



Agenda

Neighborhood Planning and Development Committee

Lee Barnes Jr., Chair
Andrea Bough, Vice Chair
Dan Fowler
Brandon Ellington
Teresa Loar

Wednesday, October 5, 2022

1:30 PM

26th Floor, Council Chamber

<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*****

Beginning of Consent(s)

[220879](#)

Sponsor: Director of City Planning and Development Department

Approving the plat of Theodore Jack Court, an addition in Jackson County, Missouri, on approximately 2.61 acres generally located at the northeast corner of W. 112th Terrace and State Line Road, creating 5 lots and 2 tracts for the purpose of a 5 lot single family home subdivision; 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 record this ordinance and attached documents. (CLD-FnPlat-2020-00029)

Attachments: [2020-00029 Ordinance Fact Sheet](#)

End of Consent(s)

City Plan Commission

[220871](#) Sponsor: Director of City Planning and Development Department

Rezoning an area of about 30.26 acres generally located at E. 87th Street and Interstate 435 from UR to UR and approving a UR development plan and preliminary plat for the construction of two buildings and a fuel island (CD-CPC-2022-00132).

Attachments: [Fact Sheet](#)

City Plan Commission

[220872](#) Sponsor: Director of City Planning and Development Department

Rezoning an area of about 2 acres located at 7915 N. Oak Trafficway from District B1-1 to District B2-1 to allow for an animal hospital. (CD-CPC-2022-00148)

Attachments: [Fact Sheet](#)

City Plan Commission

[220877](#) Sponsor: Director of City Planning and Development Department

Approving a development plan (non-residential) in District B3-2 on about 0.6 acres generally located at the northwest corner of N. Grand Avenue and N.E. Harlem Road to allow for two primary structures on one lot. (CD-CPC-2022-00111)

Attachments: [CD-CPC-2022-00111 FactSht 8-19-22](#)

City Plan Commission

[220878](#) Sponsor: Director of City Planning and Development Department

Rezoning an area of about 5.6 acres generally located on the west side of Holmes Road, approximately 700 feet south of E. 127th Street from District O-2 to District R-5, and approving a preliminary plat, creating 19 detached lots. (CD-CPC-2022-00061 and CD-CPC-2022-00077)

Attachments: [CD-CPC-2022-00061&CD-CPC-2022-00077 Factsheet](#)

Tax Increment Financing (TIF) Commission

[220881](#)

Sponsor: City Manager's Tax Increment Financing Commission

Accepting the recommendations of the Tax Increment Financing Commission as to Redevelopment Project 5 of the Metro North Crossing Tax Increment Financing Plan; approving and designating Redevelopment Project Area 5 of the Metro North Crossing Tax Increment Financing Plan and authorizing Tax Increment Financing therefor; and directing the City Clerk to transmit copies of this ordinance.

Attachments: [Metro North Crossing - Project Area 5 - FACT SHEET](#)

Loar, Fowler, O'Neill and Hall

[220882](#)

Sponsor(s): Councilpersons Loar, Fowler, O'Neill and Hall

RESOLUTION - Amending the KCI Area Plan by amending the proposed Land Use Plan and Map from Agricultural/Residential District to Industrial District for an area of approximately 290 acres generally located east of N. Winan Road, west of Interurban Road, north of N.W. 128th Street and south of the extension of N.W. 136th Street. (CD-CPC-2022-00095)

Attachments: [No Fact Sheet - Resolution](#)

Loar, Fowler, O'Neill and Hall

[220883](#)

Sponsor(s): Councilpersons Loar, Fowler, O'Neill and Hall

Rezoning an area of approximately 2136 acres generally located between I-29 and N.W. 128th Street on the south, N. Bethel Avenue on the west, 92 Highway on the north for portions west of N. Winan Avenue and N.W. 136th Street on the north for portions west of N.W. Interurban Road, from M1-5 and AG-R to District MPD, and approving a MPD Development Plan that serves as a preliminary plat for the development of public/civic, agricultural, commercial, warehouse and industrial uses. (CD-CPC-2022-00097)

Attachments: [No Fact Sheet](#)

Loar, Fowler, O'Neill and Hall

[220884](#) Sponsor(s): Councilpersons Loar, Fowler, O'Neill and Hall

Amending the Major Street Plan for the realignment of N.W. 128th Street, N.W. 136th Street, N. Ambassador Drive and N. Winan Avenue and addition of N.W. 132nd Street, in the area between N. Bethel Avenue on the west, Interurban Road on the west, 92 Highway on the north and I-29 on the south. (CD-CPC-2022-00096)

Attachments: [No Fact Sheet](#)

Robinson

[220885](#) Sponsor: Councilmember Robinson

RESOLUTION - Amending the Heart of City Area Plan, approved with Resolution No. 110159 on April 21, 2011, by changing the land use recommendation on a total of 2.412 acres located at 3711 E. 27th Street from institutional to mixed use neighborhood and residential medium high. (CD-CPC-2022-00099)

Attachments: [No Fact Sheet - Resolution](#)

Robinson

[220886](#) Sponsor: Councilmember Robinson

Rezoning an area of about 2.412 acres generally located at 3711 E. 27th Street from Districts B3-2 and R-2.5 to UR, between Monroe Avenue to the west and Cleveland Avenue to the east, and approving a development plan to allow for the development of a senior housing complex. (CD-CPC-2022-00073)

Attachments: [No Fact Sheet](#)

HELD IN COMMITTEE

[220722](#) Amending Ordinance No. 190328 by repealing Condition 16 contained in Section B, which required the developer to secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development, because the developer no longer has access to public water mains. (CD-CPC-2018-00229)

Attachments: [CD-CPC-2018-00229 Fact Sheet 2022](#)

[220730](#) Approving the Main Street - ABC/35 Block Urban Renewal Area Plan on approximately 2.4 acres generally located at 3244 Main and 3634 Main Street; and declaring said area to be blighted and in need of redevelopment and rehabilitation. (CD-CPC-2022-00094)

Attachments: [No Fact Sheet](#)

[220746](#) Approving the Front Street Infill PIEA General Development Plan on approximately 88 acres (20 parcels), in an area generally bordered by the Missouri river on the north, railroad tracks on the south, I-435 on the east and Chouteau Trafficway on the west and declaring said area to be blighted and in need of redevelopment and rehabilitation. (CD-CPC-2022-00063)

Attachments: [No Fact Sheet](#)
[Fiscal Note 220746](#)

[220747](#) Approving the Historic Northeast Lofts PIEA General Development Plan on about 22 acres (3 parcels), generally located at the southeast corner of Independence Avenue and Hardesty Avenue. (CD-CPC-2022-00064)

Attachments: [No Fact Sheet](#)

[220801](#) Vacating a 265 feet long alley in M1-5 zoning between 17th and 18th Streets and Central and Wyandotte Streets on about 0.92 acres generally located to the west of 220 W. 18th Street; and directing the City Clerk to record certain documents. (CD-ROW-2022-00006).

Attachments: [Fact Sheet CD-ROW-2022-00006.pdf](#)

Robinson

[220863](#) Sponsor: Councilmember Melissa Robinson

Approving the 27th and Cleveland PIEA General Development Plan on approximately 2.412 acres generally located at the southwest corner of 27th and Cleveland Avenue, and declaring said area to be blighted and in need of redevelopment and rehabilitation. (DC-CPC-2022-00152)

Attachments: [No Fact Sheet](#)
[Ordinance 220863 Fiscal Note REVISED](#)

Parks-Shaw, Bough, Ellington and Fowler

[220867](#)

Sponsor(s): Councilmember Parks-Shaw, Fowler and Bough

Establishing a Kansas City, Missouri Community Land Trust non-profit organization; authorizing the filing of Articles of Incorporation with the Missouri Secretary of State; and appointing a Board of Directors of the Kansas City, Missouri Community Land Trust.

Attachments: [No Fact Sheet](#)

ADDITIONAL BUSINESS

1. There may be a general discussion regarding current Neighborhood Planning and Development Committee issues.
2. Closed Session
 - Pursuant to Section 610.021 subsection 1 of the Revised Statutes of Missouri to discuss legal matters, litigation, or privileged communications with attorneys;
 - Pursuant to Section 610.021 subsection 2 of the Revised Statutes of Missouri to discuss real estate;
 - Pursuant to Section 610.021 subsections 3 and 13 of the Revised Statutes of Missouri to discuss personnel matters;
 - Pursuant to Section 610.021 subsection 9 of the Revised Statutes of Missouri to discuss employee labor negotiations;
 - Pursuant to Section 610.021 subsection 11 of the Revised Statutes of Missouri to discuss specifications for competitive bidding;
 - Pursuant to Section 610.021 subsection 12 of the Revised Statutes of Missouri to discuss sealed bids or proposals; or
 - Pursuant to Section 610.021 subsection 17 of the Revised Statutes of Missouri to discuss confidential or privileged communications with auditors.
3. Those who wish to comment on proposed ordinances can email written testimony to public.testimony@kcmo.org. Comments received will be distributed to the committee and added to the public record by the clerk.

The city provides several ways for residents to watch City Council meetings:

- Livestream on the city's website at www.kcmo.gov
- Livestream on the city's YouTube channel at <https://www.youtube.com/watch?v=3hOublg4fok>
- Watch Channel 2 on your cable system. The channel is available through Time Warner Cable (channel 2 or 98.2), AT&T U-verse (channel 99 then select Kansas City) and Google Fiber on Channel 142.
- To watch archived meetings, visit the City Clerk's website and look in the Video on Demand section: http://kansascity.granicus.com/ViewPublisher.php?view_id=2

The City Clerk`s Office now has equipment for the hearing impaired for use with every meeting. To check out the equipment please see the secretary for each committee. Be prepared to leave your Driver`s License or State issued Identification Card with the secretary and she will give you the equipment. Upon returning the equipment your license will be returned.



File #: 220879

ORDINANCE NO. 220879

Sponsor: Director of City Planning and Development Department

Approving the plat of Theodore Jack Court, an addition in Jackson County, Missouri, on approximately 2.61 acres generally located at the northeast corner of W. 112th Terrace and State Line Road, creating 5 lots and 2 tracts for the purpose of a 5 lot single family home subdivision; 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 record this ordinance and attached documents. (CLD-FnPlat-2020-00029)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

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

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

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

Section 4. That the Director of City Planning and Development is hereby authorized to execute a Covenant to Maintain Storm Water Detention and BMP Facilities 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 record copies of this ordinance, together with the documents described herein and all other relevant documents, when the Developer has met all of the requirements for the plat to be released for recording, in the Office of the Recorder of Deeds of Jackson County, Missouri.

Section 7. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on October 6, 2020.

