Club Plaza and directing the City Clerk to record certain documents. (CD-ROW-2025-00037)

Discussion

The right-of-way proposed to be vacated consists solely of the sidewalk system within the area commonly known as the Country Club Plaza. This application does not include any right-of-way adjacent to properties under Parks Department jurisdiction, which includes Mill Creek Parkway and Ward Parkway.

The applicant is requesting the vacation of the sidewalks to take responsibility for their maintenance and to make improvements in accordance with their own standards, outside of Public Works standards. Proposed improvements include but are not limited to the addition of planters, benches, and public art. Privatization of the sidewalks would also allow the applicant to provide an additional level of enforcement through private security.

This request applies only to pedestrian sidewalks; no vehicular right-of-way is proposed to be vacated. The associated Master Planned Development, currently under review under Case No. CD-CPC-2025-00164, includes a proposed “Build to Line” requirement that would prevent any construction from encroaching upon or obstructing the vacated sidewalk areas.

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

Fiscal Impact

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

2. What is the funding source?
   Not applicable as this is an ordinance authorizing the vacation of right-of-way.

3. How does the legislation affect the current fiscal year?
   Not applicable as this is an ordinance authorizing the vacation of right-of-way.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
   Not applicable as this is an ordinance authorizing the vacation of right-of-way.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
   Not applicable as this is an ordinance authorizing the vacation of right-of-way.

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

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

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

3. Account string has been verified/confirmed. ☐ Yes ☒ No

Additional Discussion (if needed)
This ordinance has no fiscal impact.

Citywide Business Plan (CWBP) Impact

1. View the Adopted 2025-2029 Citywide Business Plan

2. Which CWBP goal is most impacted by this legislation?
   Infrastructure and Accessibility (Press tab after selecting.)

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

   ☐ Engage in thoughtful planning and redesign of existing road networks to ensure safety, access, and mobility of users of all ages and abilities.
   ☐ Develop a multimodal regional transportation system for all users.
   ☐ Develop environmentally sustainable strategies that improve quality of life and foster economic growth.
   ☒ Ensure adequate resources are provided for continued maintenance of existing infrastructure.
   ☐ Focus on delivery of safe connections to schools.
   ☐

Prior Legislation

Case # CD-CPC-2025-00164: A request to approve a rezoning from B4-5 (Heavy Business) to MPD (Master Planned Development), with associated Development Plan and amendment to the Plaza Bowl Overlay District, for the Country Club Plaza area on about 23.5 acres generally located at 4710 Jefferson St.

This case has not yet been approved- it is companion to the request to vacate sidewalks.

Service Level Impacts

If approved, maitenance of sidewalks within the Plaza would be the responsibility of the owners of the Country Club Plaza and would not fall on the City. No public streets are proposed to be vacated.

Staff Recommendation

Director of City Planning and Development

Select One: ☒ Sponsored
☐ Directive: Res/Ord # Click to enter Res/Ord. No.

Select One: ☒ Recommend
☐ Do Not Recommend
☐ Not Applicable

The City Plan Commission recommended approval subject to conditions with an added requirement which is show as Condition 7, which requires the applicant to enter into an easement agreement with the City.

Other Impacts

1. What will be the potential health impacts to any affected groups?
   Not applicable as this is an ordinance authorizing the vacation of right-of-way.

2. How have those groups been engaged and involved in the development of this ordinance?
   Not applicable as this is an ordinance authorizing the vacation of right-of-way.

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

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

   Not applicable as this is an ordinance authorizing the vacation of right-of-way.
   Click or tap here to enter text.

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

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

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

   No(Press tab after selecting)

   Not applicable as this is an ordinance authorizing the vacation of right-of-way.

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