..end

Approved as to form and legality:

Eluard Alegre
Associate City Attorney

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

220879

Ordinance Number

Brief Title

Approving the plat of Theodore Jack Court an addition in Kansas City, Jackson County, Missouri

<p>Specific Address Approximately 2.61 acres generally located at the northeast corner of W. 112th Terrace and State Line Road.</p>	<p>Sponsor</p>	<p>Jeffrey Williams, AICP, Director Department of City Planning & Development</p>
<p>Reason for Project This final plat application was initiated by Midwest Associates GP in order to subdivide the property in accordance with the city codes and state statutes. The developer intends to construct a 5 lot single family home subdivision</p>	<p>Programs, Departments, or Groups Affected</p>	<p>City-Wide Council District(s) 6(JA) Bough - McManus Other districts (school, etc.) Center 120</p>
<p>Discussion This is a routine final plat ordinance that authorizes staff to continue to process the plat for recording. This plat can be added to the consent agenda.</p> <p>CONTROLLING CASE Case No. CD-CPC-2018-00195 – Preliminary Plat, Theodore Jack Court – On December 4, 2019, the City Plan Commission approved preliminary plat in District R-7.5 (Residential 7.5), on about 2.5 acres, generally located at the northeast corner of W. 112th Terrace and State Line Road, creating five (5) residential lots.</p>	<p>Applicants / Proponents</p>	<p>Applicant(s) Midwest Associates GP City Department City Planning and Development Other</p>
<p>Opponents</p>	<p>Groups or Individuals None Known Basis of Opposition</p>	
<p>Staff Recommendation</p>	<p><input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:</p>	
<p>Board or Commission Recommendation</p>	<p>By: City Plan Commission October 6, 2020 <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions</p>	
<p>Council Committee Actions</p>	<p><input type="checkbox"/> Do Pass <input type="checkbox"/> Do Pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass</p>	

Details

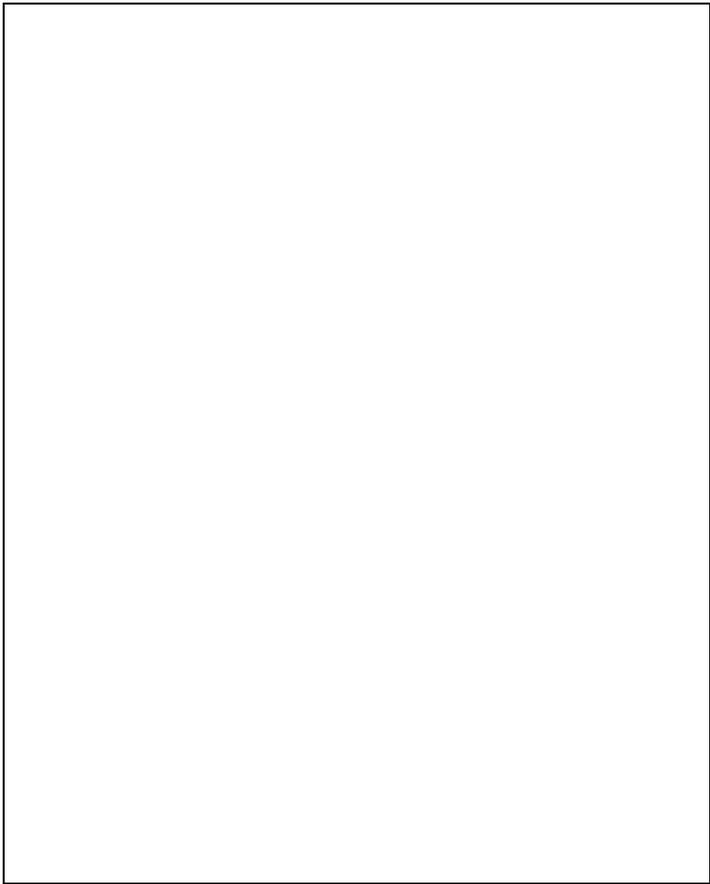
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Policy / Program Impact

Policy or Program Change N/A	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
Operational Impact Assessment N/A	

Finances

Cost & Revenue Projections – Including Indirect Costs N/A	
Financial Impact N/A	
Fund Source and Appropriation Account Costs N/A	
Is it good for the children?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No



How will this contribute to a sustainable Kansas City?	<p>This project consists of platting to create five single family residential lots. The first 1.5 inches of runoff will be detained on-site. The stormwater detention facilities for each lot will assure that the pre-development peak discharge rate and volume will not be exceeded after development of the site. As part of the development, an assessment of the existing conditions of the perimeter curb and gutter, sidewalk and drive approaches will be made. Any of these elements found not in compliance with current City standards, must be removed and replaced. The removal and replacement of deteriorating infrastructure will eliminate erosion, discourage further deterioration and improve the overall aesthetics of the site.</p>
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Project Start Date

Projected Completion or Occupancy Date

Fact Sheet Prepared by:
Thomas Holloway

Date: September 19, 2022

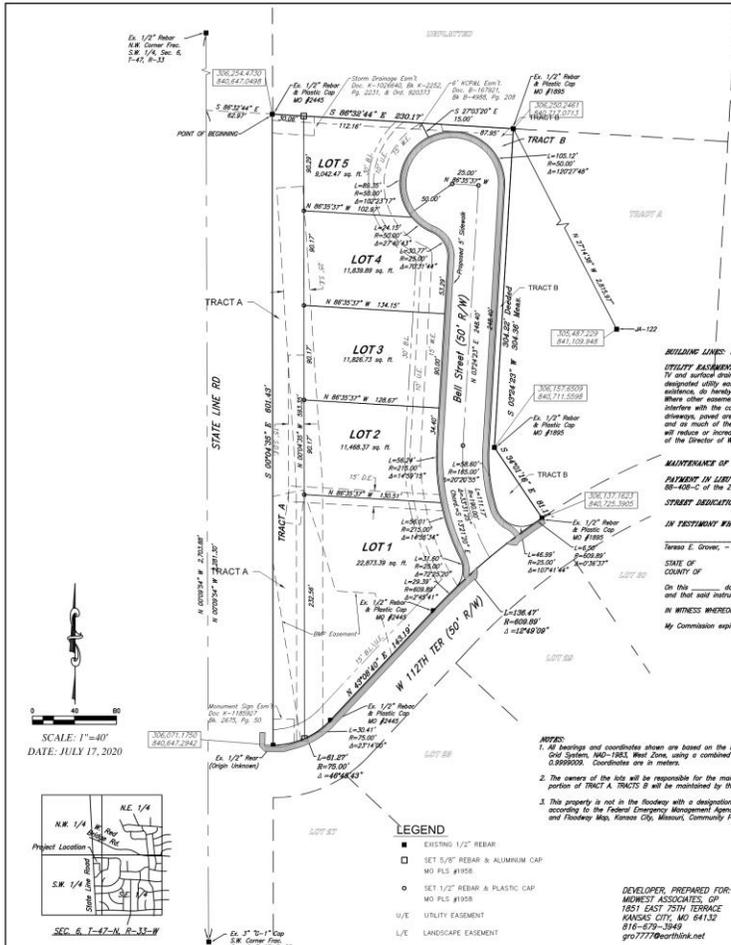
Reviewed by:
Joe Rexwinkle
Land Development Division (LDD)
City Planning & Development

Reference or Case Numbers: CLD-FnPlat-2020-00029

FINAL PLAT

THEODORE JACK COURT

LOTS 1 THRU 5, TRACTS A, AND B, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI



DESCRIPTION:
That part of the South 1/2 of Fractional Section 6, Township 47, Range 33, Kansas City, Jackson County, Missouri, described as follows:
Commencing at a point in the West line of said Section 6, which point is 1,530.77 feet North of the Southwest corner thereof and running thence North along said West line of Section 6 (said West line having an assumed bearing of North 15 degrees 14 minutes West) a distance of 141.51 feet; thence South 89 degrees 56 minutes East along a line parallel with the South line of said Section 6, a distance of 62.17 feet (61.97 feet Record) to a point on the Eastern line of State Line Road, as existing and established on June 23, 1985, said point being the Point of Beginning of this Tract; thence easterly along the East line of said State Line Road, a distance of 235.17 feet; thence South 15 degrees 03 minutes West a distance of 354.22 feet; thence South 37 degrees 27 minutes East a distance of 211.11 feet to the North line of 112th Street Terrace as dedicated in the plat of FIDEXCO, a subdivision in Kansas City, Jackson County, Missouri; thence Southwesterly along said North Street Terrace following a curve to the left and having a radius of 658.89 feet, whose initial tangent has a bearing of South 02 degrees 32 minutes 33 seconds West, a distance of 116.47 feet to a point of tangency; thence South 39 degrees 42 minutes 11 seconds West (South 39 degrees 40 minutes 10 seconds West Record), a distance of 143.19 feet (143.17 feet Record) to a point of curve; thence Southwesterly and Westerly along a line bearing to the right and having a radius of 75 feet, a distance of 81.27 feet to a point in the West line of said State Line Road; thence North 15 degrees 28 minutes 12 seconds West along said Eastern line, a distance of 601.43 feet (601.33 feet Record) to the Point of Beginning. Also known as Tract B on the Certificate of Survey filed July 29, 2016 as Document No. 20160200892 in Book 14 of Page 50. Containing 118,676.91 sq. ft. or 2.61 acres more or less.

PLAT DESIGNATION:
The undersigned proprietors of the above described tract have caused the same to be subdivided in the manner shown on the accompanying plat, which plat and subdivision shall hereafter be known as:

THEODORE JACK COURT

LANDSCAPE EASEMENT:
Area designated as Landscape Easement (L/E) are hereby dedicated to the Public for the purpose of installation and maintenance of landscape plantings, visual screening terms and the like. No fence, wall, planting, structure or other obstruction may be placed or maintained in said Landscape Easement, without the approval of the Director of Community Development of the City of Kansas City. The line portion of such Landscape Easement area shall be maintained continuously by the Owner of any such lot across which a Landscape Easement is dedicated.

SETBACK LINES: Building lines or setback lines are hereby established, as shown on the accompanying plat, and no building or portion thereof shall be built between this line and the lot line nearest thereto.

UTILITY EASEMENTS: An easement is hereby granted to Kansas City, Missouri, for the purpose of locating, constructing, operating, and maintaining facilities for water, gas, electricity, sewage, telephone, cable TV and surface drainage, and grading, including, but not limited to, underground pipes and conduits, pad mounted transformers, service pedestals, any or all of them, sewers, under and along the tops of land designated utility easements (L/E), provided that the easement granted herein is subject to city and existing easements. Any utilities located within the designated utility easements, by virtue of their existence, do hereby consent, warrant and agree that they shall be subordinate to said public right of way in the event that additional public right of way is dedicated over the location of the utility easement. Where other easements are designated for a particular area, the use thereof shall be limited to that purpose only. All of the above easements shall be kept free from any and all obstructions which would interfere with the construction or reconstruction and proper, safe and continuous maintenance of the overhead lines and specifically there shall not be built thereon or there over any structure (except always paved areas, grass, shrubs and fences) nor shall there be any obstruction to interfere with the agents and employees of Kansas City, Missouri, and its franchised utilities from going upon said easement and as much of the adjoining lands as may be reasonably necessary in watching the rights granted by the easement. No excavation or fill shall be made or operation of any kind or nature shall be performed which will reduce or increase the earth coverage over the utilities above stated or the appliances thereto without a valid permit from the Department of Public Works as to utility easements, and/or without approval of the Director of Water Services as to water main easements.

MAINTENANCE OF TRACTS: Tracts A, and B are to be used for lot building by the owners of the lots, tracts, and parcels shown within this plat pursuant to restrictive covenants to be recorded simultaneously with the plat.

PAYMENT IN LIEU OF PARKING: The developer elects to pay the City of Kansas City, Missouri, a sum of \$_____ in lieu of required parking dedicating for 5 single family units pursuant to Section 88-408-C of the Zoning and Development Code.

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

IN WITNESS WHEREOF: Midwest Associates, GP, have caused these presents to be signed by its Vice President this _____ day of _____, 2022.

Teresa E. Groves, - Vice President
STATE OF _____
COUNTY OF _____ SS

On this _____ day of _____, 2022 before me appeared Teresa E. Groves; to me personally known, who by me duly sworn, did say that she is Vice President of Midwest Associates, GP, and that said instrument was signed in behalf of said partnership and she acknowledged said instrument to be the free act and deed of said partnership.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my seal of my office in said County and State, the day and year last above written.

My Commission expires: _____

Notary Public
Print Name _____

CITY PLAN COMMISSION PUBLIC WORKS

APPROVED: _____
Acting Director
Steph S. Davis, P.E.

COUNCIL:
This is to certify that the within Plat was duly submitted and approved by the Council of Kansas City, Missouri, by Ordinance No. _____, 2022.

Mayer - Quinton Lucas
City Clerk - Marilyn Sanders

Jackson County OS Department

I hereby certify that the within Plat of "THEODORE JACK COURT" subdivision is based upon an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current minimum standards for property boundary surveys as established by the Department of Natural Resources, Division of Geology and Land Survey, of the State of Missouri, and Missouri Standards for Property Boundary Surveys, established by the Missouri Board for Architects, Professional Engineers and Land Surveyors. I further certify that I have complied with all statutes, ordinances, and rules governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief.

Thomas W. Clemons, M.S., L.S., P.E.
Thomas Clemons
Acra Surveyors
2300 Robinson Pike Road
P.O. Box 324 Grandview, Missouri 64030
816-794-7322 tcc@acrasurveyors.com

DEVELOPER, PREPARED FOR:
MIDWEST ASSOCIATES, GP
1851 EAST 75TH TERRACE
KANSAS CITY, MO 64132
816-579-3849
gro777@earthlink.net

- NOTES:**
- All bearings and coordinates shown are based on the Missouri State Plane Grid System, NAD-1983, West Zone, using a combined grid factor of 0.9999959. Coordinates are in meters.
 - The owners of the lots will be responsible for the maintenance of the adjoining portion of TRACT A, TRACTS B and C.
 - This property is not in the floodway with a designation of Zone X (area of minimal floodway) according to the Federal Emergency Management Agency National Flood Insurance Program Boundary and Floodway Map, Kansas City, Missouri, Community Panel Number 2906023086 dated January 25, 2017.

- LEGEND**
- EXISTING 1/2" REBAR
 - SET 5/8" REBAR & ALUMINUM CAP
MO PLS #195E
 - SET 1/2" REBAR & PLASTIC CAP
MO PLS #195E
 - UTILITY EASEMENT
 - L/E LANDSCAPE EASEMENT

SCALE: 1"=40'
DATE: JULY 17, 2020





File #: 220871

ORDINANCE NO. 220871

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 30.26 acres generally located at E. 87th Street and Interstate 435 from UR to UR and approving a UR development plan and preliminary plat for the construction of two buildings and a fuel island (CD-CPC-2022-00132).

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 80-20A-1351 rezoning an area of about 30.26 acres located at E. 87th Street and Interstate 435 from District UR (Urban Redevelopment) to District UR (Urban Redevelopment), said section to read as follows:

Section 88-20A-1351. That an area legally described as:

Foley Equipment 1st Plat, a Replot of Lot 1, Dean Machinery First Plat and a portion of the West One-Half of the Southeast Quarter of Section 23, Township 48, Range 33 West

is hereby rezoned from District UR (Urban Redevelopment) to District UR (Urban Redevelopment), all as shown outlined on a map marked Section 80-20A-1351, which is attached hereto and made a part hereof, and which is hereby adopted as 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 is hereby approved, subject to the following conditions:

1. All dumpster, mechanical and utility equipment shall be screened pursuant to 88-425-08.
2. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
3. Ordinance No. 210455, including all conditions provided therein, shall remain in full force and effect.

4. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to a certificate of occupancy.
5. The developer shall include the approved landscape plan with revised plans prior to receiving a building permit.
6. The developer shall secure approval of a UR final plan from the Development Management Division staff prior to a building permit.
7. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 §507.1)
8. Fire hydrant distribution shall follow IFC-2018 Table C102.1 and 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 -2013 § 8.7.2).
9. Required Fire Department access roads shall be an all-weather surface. (IFC-2012: § 503.2.3) and Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 §7.5.5). Required Fire Department access roads shall be designed to support a fire apparatus with a gross axle weight of 85,000 pounds (IFC-2018: § 503.2.3).
10. Security gates which span across a fire access road shall provide a means for emergency operation. Electric gates shall require a siren sensor device typically referred to as a “yelp gate.” (IFC-2018 § 503.6)
11. The developer shall submit water main extension drawings for new public fire hydrants along E 87th Street to meet 300’ max spacing, prepared by a registered professional engineer in Missouri to the main extension desk for review, acceptance and contracts per the Kansas City Water rules and regulations for water main extensions and relocations.
12. The developer shall submit a final stream buffer plan to the Land Development Division 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.
13. The developer shall submit covenants, conditions and restrictions to the Land Development Division 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.

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

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

..end

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

Secretary, City Plan Commission

Approved as to form and legality:

Sarah Baxter
Assistant City Attorney

COMMUNITY PROJECT/REZONING

220871

Ordinance Fact Sheet

Ordinance Number

Case No. CD-CPC-2022-00132

Brief Title

Rezoning an area of about 30.26 acres generally located at E. 87th Street and Interstate 435 from UR (Urban Redevelopment) to UR and approving a UR development plan and preliminary plat for the construction of two buildings and a fuel island (CD-CPC-2022-00132).

Details

Location: E. 87th Street and Interstate 435

Reason for Legislation: Approval of a rezoning to UR development plan requires City Council approval

See attached City Plan Commission Staff Report for a detailed description and analysis of proposal.

See attached City Plan Commission Disposition Letter for the Commission's recommended conditions (if any).

SUMMARY OF CHANGES FOLLOWING CITY PLAN COMMISSION:

- Staff removed condition #7 from the CPC staff report as the condition was resolved prior to ordinance request.

Positions/Recommendations

Sponsors	Jeffrey Williams, AICP, Director Department of City Planning & Development
Programs, Departments or Groups Affected	5 th District (Barnes, Parks-Shaw)
Applicants / Proponents	<p>Applicant Perla Diosdado Kimley-Horn</p> <p>City Department City Planning & Development</p> <p>Other</p>
Opponents	Groups or Individuals N/A
	Basis of Opposition N/A
Staff Recommendation	<input checked="" type="checkbox"/> For
	<input type="checkbox"/> Against
	Reason Against
Board or Commission Recommendation	City Plan Commission (6-0) (09-20-2022) By (Allender, Beasley, Crowl, Enders, Rojas, Sadowski)
	<input type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No Action Taken <input checked="" type="checkbox"/> For, with revisions or conditions (see details column for conditions)
Council Committee Actions	<input type="checkbox"/> Do Pass
	<input type="checkbox"/> Do Pass (as amended)
	<input type="checkbox"/> Committee Sub.
	<input type="checkbox"/> Without Recommendation
	<input type="checkbox"/> Hold
	<input type="checkbox"/> Do not pass

Fact Sheet Prepared By: Andrew Clarke
Staff Planner
Date: 09/23/2022

Reviewed By: Joseph Rexwinkle
Division Manager
Date: 09/26/2022

Reference Numbers:
Case No. CD-CPC-2022-00132

Initial Application Filed: 07-29-2022
City Plan Commission 09-20-2022
Action: Approval with conditions
Revised Plans Filed: 09-02-2022
On Schedule: No
Off Schedule Reason: Applicant requested time to revise plans



File #: 220872

ORDINANCE NO. 220872

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 2 acres located at 7915 N. Oak Trafficway from District B1-1 to District B2-1 to allow for an animal hospital. (CD-CPC-2022-00148)

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 80-20A-1349 rezoning an area of about 2 acres located at 7915 N. Oak Trafficway from District B1-1 (Neighborhood Business 1 (Dash 1)) to District B2-1 (Neighborhood Business 2 (Dash 1), said section to read as follows:.

Section 80-20A-1349. That an area legally described as:

Sec 14-51-33 NW 1/4 NE 1/4 Piper's West Lot 1 Exc Row.

is hereby rezoned from District B1-1 (Neighborhood Business 1 (Dash 1)) to District B2-1 (Neighborhood Business 2 (Dash 1)), all as shown outlined on a map marked Section 80-20A-1349, which is attached hereto and made a part hereof, and which is hereby adopted as part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

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

..end

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

Secretary, City Plan Commission

Approved as to form and legality:

Sarah Baxter
Assistant City Attorney

COMMUNITY PROJECT/REZONING

220872

Ordinance Fact Sheet

Ordinance Number

Case No. CD-CPC-2022-00148

Brief Title

The applicant is seeking approval of a rezoning from District B1-1 to District B2-1 to allow for an animal hospital on about 2 acres generally located at 7915 N Oak Trfy. (CD-CPC-2022-00148)

Details

Location: generally located at 7915 N Oak Trfy
Reason for Legislation: Rezoning requires City Council approval
<p>See attached City Plan Commission Staff Report for a detailed description and analysis of proposal.</p> <p>See attached City Plan Commission Disposition Letter for the Commission’s recommended conditions (if any).</p> <p>SUMMARY OF CHANGES FOLLOWING CITY PLAN COMMISSION:</p>

Positions/Recommendations

Sponsors	Jeffrey Williams, AICP, Director Department of City Planning & Development
Programs, Departments or Groups Affected	1 st District O’Neill & Hall
Applicants / Proponents	<p>Applicant Lisa Hendricks Mission Veterinary Partners</p> <p>City Department City Planning & Development</p> <p>Other</p>
Opponents	<p>Groups or Individuals</p> <hr/> <p>Basis of Opposition</p>
Staff Recommendation	<p><input checked="" type="checkbox"/> For</p> <p><input type="checkbox"/> Against</p> <p>Reason Against</p>
Board or Commission Recommendation	<p>City Plan Commission 6-0 on 9/20/2022 By Allender, Beasley, Crowl, Enders, Rojas, Sadowski</p> <p><input checked="" type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No Action Taken</p> <p><input type="checkbox"/> For, with revisions or conditions (see details column for conditions)</p>
Council Committee Actions	<p><input type="checkbox"/> Do Pass</p> <p><input type="checkbox"/> Do Pass (as amended)</p> <p><input type="checkbox"/> Committee Sub.</p> <p><input type="checkbox"/> Without Recommendation</p> <p><input type="checkbox"/> Hold</p> <p><input type="checkbox"/> Do not pass</p>

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Fact Sheet Prepared By: Genevieve Kohn Planner	Date: 9/21/2022		
Reviewed By: Joe Rexwinkle Division Manager	Date: 9/21/2022	Initial Application Filed: 8/9/2022 City Plan Commission Action: 9/20/2022 Revised Plans Filed: N/A On Schedule: Yes Off Schedule Reason: N/A	
Reference Numbers: CD-CPC-2022-00148			



File #: 220877

ORDINANCE NO. 220877

Sponsor: Director of City Planning and Development Department

Approving a development plan (non-residential) in District B3-2 on about 0.6 acres generally located at the northwest corner of N. Grand Avenue and N.E. Harlem Road to allow for two primary structures on one lot. (CD-CPC-2022-00111)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District B3-2 on about 0.6 acres generally located at the northwest corner of N. Grand Avenue and N.E. Harlem Road, and more specifically described as follows:

All of Lots 7, 8, 15 & 16, Block 7 & vacated alley between, Harlem, a subdivision of land in Kansas City, Clay County, Missouri

is hereby approved, subject to the following conditions:

1. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division, 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 Land Development Division prior to issuance of any certificate of occupancy.
2. 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.
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.
4. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown

- on the approved lighting plan at the property lines prior to a certificate of occupancy.
5. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
 6. Fire hydrant distribution shall follow IFC-2018 Table C102.1.
 7. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA -2013 § 8.7.2)
 8. Required Fire Department access roads shall be provided prior to construction/demolition. They shall be an all-weather surface and designed to support a fire apparatus with a gross axle weight of 85,000 pounds. (IFC-2012: § 503.2.3)
 9. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to a certificate of occupancy.
 10. The developer shall cause a water flow test to be completed prior to a certificate of occupancy to ensure there is adequate water pressure to serve the development.
 11. The developer shall obtain any and all necessary permits and/or permissions regarding building and development from the North Kansas City Levee District.

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

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 Ordinance have been given and had.

..end

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

Secretary, City Plan Commission

Approved as to form and legality:

Sarah Baxter
Senior Associate City Attorney

COMMUNITY PROJECT/REZONING

220877

Ordinance Fact Sheet

Ordinance Number

Case No. (CD-CPC-2022-00111)

Brief Title

To consider approval of a Development Plan (Non-Residential) to allow for two primary structures on one lot on about 0.6 acres generally located at the northwest corner of North Grand Avenue and Northeast Harlem Road.

Details

Location: 300 N Grand Ave
Reason for Legislation: Development Plans must be approved by City Council.
<p>See attached City Plan Commission Staff Report for a detailed description and analysis of proposal.</p> <p>See attached City Plan Commission Disposition Letter for the Commission's recommended conditions (if any).</p> <p>SUMMARY OF CHANGES FOLLOWING CITY PLAN COMMISSION: None</p>

Positions/Recommendations

Sponsors	Jeffrey Williams, AICP Director Department of City Planning & Development
Programs, Departments or Groups Affected	4 th (Shields & Bunch)
Applicants / Proponents	<p>Applicant Mary Amer Wallace Engineering</p> <p>City Department City Planning & Development</p> <p>Other</p>
Opponents	<p>Groups or Individuals none</p> <p>Basis of Opposition</p>
Staff Recommendation	<p><input checked="" type="checkbox"/> For</p> <p><input type="checkbox"/> Against</p> <p>Reason Against</p>
Board or Commission Recommendation	<p>City Plan Commission 6-0 By Allender, Baker, Beasley, Enders, Hill, Rojas</p> <p><input checked="" type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No Action Taken</p> <p><input type="checkbox"/> For, with revisions or conditions</p>
Council Committee Actions	<p><input type="checkbox"/> Do Pass</p> <p><input type="checkbox"/> Do Pass (as amended)</p> <p><input type="checkbox"/> Committee Sub.</p> <p><input type="checkbox"/> Without Recommendation</p> <p><input type="checkbox"/> Hold</p> <p><input type="checkbox"/> Do not pass</p>

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Fact Sheet Prepared By: Matthew Barnes Planner	Date: 8-19-2022	Initial Application Filed: 6-13-2022
Reviewed By: Joseph Rexwinkle	Date: 8-19-2022	City Plan Commission Action: 8-18-2022
		Revised Plans Filed: N/A
		On Schedule: No
		Off Schedule Reason: Applicant was told by staff during the Development Review Committee meeting that the waivers of setbacks and half street improvements had to be waived by the Transportation and Development Committee. Applicant attended TDC, but no action at hearing was taken as the Committee stated that they do not grant these waivers, only City Council can. This resulted in the case falling back one cycle.
Reference Numbers: Case No. CD-CPC-2022-000111		



File #: 220878

ORDINANCE NO. 220878

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 5.6 acres generally located on the west side of Holmes Road, approximately 700 feet south of E. 127th Street from District O-2 to District R-5, and approving a preliminary plat, creating 19 detached lots. (CD-CPC-2022-00061 and CD-CPC-2022-00077)

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-1345 rezoning an area of about 5.6 acres generally located on the west side of Holmes Road, approximately 700 feet south of East 127th Street from O-2 (Office) to District R-5 (Residential) and approving a Preliminary Plat in District R-5 (Residential) on about 5.6 acres to allow for 19 detached lots, said section to read as follows:

Section 88-20A 1345. That an area legally described as:

All those portions of the 3 tracts described below, of the Northwest Quarter of the Southeast Quarter of Section 17, Township 47, Range 33, in Kansas City, Jackson County, Missouri, lying westerly of the west line of Holmes Road.

Said 3 tracts described as follows:

TRACT 1: Beginning at a point in the east line of said Northwest Quarter of the Southeast Quarter, a distance of 200 feet north (measured along said east line) from the southeast corner of said Quarter Quarter Section (said point being the northeast corner of the land described in Deed to Margaret E. and Joseph A. Siena, recorded on October 22, 1947, as Document No. A-900243); thence westerly along the north line of said land of Siena, a distance of 660 feet, more or less, to the west line of the east half of said Quarter Quarter Section; thence northerly along said west line a distance of 460.1 feet, more or less to a point 660.1 feet south (measured along said west line) of the northwest corner of said Quarter Quarter Section; thence easterly in a direct line (being the southerly line of the land described in Deed to Irvin W. Stephens and wife, recorded on September 8, 1948 as Document No. A-931891), a distance of 659.89 feet to a point on the east line of said Quarter Quarter Section distant, 658.52 feet southerly of the northeast corner thereof; thence southerly along said east line a

distance of 458.52 feet to the point of beginning, except therefrom that portion of said tract including within the lines of Holmes Road; and

TRACT 2: Beginning at the southeast corner of the Northwest Quarter of the Southeast Quarter of said Section 17; thence west along the south line of said Northwest Quarter of the Southeast Quarter for a distance of 660 feet; thence north 100 feet; thence east approximately 660 feet to the east line of said Northwest Quarter of the Southeast Quarter of said Section 17; thence south 100 feet to the point of beginning, except a strip of land now being used as Holmes Road, and

TRACT 3: Beginning at a point 100 feet north of the southeast corner of the Northwest Quarter of the Southeast Quarter of said Section 17; thence west in a straight line 100 feet north of the south line of said Northwest Quarter of the Southeast Quarter, 660 feet to a point on the west line of the east half of the Northwest Quarter of the Southeast Quarter of said Section 17; thence north 100 feet; thence east approximately 660 feet to the east line of said Northwest Quarter of said Southeast Quarter of said Section 17; thence south approximately 100 feet to point of beginning, except a strip of land being used as Holmes Road.

is hereby rezoned from District O-2 (Office) to District R-5 (Residential), all as shown outlined on a map marked Section 88-20A-1345, 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 preliminary plat for the area legally described as:

All those portions of the 3 tracts described below, of the Northwest Quarter of the Southeast Quarter of Section 17, Township 47, Range 33, in Kansas City, Jackson County, Missouri, lying westerly of the west line of Holmes Road.

Said 3 tracts described as follows:

TRACT 1: Beginning at a point in the east line of said Northwest Quarter of the Southeast Quarter, a distance of 200 feet north (measured along said east line) from the southeast corner of said Quarter Quarter Section (said point being the northeast corner of the land described in Deed to Margaret E. and Joseph A. Siena, recorded on October 22, 1947, as Document No. A-900243); thence westerly along the north line of said land of Siena, a distance of 660 feet, more or less, to the west line of the east half of said Quarter Quarter Section; thence northerly along said west line a distance of 460.1 feet, more or less to a point 660.1 feet south (measured along said west line) of the northwest corner of said Quarter Quarter Section; thence easterly in a direct line (being the southerly line of the land described in deed to Irvin W. Stephens and wife, recorded on September 8, 1948 as Document No. A-931891), a distance of 659.89 feet to a point on the east line of said Quarter Quarter Section distant, 658.52 feet

southerly of the northeast corner thereof; thence southerly along said east line a distance of 458.52 feet to the point of beginning, except therefrom that portion of said tract including within the lines of Holmes Road; and

TRACT 2: Beginning at the southeast corner of the Northwest Quarter of the Southeast Quarter of said Section 17; thence west along the south line of said Northwest Quarter of the Southeast Quarter for a distance of 660 feet; thence north 100 feet; thence east approximately 660 feet to the east line of said Northwest Quarter of the Southeast Quarter of said Section 17; thence south 100 feet to the point of beginning, except a strip of land now being used as Holmes Road, and

TRACT 3: Beginning at a point 100 feet north of the southeast corner of the Northwest Quarter of the Southeast Quarter of said Section 17; thence west in a straight line 100 feet north of the south line of said Northwest Quarter of the Southeast Quarter 660 feet to a point on the west line of the east half of the Northwest Quarter of the Southeast Quarter of said Section 17; thence north 100 feet; thence east approximately 660 feet to the east line of said Northwest Quarter of said Southeast Quarter of said Section 17; thence south approximately 100 feet to point of beginning, except a strip of land being used as Holmes Road.

is hereby approved, subject to the following conditions:

1. The developer shall submit a macro storm drainage study with the first plat or phase, from a Missouri licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including water quality BMP's, to the Land Development Division for review and acceptance for the entire development area, and submit a micro storm drainage study with each subsequent plat or phase showing compliance with the approved macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a building permit, whichever occurs first, as required by the Land Development Division.
2. 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.
3. The developer shall dedicate additional right-of-way for Holmes Road as required by the adopted Major Street Plan and/or Chapter 88 so as to provide a minimum of 50 feet of right-of-way as measured from the centerline, along those areas being platted, or seek approval recommendations from the Transportation and Development Committee for any variances requested to the Major Street Plan prior to City Plan Commission approval.
4. 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.

5. 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.
6. The developer shall submit plans for grading, siltation, and erosion control to the Land Development Division 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.
7. 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.
8. 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.
9. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit to connect the private system to the public sewer main and depending on adequacy of the receiving system, make other improvements as may be required.
10. 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.
11. 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
12. The developer shall submit construction plans in compliance with adopted standards for all improvements required by the traffic study approved by the

Public Works Department and shall secure permits for those improvements as required by the Land Development Division, prior to recording the plat.

13. 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 Land Development Division, prior to recording the plat or issuance of a building permit, whichever occurs first.
14. The developer shall grant any BMP and/or surface drainage easements to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.
15. 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.
16. The developer shall submit covenants, conditions and restrictions to the Land Development Division for approval by the Law Department for the maintenance of private open space and enter into a covenant agreement for the maintenance of any stormwater detention area tracts, prior to recording the plat.
17. Fire hydrant distribution shall follow IFC 2018 Table C102.1.
18. 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 2013 § 8.7.2)
19. Required Fire Department access roads shall be an all-weather surface. (IFC 2012: § 503.2.3)
20. Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC 2018 § 501.4 and 3310.1; NFPA 241 2013 § 7.5.5)
21. Required Fire Department access roads shall be designed to support a fire apparatus with a gross axle weight of 85,000 pounds. (IFC 2018: § 503.2.3)
22. "No Parking Fire Lane" signage shall be provided. (IFC 2018: § 503.3)
23. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC 2018 § 507.1)
24. The developer is 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 (2022) acquisition rate of (\$64,220.18) per acre. This

requirement shall be satisfied prior to recording the final plat.

25. The developer shall submit a streetscape plan with street tree planting plan per 88 425 03 for approval by the Parks and Recreation Department's Forestry Division prior to beginning work in the public right of way.
26. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to a certificate of occupancy.
27. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
28. The developer shall submit water main extension drawings prepared by a registered professional engineer in Missouri to the main extension desk for review, acceptance and contracts per the KC Water Rules and Regulations for Water main extensions and Relocations.

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

Section C. The Council hereby grants, upon a recommendation from the City Plan Commission, the following:

A waiver to the street connection to abutting property requirement of 88-405-10-B-2 in accordance with 88-405-25 due to the presence of physical constraints on the adjacent property.

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

..end

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

Secretary, City Plan Commission

Approved as to form and legality:

Sarah Baxter
Senior Associate City Attorney

COMMUNITY PROJECT/REZONING

220878

Ordinance Fact Sheet

Ordinance Number

Case No. CD-CPC-2022-00061 & CD-CPC-2022-00077

Brief Title

Rezoning an area of about 5.6 acres generally located on the west side of Holmes Road, approximately 700 feet south of East 127th Street from District O-2 (Office) to District R-5 (Residential) and approving a Preliminary Plat in District R-5 on about 5.6 acres creating 19 detached lots.

Details

<p>Location: Generally located on the west side of Holmes Road, approximately 700 feet south of East 127th Street.</p>
<p>Reason for Legislation:</p> <ol style="list-style-type: none"> 1. To consider rezoning about 5.6 acres from District O-2 (Office) to District R-5 (Residential). 2. To consider approval a preliminary plat in District R-5 (Residential) on about 5.6 acres to allow for 19 detached lots.

See attached City Plan Commission Staff Report for a detailed description and analysis of proposal.

See attached City Plan Commission Disposition Letter for the Commission’s recommended conditions (if any).

SUMMARY OF CHANGES FOLLOWING CITY PLAN COMMISSION:

- 30 ft Landscape Tract added along Holmes Road
- Landscape tract added on west side of development to place retaining walls in tract, which is to be maintained by HOA
- Developer is now seeking deviation to rear setback to allow for a 10-foot rear setback.

Positions/Recommendations

Sponsors	Jeffrey Williams, AICP City Planning & Development Director
Programs, Departments or Groups Affected	6 th (Bough and McManus)
Applicants / Proponents	<p>Applicant Paul Moss Anderson Engineering</p> <p>City Department City Planning & Development</p> <p>Other</p>
Opponents	<p>Groups or Individuals Residents of adjacent Woodbridge Residential Subdivision</p> <hr/> <p>Basis of Opposition Density, Access, Safety</p>
Staff Recommendation	<p><input checked="" type="checkbox"/> For</p> <p><input type="checkbox"/> Against</p> <p>Reason Against</p>
Board or Commission Recommendation	<p>City Plan Commission 4-0 on 7-5-22 By (Beasley, Crowl, Rojas, Sadowski)</p> <p><input checked="" type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No Action Taken</p> <p><input type="checkbox"/> For, with revisions or conditions (see city plan commission disposition letter for conditions)</p>
Council Committee Actions	<input type="checkbox"/> Do Pass

<input type="checkbox"/>	Do Pass (as amended)
<input type="checkbox"/>	Committee Sub.
<input type="checkbox"/>	Without Recommendation
<input type="checkbox"/>	Hold
<input type="checkbox"/>	Do not pass

Fact Sheet Prepared By: Matthew Barnes Planner	Date: 8/15/22	
Reviewed By: Joseph Rexwinkle Division Manager	Date: 8/15/22	Initial Application Filed: 5/03/22
		City Plan Commission Action: 07/05/22
		Revised Plans Filed: 08/12/22
		On Schedule: NO
		Off Schedule Reason: Revised Plans Required post CPC
Reference Numbers: CD-CPC-2022-00061 & CD-CPC-2022-00077		



File #: 220881

ORDINANCE NO. 220881

Sponsor: City Manager's Tax Increment Financing Commission

Accepting the recommendations of the Tax Increment Financing Commission as to Redevelopment Project 5 of the Metro North Crossing Tax Increment Financing Plan; approving and designating Redevelopment Project Area 5 of the Metro North Crossing Tax Increment Financing Plan and authorizing Tax Increment Financing therefor; and directing the City Clerk to transmit copies of this ordinance.

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

WHEREAS, on December 10, 2015, the Council passed Ordinance No. 151011, which accepted the recommendations of the Commission as to the Metro North Crossing Tax Increment Financing Plan (the "Redevelopment Plan" or "Plan"), approved the Redevelopment Plan as a comprehensive effort intended to reduce or eliminate blight and enhance the tax base within the Redevelopment Area described by the Plan ("Redevelopment Area") through the implementation of certain improvements (the "Project Improvements") within redevelopment projects described by the Plan ("Redevelopment Projects"); and

WHEREAS, the Plan has been amended by Ordinance No. 180020 (the "First Amendment"), Ordinance No. 190895 (the "Second Amendment") and Ordinance No. 210935 (the "Third Amendment"); and

WHEREAS, the Third Amendment to the Plan provides for (a) modifications to the description of Redevelopment Project Area 5, as described by the Plan, (b) the inclusion of Redevelopment Projects 6 and 7 and Redevelopment Project Areas 6 and 7, (c) modifications to the general description of the Project Improvements described by the Plan, (d) modifications to the Budget of Redevelopment Project Costs described by the Plan, (e) modifications to the Sources of Funds described by the Plan, (f) modifications to the Site Map attached to the Plan, and (g) modifications to the development schedule attached to the Plan; and

WHEREAS, after all proper notices were given, the Commission, which has been duly constituted, convened a public hearing on September 13, 2022 to consider approval of the designation of Redevelopment Project Area 5 and, after receiving comments from all interested persons and taxing districts with respect to the designation of Redevelopment Project Area 5, the Commission closed the public hearing and adopted Resolution No. 9-6-22, which includes a recommendation for the Council to approve the designation of Redevelopment Project Area 5. NOW THEREFORE

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That all terms used in this ordinance shall be construed as defined in Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended.

Section 2. That the area selected for Redevelopment Project 5 legally described as follows:

All that certain real property, situate in Kansas City, Clay County, Missouri, described as follows:

TIF AREA 5 – NORTHERN PORTION DESCRIPTION

All of Tract A, METRO NORTH CROSSING FIRST PLAT, a subdivision of land in the Northeast Quarter of Section 10, and Northwest Quarter of Section 11, Township 51 North, Range 33 West of the 5th Principal Meridian in Kansas City, Clay County, Missouri recorded as Instrument Number 2020005277 in Book I at Page 93.1 in Clay County Recorder of Deeds Office being bounded and described by or under the direct supervision of Jeffrey P. Means, P.L.S. 2000147866, as TIF Area 5 Northern Portion as follows: Commencing at the Northeast corner of said Northeast Quarter, also being the Northwest corner of said Northwest Quarter; thence North 89°33'22" West, on the North line of said Northeast Quarter, 1,149.73 feet to the Northeast corner of said Tract A, also being a point on the Southerly line of COUNTY FAIR, a subdivision in said Kansas City, recorded in Book 11, at Page 38 in said Clay County Recorder of Deeds Office, also being the Point of Beginning of the tract of land to be herein described; thence South 00°41'09" West, along said Southerly line, also being the East line of said Tract A, 333.45 feet to the Southwest corner of Block 5, Lot 10 of said COUNTY FAIR; thence leaving said Southerly line, continuing South 00°41'09" West along said East line, 21.56 feet to a point on the Northerly line of Lot 1, METRO NORTH CROSSING T-SHOTZ a subdivision of land in said Kansas City recorded as Instrument Number 2019018540 in Book I at Page 73.3 in said Clay County Recorder of Deeds Office; thence North 89°29'04" West, on said Northerly line of said Lot 1 also being the South line of said Tract A, 99.88 feet to the Southwest corner of said Tract A, also being the Northwest corner of said Lot 1, also being a point on the Existing Easterly right-of-way line of N Summit Avenue, as established by METRO NORTH, a subdivision of land in said Kansas

City recorded as Instrument Number D17990 in Book 16 at Pages 44-47 in said Clay County Recorder of Deeds Office; thence North 08°29'04" West, on said Existing Easterly right-of-way line, also being the Westerly line of said Tract A, 123.83 feet; thence North 00°40'22" East, continuing on said Existing Easterly right-of-way line, and said Westerly line, 232.56 feet to the Northwest corner of said Tract A, also being a point on said Southerly line of said COUNTY FAIR, and also being a point on said North line of said Northeast Quarter; thence South 89°33'22" East, continuing on said Southerly line of said COUNTY FAIR and said North line of said Northeast Quarter, and also on said North line of said Tract A, a distance of 119.67 feet to the Point of Beginning. Containing 41,255 square feet or 0.95 acres, more or less.

TIF AREA 5 - SOUTHERN PORTION DESCRIPTION

All of TRACT 3, METRO NORTH, a subdivision of land in Kansas City recorded as Instrument Number D17990 in Book 16, at Page 44-47 and all of Lots 1, 3, 4, 5, 9, 10, 11, 12 and part of Lots 6 and 7, METRO NORTH CROSSING FIRST PLAT, a subdivision of land in said Kansas City recorded as Instrument Number 2020005277 in Book I at Page 93.1 each subdivision recorded in Clay County Recorder of Deeds Office each located in the Northeast Quarter of Section 10 and Northwest Quarter of Section 11, all in Township 51 North, Range 33 West of the 5th Principal Meridian in said Kansas City, Clay County Missouri being bounded and described by or under the direct supervision of Jeffrey P. Means, P.L.S. 2000147866, as TIF Area 5 Southern Portion as follows: Commencing at the Southwest corner of said Northwest Quarter, also being the Southeast Quarter of said Northeast Quarter; thence South 89°45'44" East, on the South line of said Northwest Quarter, 195.01 feet; thence North 00°14'16" East, 50.02 feet to a point on the Existing Northerly right-of-way line of NW Barry Road, as now established, also being the Southeast corner of Tract 7, of said METRO NORTH; thence North 00°30'56" East, on the Easterly line of said Tract 7, and said Existing Northerly right-of-way line, 9.98 feet to the Southwest corner of Lot 13, of said METRO NORTH CROSSING FIRST PLAT; thence leaving said Existing Northerly right-of-way line, North 00°30'56" East, on said Easterly line, also being the Westerly line of said Lot 13, a distance of 279.05 feet to the Northeast corner of said Tract 7, also being the Northwest corner of said Lot 13, also being a point on the Southerly line of said Lot 12, also being the Point of Beginning of the tract of land to be herein described; thence North 89°29'04" West, on the North line of said Tract 7, also being the Southerly line of said Lot 5, and South line of said Lot 11 and 12, a distance of 193.76 feet to a point on the East line of said Northeast Quarter, also being the West line of said Northwest Quarter; thence continuing North 89°29'04" West, along said North line of said Tract 7, also being the South line of said Lots 9, 10 and 11, a distance of 672.73 feet to the Northwest corner of said Tract 7, also being the Northeast corner of Lot 8, of said METRO NORTH CROSSING FIRST PLAT, also being the Southeast corner of said Lot 7, also being the Southwest corner of said Lot 9; thence continuing North 89°29'04" West, along the North line of said Lot 8, also being

the South line of said Lot 7, a distance of 409.75 feet; thence leaving said North and South line, North $41^{\circ}36'30''$ West, 252.80 feet to a point on the North line of said Lot 7, also being the South line of said Lot 6; thence North $89^{\circ}29'04''$ West, on said North line and said South line, 59.90 feet to the Northwest corner of said Lot 7, also being the Southwest corner of said Lot 6, also being a point on the Existing Easterly right-of-way line of U.S. Highway 169, as now established; thence North $05^{\circ}38'11''$ West, along the Westerly line of said Lot 6, and said Existing Easterly right-of-way line, 58.30 feet to a point on the West line of the East half of said Northeast Quarter; thence North $00^{\circ}40'22''$ East, along said Existing Easterly right-of-way line, said Westerly line, and said West line of said East Half of said Northeast Quarter, 120.03 feet to the Northwest corner of said Lot 6, also being the Southwest corner of said Tract 3; thence continuing North $00^{\circ}40'22''$ East along said Existing Easterly right-of-way line, said West line of said East half of said Northeast Quarter, also being the Westerly line of said Tract 3, a distance of 904.82 feet to the intersection of said Existing Easterly right-of-way line and Existing Southerly right-of-way line of Metro North Drive, as established by said METRO NORTH; thence leaving said Existing Easterly right-of-way line, said West line of said East Half of said Northeast Quarter, Northerly, along said Westerly line and said Existing Southerly right-of-way line, on a curve to the right having an initial tangent bearing of North $19^{\circ}01'05''$ East with a radius of 472.00 feet, a central angle of $06^{\circ}29'51''$ and an arc distance of 53.53 feet (P-53.50'); thence North $25^{\circ}30'56''$ East, along said Westerly line and said Existing Southerly right-of-way line, 47.40 feet; thence Northeasterly, along said Westerly line and said Existing Southerly right-of-way line, along a curve to the right being tangent to the last described course with a radius of 272.00 feet, a central angle of $65^{\circ}00'00''$ and an arc distance of 308.57 feet to a point that is 1,860.00 feet Northerly of said South line of said Northeast Quarter; thence South $89^{\circ}29'04''$ East, along the North line of said Tract 3, and said Existing Southerly right-of-way line, 334.00 feet to the Northeast corner of said Tract 3, also being the Northwest corner of said Lot 1; thence continuing South $89^{\circ}29'04''$ East, along the North line of said Lot 1, and said Existing Southerly right-of-way line, 316.44 feet to the Northeast corner of said Lot 1, also being the Northwest corner of Lot 2 of said METRO NORTH CROSSING FIRST PLAT; thence leaving said North line and said Existing Southerly right-of-way line, Southerly along the Easterly line of said Lot 1, also being the Westerly line of said Lot 2, on a curve to the right having an initial tangent bearing of South $11^{\circ}01'17''$ East with a radius of 25.00 feet, a central angle of $11^{\circ}33'00''$ and an arc distance of 5.04 feet; thence South $00^{\circ}31'43''$ West, along said Easterly line and said Westerly line, 663.22 feet to a point on the Southerly line of said Lot 1, also being a point on the Northerly line of said Lot 5; thence leaving said Southerly line of said Lot 1, continuing South $00^{\circ}31'43''$ West along said Westerly line, and said Northerly line 15.00 feet to the Southwest corner of said Lot 2; thence South $89^{\circ}28'17''$ East, along said Northerly line, and the Southerly line of said Lot 2, a distance of 466.04 feet; thence Southeasterly, along said Northerly line and said Southerly line, on a curve to the right being tangent to the last described course with a radius of 25.00 feet, a central angle of $61^{\circ}09'39''$ and an arc distance of 26.69 feet; thence Southeasterly,

along said Northerly line and said Southerly line, on a curve to the left having a common tangent with the last described course with a radius of 60.00 feet, a central angle of 61°09'39" and an arc distance of 64.05 feet to the Northeast corner of said Lot 5, also being a point on the Westerly line of said Lot 3; thence continuing Northerly, along said Southerly line and said Westerly line, on a curve to the left, with a radius of 60.00 feet, having a central angle of 151°55'39" and an arc distance of 159.10 feet; thence Northwesterly, along said Southerly line and said Westerly line, along a curve to the right, having a common tangent with the last described course with a radius of 25.00 feet, a central angle of 61°55'39" and an arc distance of 27.02 feet; thence North 00°31'43" East, along said Southerly line and said Westerly line, 292.00 feet; thence Northeasterly, along said Southerly line and said Westerly line, along a curve to the right having an initial tangent bearing of North 01°51'30" East with a radius of 25.60 feet, a central angle of 87°20'26" and an arc distance of 39.03 feet; thence South 89°28'17" East, along said Southerly line and the Northerly line of said Lot 3, a distance of 309.05 feet; thence Easterly, along said Southerly line and said Northerly line, along a curve to the left being tangent to the last described course with a radius of 225.00 feet, a central angle of 17°09'15" and an arc distance of 67.36 feet; thence North 73°22'27" East, along said Southerly line and said Northerly line, 64.85 feet; thence Easterly, along said Southerly and said Northerly line, along a curve to the right having an initial tangent bearing of North 73°22'26" East with a radius of 25.00 feet, a central angle of 28°41'09" and an arc distance of 12.52 feet to a point on the Existing Westerly right-of-way line of North Wyandotte Avenue, as established by said METRO NORTH; thence South 16°37'33" East, along said Existing Westerly right-of-way line and Easterly line of said Lot 3, a distance of 465.89 feet; thence Southerly, along said Existing Westerly right-of-way line and said Easterly line, along a curve to the right being tangent to the last described course with a radius of 260.00 feet, a central angle of 17°08'29" and an arc distance of 77.79 feet; thence South 00°30'56" West, along said Existing Westerly right-of-way line and said Easterly line, 305.27 feet to the Southeast corner of said Lot 3, also being the Northeast corner of said Lot 4; thence continuing South 00°30'56" West along said Existing Westerly right-of-way line and Easterly line of said Lot 4, a distance of 46.02 feet; thence Southwesterly, along said Existing Westerly right-of-way line and said Easterly line, along a curve to the right being tangent to the last described course with a radius of 160.00 feet, a central angle of 45°02'39" and an arc distance of 125.79 feet; thence South 45°33'35" West, along said Existing Westerly right-of-way line and said Easterly line, 142.16 feet to the Southeast corner of said Lot 4, also being the Northeast corner of said Lot 12; thence continuing South 45°33'35" West along said Existing Westerly right-of-way line, and Easterly line of said Lot 12, a distance of 156.51 feet; thence Southwesterly, along said Existing Westerly right-of-way line and said Easterly line, along a curve to the left, having an initial tangent bearing of South 45°33'34" West with a radius of 274.08 feet, a central angle of 19°45'54" and an arc distance of 94.55 feet to the Southeast corner of said Lot 12, also being the Northeast corner of said Lot 13; thence leaving said Existing Westerly right-of-way line, North 89°29'04" West, along the South line of said Lot 12, also being the North

line of said Lot 13, a distance of 294.75 feet to the Point of Beginning. Containing 2,527,835 square feet or 58.03 acres, more or less.

is approved and designated as the Metro North Crossing Tax Increment Financing Plan Redevelopment Project Area 5 (Project Area 5).

Section 3. That tax increment allocation financing is hereby adopted for taxable real property in the above described area selected for Project Area 5. After the total equalized assessed valuation of the taxable real property in Project Area 5 exceeds the certified total initial equalized assessed valuation of the taxable real property in Project Area 5, the ad valorem taxes, and payment in lieu of taxes, if any, arising from the levies upon the taxable real property in such project by taxing districts and tax rates determined in the manner provided in subsection 2 of Section 99.855 each year after the effective date of the ordinance until redevelopment costs have been paid shall be divided as follows:

1. That portion of taxes levied upon each taxable lot, block, tract, or parcel of real property which is attributable to the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the area selected for the Project Area 5 shall be allocated to and, when collected, shall be paid by the Clay County Collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing;
2. Subject to Section 99.845.1(3) and (15), payments in lieu of taxes attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract, or parcel of real property in the area selected for Project Area 5 over and above the initial equalized assessed value of each such unit of property in the area selected for Project Area 5 shall be allocated to and, when collected, shall be paid to the City Treasurer who shall deposit such payment in lieu of taxes into a special fund called the "Special Allocation Fund" of the City for the purpose of paying Redevelopment Project Costs and obligations incurred in the payment thereof. Any payments in lieu of taxes which are not paid within sixty (60) days of the due date shall be deemed delinquent and shall be assessed a penalty of one percent (1%) per month. If the voters in a taxing district vote to approve an increase in such taxing district's levy rate for ad valorem tax on real property, any additional revenues generated within an existing redevelopment project area that are directly attributable to the newly voter-approved incremental increase in such taxing district's levy rate shall not be considered payments in lieu of taxes subject to deposit into a special allocation fund without the consent of such taxing district. Revenues will be considered directly attributable to the newly voter-approved incremental increase to the extent that they are generated from the difference between the taxing district's actual levy rate currently imposed and the maximum voter-approved levy rate at the time that the redevelopment project was adopted.

Section 4. That in addition to the payments in lieu of taxes described in subsection 2 of Section 3 above, fifty percent (50%) of the total additional revenue from taxes which are

imposed by the City or taxing districts, and which are generated by economic activities within the area selected for Project Area 5 over the amount of such taxes generated by economic activities within such area in the calendar year prior to the adoption of this ordinance, while tax increment financing remains in effect, but excluding certain taxes, fees and special assessments specifically identified by the Act, other than payments in lieu of taxes, shall be allocated to, and paid by the collecting officer to the City Treasurer or other designated financial officer of the City, who shall deposit such funds, which are necessary to the payment of Redevelopment Project Costs identified by the Redevelopment Plan, in a separate segregated account within the Special Allocation Fund for the purpose of paying Redevelopment Project Costs and obligations incurred in the payment thereof. If the voters in a taxing district vote to approve an increase in such taxing district's sales tax or use tax, other than the renewal of an expiring sales or use tax, any additional revenues generated within an existing redevelopment project area that are directly attributable to the newly voter-approved incremental increase in such taxing district's levy rate shall not be considered economic activity taxes subject to deposit into a special allocation fund without the consent of such taxing district.

Section 5. That the City Clerk shall send a copy of this ordinance to the County Clerk and County Executive of Clay County, Missouri.

..end

Approved as to form and legality:

Emalea Black
Associate City Attorney

LEGISLATIVE FACT SHEET		Legislation Number:	220881	
		Approval Deadline:		
LEGISLATION IN BRIEF:				
What is the reason for this legislation?		Fact Sheet Color Codes		
		User Entered Field		
		User Select From Menu		
		For OMB Use		
		Sponsor(s)		
		Programs, Departments, or Groups Affected		
		Sub-Program in Budget (page #)		
		Applicants/ Proponents	City Department	
			Other	
		Staff Recommendation		
		Board or Commission Recommendation		
Future Impacts				
Cost of Legislation current Fiscal Year				
Costs in Future Fiscal Years?				
Annual Revenue Increase/Decrease				
Applicable Dates:				
Prepared by:				
Date Prepared:				
Reviewed by:				
Date Reviewed				
Reference Numbers				
Discussion (including relationship to other Council actions)				
Citywide Business Plan Goal				
Citywide Business Plan Objective				
Citywide Business Plan Strategy				



File #: 220882

RESOLUTION NO. 220882

Sponsor(s): Councilpersons Loar, Fowler, O'Neill and Hall

RESOLUTION - Amending the KCI Area Plan by amending the proposed Land Use Plan and Map from Agricultural/Residential District to Industrial District for an area of approximately 290 acres generally located east of N. Winan Road, west of Interurban Road, north of N.W. 128th Street and south of the extension of N.W. 136th Street. (CD-CPC-2022-00095)

WHEREAS, on June 18, 2009, the City Council by Resolution No. 090395 adopted the KCI Area Plan as a guide for the future development and redevelopment and public investment for that area generally bounded by the city limits of Kansas City, Missouri on the north, city limits to Amity and then along Highway 152 on the south, Platte/Clay County boundary on the east, and city limits of Kansas City, Missouri on the west; and

WHEREAS, said KCI Area Plan was previously amended by the City Council through adoption of Resolution No. 120267 on April 19, 2012; by Resolution No. 120393 on May 24, 2012; by Resolution No. 170544 on August 3, 2017; by Resolution No. 180588 on August 30, 2018; by Resolution No. 200590 on August 16, 2020; Resolution No. 210839 on September 23, 2021 and by Resolution No. 220749 on September 15, 2022; and

WHEREAS, MC Winan Road LLC filed an application to amend the KCI Area Plan and Map for an area of approximately 290 acres from Agricultural/Residential District to Industrial District generally located east of N. Winan Road, west of Interurban Road, north of N.W. 128th Street and south of the extension of N.W. 136th Street; and

WHEREAS, the City Plan Commission considered such amendment to the Proposed Land Use Plan and Map on August 2, 2022; and

WHEREAS, after all interested persons were given an opportunity to present testimony, the City Plan Commission did on August 2, 2022, recommend approval of the proposed amendment to the Kansas City Major Street Plan; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section A. That the KCI Area Plan is hereby amended by changing the recommended land uses and map from Agricultural/Residential District to Industrial District for an area of approximately 290 acres generally located east of N. Winan Road, west of Interurban Road, north of N.W. 128th Street and south of the extension of N.W. 136th Street.

Section B. That the amendment to the KCI Area Plan is consistent and complies with the FOCUS Kansas City Plan adopted on October 30, 1997, by Committee Substitute for Resolution No. 971268, and is adopted as a supplement to the FOCUS Kansas City Plan.

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

..end

**No Fact Sheet
Provided for
Resolution No.**

220882



File #: 220883

ORDINANCE NO. 220883

Sponsor(s): Councilpersons Loar, Fowler, O’Neill and Hall

Rezoning an area of approximately 2136 acres generally located between I-29 and N.W. 128th Street on the south, N. Bethel Avenue on the west, 92 Highway on the north for portions west of N. Winan Avenue and N.W. 136th Street on the north for portions west of N.W. Interurban Road, from M1-5 and AG-R to District MPD, and approving a MPD Development Plan that serves as a preliminary plat for the development of public/civic, agricultural, commercial, warehouse and industrial uses. (CD-CPC-2022-00097)

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-1356, rezoning an area of approximately 2136 acres generally located between I-29 and N.W. 128th Street on the south, N. Bethel Avenue on the west, 92 Highway on the north for portions west of N. Winan Avenue and N.W. 136th Street on the north for portions west of N.W. Interurban Road from M1-5 (Manufacturing 1-5) and AG-R (Agricultural-Residential District) to District MPD (Master Planned Development), said section to read as follows:

Section 88-20A-1356. That an area legally described as:

A tract of land in the Northeast, Southeast, Southwest and Northwest Quarter of Section 3; the Northeast and Southeast Quarter of Section 4; the Northeast, Southeast and Northwest Quarter of Section 9; the Northeast, Southeast, Southwest and Northwest Quarter of Section 10; the Northeast, Southeast, Southwest and Northwest Quarter of Section 11 and the Northwest and Southwest Quarter of Section 12, all in Township 52 North, Range 34 West of the 5th Principal Meridian in Kansas City, Platte County, Missouri, generally situated Northeasterly of Interstate Highway No. 29, Southerly of Missouri State Highway No 92 and Westerly of Interurban Road, being bounded and described by or under the direct supervision of Jason S Roudebush, P.L.S. 2002014092 as follows: Commencing at the Northeast corner of the Northeast Quarter of said Section 10, said point also being the Northwest corner of the Northwest Quarter of said Section 11; thence North 89°51'57" East, along the North line of the Northwest Quarter of said Section 11, 2,641.94 feet to the Northeast corner of the Northwest Quarter of said Section 11, said point also being the Northwest corner of the

Northeast Quarter of said Section 11; thence South 89°41'39" East, along the North line of said Northeast Quarter, 1562.27 feet to a point on the centerline of Interurban Road, as now established; thence Southeasterly, along said centerline, along a curve to the left, having an initial tangent bearing of South 06°25'45" East, a radius of 2864.90 feet, a central angle of 28°35'07", an arc distance of 1429.32 feet; thence South 54°59'08" West, 33.00 feet to a point on the Westerly right of way line of said Interurban Road, as established in Book 1057 at Page 618, thence South 01°25'38" West, along said Westerly right of way line, 31.07 feet; thence South 36°33'09" East, along said Westerly right of way line, 91.87 feet; thence South 43°56'06" East, along said Westerly right of way line, 138.62 feet; thence North 53°31'56" East, 33.00 feet to a point on the centerline of said Interurban Road; thence South 36°28'04" East, along said centerline, 2907.86 feet to a point on the East line of the West Half of the Southwest Quarter of said Section 12; thence South 00°28'38" West, along said East line, 1428.53 feet to the Southeast corner of the West Half of said Southwest Quarter; thence North 89°46'48" West, along the South line of said Southwest Quarter, 1331.68 feet to the Southwest corner of the Southwest Quarter of said Section 12, said point also being the Southeast corner of the Southeast Quarter of said Section 11; thence North 89°50'34" West, along the South line of said Southeast Quarter, 2654.53 feet to the Southwest corner of the Southeast Quarter of said Section 11, said point also being the Southeast corner of the Southwest Quarter of said Section 11; thence South 89°41'11" West, along the South line of said Southwest Quarter, 2641.65 feet to the Southwest corner of the Southwest Quarter of said Section 11, said point also being the Southeast corner of the Southeast Quarter of said Section 10; thence North 89°53'55" West, along the South line of the Southeast Quarter of said Section 10, 2,029.26 feet to a point on the Northeasterly right of way line of Interstate Highway No, 29, as established by Section 15.10 in the Report of Commissioners, Condemnation Case C-74-571 recorded August 14, 1975 in Book 470 at Page 105; thence North 68°15'09" West, along said Northeasterly right of way line, 668.60 feet; thence North 55°59'59" West, along said Northeasterly right of way line, 900.00 feet; thence North 57°11'32" West, along said Northeasterly right of way line, 738.20 feet; thence North 53°50'15" West, along said Northeasterly right of way line, 253.46 feet to a point on the Easterly right of way line of Mexico City Avenue, as established by Section 15.11 in the Report of Commissioners, Condemnation Case C-74-571 recorded August 14, 1975 in Book 470 at Page 105; thence North 08°50'45" East, along said Easterly right of way line, 1,030.51 feet; thence North 05°28'00" East, along said Easterly right of way line, 110.27 feet; thence North 05°57'00" East, along said Easterly right of way line, 200.75 feet to a point on the Northeasterly right of way line of Mexico City Avenue, as established by Section 16.04 in the Report of Commissioners, Condemnation Case C-74-571 recorded August 14, 1975 in Book 470 at Page 105; thence North 16°37'42" East, along said Northeasterly right of way line, 233.95 feet; thence North 76°55'30" West, along said Northeasterly right of way line, 195.00 feet; thence South 13°04'30" West, along said Northeasterly right of way line, 213.80 feet to a point on the Northeasterly right of way line of Interstate Highway No, 29, as established by Section 15.10 in the Report of

Commissioners, Condemnation Case C-74-571 recorded August 14, 1975 in Book 470 at Page 105; thence South 50°34'45" West, along said Northeasterly right of way line, 81.30 feet; thence South 89°15'15" West, along said Northeasterly right of way line, 303.07 feet; thence South 12°07'34" East, along said Northeasterly right of way line, 15.03 feet; thence South 74°35'36" West, along said Northeasterly right of way line, 377.78 feet; thence South 85°25'25" West, along said Northeasterly right of way line, 386.86 feet; thence South 01°26'46" East, along said Northeasterly right of way line, 129.95 feet; thence South 86°37'56" West, along said Northeasterly right of way line, 190.57 feet; thence North 71°17'55" West, along said Northeasterly right of way line, 393.99 feet; thence North 42°20'05" West, along said Northeasterly right of way line, 247.26 feet; thence North 68°56'32" West, along said Northeasterly right of way line, 371.27 feet; thence North 54°58'22" West, along said Northeasterly right of way line, 1,781.37 feet; thence North 57°38'50" West, along said Northeasterly right of way line, 750.16 feet; thence North 52°51'17" West, along said Northeasterly right of way line, 250.49 feet; thence North 60°59'37" West, along said Northeasterly right of way line, 200.63 feet; thence North 54°58'03" West, along said Northeasterly right of way line, 409.55 feet to a point on the West line of the Northeast Quarter of the Northwest Quarter of said Section 9; thence North 00°16'43" West, along the West line of the Northeast Quarter of the Northwest Quarter of said Section 9, 508.36 feet to the Northwest corner of the Northeast Quarter of the Northwest Quarter of said Section 9; thence North 88°56'23" East, along the North line of the Northeast Quarter of the Northwest Quarter of said Section 9, 1,335.60 feet to the Northeast corner of said Northwest Quarter of said Section 9; said point also being the Southwest corner of the Southeast Quarter of said Section 4; thence North 00°05'55" East, along the West line of the Southeast Quarter of said Section 4, 2,637.33 feet to the Northwest corner of the Southeast Quarter of said Section 4, said point also being the Southwest corner of the Northeast Quarter of said Section 4; thence North 89°33'46" East, along the North line of the Southeast Quarter of said Section 4 and the South line of the Northeast Quarter of said Section 4, 1,330.29 feet to the Southwest corner of the East Half of the Northeast Quarter of said Section 4; thence North 00°39'00" East, along the West line of the East Half of the Northeast Quarter of said Section 4, 2,536.26 feet to a point on the Southerly right of way line of said Missouri State Highway No 92 as established in Book 3 at Page 63; thence North 89°35'08" East, along said Southerly right of way line, 97.68 feet; thence North 00°24'52" West, along said Southerly right of way line, 5.00 feet; thence North 89°35'08" East, along said Southerly right of way line, 1,219.38 feet to a point on the East line of the Northeast Quarter of said Section 4, said line also being West line of the Northwest Quarter of said Section 3; thence South 00°20'59" West, along the East line of the Northeast Quarter of said Section 4 and the West line of the Northwest Quarter of said Section 3, 2,540.52 feet to the Southeast corner of the Northeast Quarter of said Section 4, said point also being the Southwest corner of the Northwest Quarter of said Section 3; thence North 89°14'49" East, along the South line of the Northwest Quarter of said Section 3, 1,317.14 feet to the Southwest corner of the East Half of the Northwest Quarter of said Section 3;

thence North 00°29'51" East, along the West line of the East Half of the Northwest Quarter of said Section 3, 2,532.83 feet to a point on the Southerly right of way line of said Missouri State Highway No 92 as established in Book 3 at Page 68; thence North 89°35'08" East, along said Southerly right of way line, 1,323.55 feet to a point on the East line of the Northwest Quarter of said Section 3, said line also being the West line of the Northeast Quarter of said Section 3; thence continuing North 89°35'08" East, along said Southerly right of way line, 1,035.70 feet; thence North 89°58'08" East, along said Southerly right of way line, 1,566.75 feet to a point on the Westerly right of way line of Missouri State Highway O (N Winan Road) as established in Book 195 at Page 394; thence South 00°54'19" West, along said Westerly right of way line, 14.31 feet; thence South 07°27'39" East, along said Westerly right of way line, 34.37 feet; thence South 00°54'19" West, along said Westerly right of way line, 567.70 feet; thence South 00°34'19" West, along said Westerly right of way line, 1,897.34 feet to a point on the South line of the Northeast Quarter of said Section 3, said point also being the North line of the Southeast Quarter of said Section 3; thence continuing South 00°34'19" West along said Westerly right of way line, 19.17 feet; thence South 00°33'08" West, along said Westerly right of way line, 70.80 feet; thence South 89°33'29" West, along said Westerly right of way line, 55.01 feet; thence South 00°33'08" West, along said Westerly right of way line, 50.00 feet; thence North 89°33'29" East, along said Westerly right of way line, 55.01 feet; thence South 00°33'08" West, along said Westerly right of way line, 1,060.40 feet; thence North 78°54'19" West, 250.92 feet; thence South 04°52'36" East, 233.23 feet; thence South 89°23'27" West, 1,060.18 feet to the West line of the East half of the Southeast Quarter of said Section 3, said line also being the East line of the West half of the Southeast Quarter of said Section 3; thence South 00°29'44" West, along the West line of the East half of the Southeast Quarter of said Section 3, and the East line of the West half of the Southeast Quarter of said Section 3, 1,254.83 feet to the Southwest corner of the East half of the Southeast Quarter of said Section 3, said point also being the Southeast corner of the West half of the Southeast Quarter of said Section 3; thence North 89°49'32" East, along the South line of the Southeast Quarter of said Section 3, said line also being the North line of the Northeast Quarter of said Section 10, 1,318.45 feet to the Point of Beginning. Containing 93,067,145 square feet or 2,136.528 acres, more or less.

is hereby rezoned from M1-5 (Manufacturing 1-5) and AG-R (Agricultural-Residential District) to District MPD (Master Planned Development), all as shown outlined on a map marked Section 88 -20A-1356., 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 which also serves as a preliminary plat, subject to the following conditions:

1. The City Council hereby grants the following deviations pursuant to Section 88-280-05, finding that the resulting development will provide a greater public

benefit than normally expected if developed in accordance with strict compliance of the Zoning and Development Code:

- a. A deviation of the requirements of Section 88-445-08-F, to allow roof signs as shown on the Master Development Plan.
 - b. A deviation of the requirements of 88-520-04-D, to allow a waiver of the requirement of City Plan Commission approval of final development plans contained in and authorizing the City Planning and Development Director to take final action said final development plans. The final development plan must be reviewed for compliance with the preliminary development plan. If it is determined that the final development plan does not conform to the requirements of the preliminary development plan approved by City Council at the time of rezoning, the City Planning and Development Director must notify the developer in writing of the specific deficiencies that exist. Upon receipt of the notice of noncompliance, the developer has the following options: a) correct the final development plan to conform to the approved preliminary development plan; b) file a preliminary development plan amendment request pursuant to 88-520; or c) file an appeal of the final development plan review decision in accordance with 88-575.
 - c. A deviation of the requirements of 88-520-04-B, for the purposes of determining consistency with the approved preliminary development plan, to allow a deviation to the major change/amendment criteria is hereby granted, as follows: A final development plan will not be considered complete and ready for processing if all approved conditions of approval have not been met or if the final development plan constitutes a major change from the approved preliminary development plan. A final development plan will be considered a major change from (and therefore inconsistent with) the approved preliminary development plan if it: a) proposes a modification to the approved preliminary stream buffer plan; or b) proposes a change in alignment to any street identified on the major street plan in a manner impacting any property owners outside the plan area; or c) proposes an increase in the total building floor area beyond that approved on the preliminary development plan by more than 10%; or d) proposes the addition or deletion of any uses; or e) proposes building heights exceeding that permitted on the preliminary development plan or permitted by the Aviation Department and/or the Federal Aviation Administrative, whichever is more restrictive; f) proposes a material change to the preliminary development plan that creates a substantial adverse impact on property owners outside the plan area.
2. The developer shall obtain a floodplain certificate from Development Services prior to beginning any construction activities within the floodplain.

3. The developer shall grant any BMP and/or surface drainage easements to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.
4. 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.
5. 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)
6. The developer shall dedicate right-of-way for N. Mexico City Avenue as required by the adopted Major Street Plan and/or Chapter 88 so as to provide a minimum of 100 feet of total right-of-way, along those areas being platted, or seek approval recommendations from the Transportation and Development Committee for any variances requested to the Major Street Plan prior to City Council approval. Since this project will be done with multiple phases, the right-of-way dedications shall happen at the time when the adjacent land is platted and as defined by the approved traffic study.
7. The developer shall submit plans to the Land Development Division and obtain permits to construct sidewalks along the platted frontage, and construct associated ADA ramps at the proposed entrance drives as necessary for the type of drive approach.
8. The developer shall receive approval from the Water Services Department for water and sewer connections as part of the final MPD approval.
9. The developer shall provide a minimum 16" water main along N.W. 132nd Street between N.W. Interurban Road and I-29 Highway will be required with future development plans.
10. The developer shall submit water main extension drawings prepared by a registered professional engineer in Missouri to the main extension desk for review, acceptance and contracts per the Kansas City Water rules and regulations for water main extensions and relocations. As more specific development plans are developed details such as pipe sizes and alignments will be refined.
11. The developer shall grant on City approved forms, a stream buffer easement to the City, as required by Chapter 88 and the Land Development Division, prior to issuance of any stream buffer permits.
12. The developer shall, prior to approval of the first final development plan, enter into an agreement with the Parks and Recreation Department and the City

Planning and Development Department regarding landscaping required by 88-425. This process is set forth in the Note #22 on the face of the plan and the amount assessed shall be paid prior to a certificate of occupancy.

13. The developer shall submit construction plans in compliance with adopted standards for all improvements required by the traffic study approved by the Public Works Department, and shall secure permits for those improvements as required by the Land Development Division, prior to recording the adjacent plat.
14. 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.
15. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
16. The developer shall dedicate right-of-way for N.W. 136th Street as required by the adopted Major Street Plan and/or Chapter 88 so as to provide a minimum of 100 feet of total right-of-way, along those areas being platted, or seek approval recommendations from the Transportation and Development Committee for any variances requested to the Major Street Plan prior to City Council approval. Since this project will be done with multiple phases, the right-of-way dedications shall happen at the time when the adjacent land is platted and as defined by the approved traffic study.
17. Fire hydrant distribution shall follow IFC-2018 Table C102.1
18. 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 -2013 § 8.7.2)
19. 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 Land Development Division, prior to recording the plat or issuance of a building permit, whichever occurs first.
20. The developer shall provide the number, type and length of lanes at N. Mexico City Avenue and N.W. 136th Street at the beginning of each phase of development as indicated in the final TIS. This work shall be completed for each phase prior to any certificate of occupancy for the given phase. This work includes signalization of the intersection at the beginning of phase 2.

21. The developer shall secure approval of a final plat prior to a building permit in any phase. Such phase may be further subdivided through the minor subdivision process. Said minor subdivision shall be approved and recorded prior to a certificate of occupancy for any building.
22. The developer shall provide a minimum 16" water main along N.W. 132nd Street between N.W. Interurban Road and I-29 Highway will be required with future development plans.
23. The developer shall relocate the intersection of N. Mexico City Avenue and N.W. Roanridge Road/N.W. 132nd Street to the north to provide approximately 1,320 feet of separation from the intersection of N. Mexico City Avenue and the I-29 Northbound Ramp. This relocation shall occur prior to any certificate of occupancy for Phase 1.
24. 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.
25. The developer shall signalize the relocated intersection of N. Mexico City Avenue and N.W. Roanridge Road/N.W. 132nd Street prior to any certificate of occupancy for Phase 1 of the development.
26. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations, prior to a certificate of occupancy.
27. Both halves of N.W. Roanridge Road shall be improved as required by Chapter 88, to current standards, including curbs, gutters, sidewalks, streetlights, relocating any utilities as may be necessary and adjusting vertical grades for the road, and obtaining a required permit from the Land Development Division for said improvement prior to recording the adjacent plat.
28. The developer shall dedicate additional right-of-way for N. Winan Avenue 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, or seek approval recommendations from the Transportation and Development Committee for any variances requested to the Major Street Plan prior to City Plan Commission approval. Since this project will be done with multiple phases, the right-of-way dedications shall happen at the time when the adjacent land is platted and as defined by the approved traffic study.
29. The developer shall show the limits of the 100-year floodplain plus the 1 foot freeboard 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 Land Development Division.
30. 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.
 31. The developer shall submit a preliminary stream buffer plan prior to approval of MPD final plan for in accordance with the Section 88-415 requirements.
 32. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
 33. 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.
 34. The developer shall submit covenants, conditions and restrictions to the Land Development Division 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.
 35. The developer shall provide the number, type and length of lanes at N. Mexico City Avenue and N.W. Roanridge Road/N.W. 132nd Street at the beginning of each phase of development as indicated in the final TIS. This work shall be completed for each phase prior to any certificate of occupancy for the given phase.
 36. The developer shall continue to work with MoDOT for review and acceptance of the TIS. The developer shall also incorporate any approved roadway improvements on MoDOT roadways for each phase of development in accordance with MoDOT policy and permits and as indicated in the final TIS.
 37. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval by the Parks and Recreation Department's Forestry Division with each phase of overall project.
 38. Given the potential height(s) and proximity of this plan to MCI, the proposed development will exceed FAR Part 77, Objects Affecting Navigable Airspace, standards. The proponent/developer shall file an on-line Form 7460-1, Notice of Proposed Construction or Alteration, for any/all permanent vertical improvements or new structures and receive a favorable determination from the FAA. Temporary cranes used for construction activities extending higher than the proposed top elevation of the building(s) will need to be evaluated for compliance

with FAR Part 77 standards as well. The FAA's Obstruction Evaluation/Airport Airspace Analysis (OE/AAA) website can be accessed at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>. The developer is recommended to comply with Chapters 3, 4, and 5 of FAA Advisory Circular (AC) 70/7460-1, Obstruction Marking and Lighting, as amended.

39. The developer shall submit a street naming plan to the Development Management Division prior to issuance of building permit for any phase/lot. The street naming plan shall be approved prior to Mylar approval of the first final plat.
40. The developer shall dedicate additional right-of-way for N.W. Interurban Road 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, or seek approval recommendations from the Transportation and Development Committee for any variances requested to the Major Street Plan prior to City Plan Commission approval. Since this project will be done with multiple phases, the right-of-way dedications shall happen at the time when the adjacent land is platted and as defined by the approved traffic study.
41. 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.
42. Each lot shall have frontage upon and take access from a street, private or public. All streets necessary to provide said frontage not shown on this preliminary development plan shall be private. Said private streets shall be constructed to specifications required by the Public Works Department and shall be within a tract to be owned and maintained by the property owners association. A public cross-access easement shall be provided across these tracts. Public water and sewer infrastructure shall be permitted in said tracts subject to a utility easement and covenant to maintain as required by the Kansas City Water Services Department.
43. Water/sewer service lines shall serve only one lot or tract and shall not cross a separate lot or tract except as provided in the above condition.
44. The developer shall submit plans for grading, siltation, and erosion control to the Land Development Division 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.
45. 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.

46. The developer to provide a minimum 16" water main along N.W. 132nd Street between N.W. Interurban Road and I-29 Highway will be required with future development plans.
47. The developer shall dedicate additional right-of-way for N.W. 128th Street 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, or seek approval recommendations from the Transportation and Development Committee for any variances requested to the Major Street Plan prior to City Plan Commission approval. Since this project will be done with multiple phases, the right-of-way dedications shall happen at the time when the adjacent land is platted and as defined by the approved traffic study.
48. The developer shall reconstruct the intersection of N.W. 132nd Street and N. Winan Road as well as the intersection of N.W. 128th Street and N. Winan Road as indicated in the final TIS. This work shall take place prior to any certificate of occupancy for any building in phase 3.
49. 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 prior to a certificate of occupancy.
50. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
51. 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.
52. Both halves of N.W. 132nd Street shall be improved as required by Chapter 88, to current standards, including curbs, gutters, sidewalks, streetlights, relocating any utilities as may be necessary and adjusting vertical grades for the road, and obtaining required permit from the Land Development Division for said improvement prior to recording the adjacent plat.
53. The developer shall provide the number, type and length of lanes at N.W. 132nd Street and N. Windfield Avenue at the beginning of each phase of development as indicated in the final TIS. This work shall be completed for each phase prior to

any certificate of occupancy for the given phase. This work includes signalization of the intersection at the beginning of phase 3.

54. Required Fire Department access roads shall be an all-weather surface. (IFC-2012: § 503.2.3)
55. Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
56. Required Fire Department access roads shall designed to support a fire apparatus with a gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
57. The developer shall submit a final stream buffer plan to the 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.
58. 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.
59. The developer shall submit a macro storm drainage study with the first plat or phase from a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including water quality BMP's, to the Land Development Division for review and acceptance for the entire development area, and submit a micro storm drainage study with each subsequent plat or phase showing compliance with the approved macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a building permit, whichever occurs first, as required by the Land Development Division.

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 hereinabove, all public notices and hearings required by the Zoning and Development Code have been given and had.

..end

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

Secretary, City Plan Commission

Approved as to form and legality:

Sarah Baxter
Senior Associate City Attorney

**No Fact Sheet
Provided for
Ordinance No.**

220883



File #: 220884

ORDINANCE NO. 220884

Sponsor(s): Councilpersons Loar, Fowler, O'Neill and Hall

Amending the Major Street Plan for the realignment of N.W. 128th Street, N.W. 136th Street, N. Ambassador Drive and N. Winan Avenue and addition of N.W. 132nd Street, in the area between N. Bethel Avenue on the west, Interurban Road on the west, 92 Highway on the north and I-29 on the south. (CD-CPC-2022-00096)

WHEREAS, a Major Street Plan for Kansas City was adopted by Second Committee Substitute for Ordinance No. 64073, passed September 28, 1989; and

WHEREAS, further changes were recommended and approved by Ordinance No. 64760, passed November 22, 1989; by Ordinance No. 911308, passed November 27, 1991; by Ordinance No. 960104, passed March 7, 1996; by Committee Substitute for Ordinance No. 971243, passed February 5, 1998; by Committee Substitute for Ordinance No. 000742, passed June 29, 2000; by Ordinance No. 020136, passed March 6, 2002; by Ordinance No. 011406, passed July 18, 2002; by Committee Substitute for Ordinance 011288, passed August 15, 2002; and by Ordinance No. 030928, passed September 11, 2003, by Ordinance Nos. 051158, 051159, 051160 and 051161, all passed October 6, 2005; by Ordinance No. 060579, passed June 15, 2006; by Committee Substitute for Ordinance No. 061235, passed November 30, 2006; by Ordinance 080150, passed March 6, 2008; by Ordinance 080204, passed March 13, 2008, by Ordinance 090187, passed April 9, 2009, by Ordinance No. 110249, passed October 23, 2011; by Ordinance No. 160336, passed June 23, 2016; by Ordinance No. 210837, passed September 23, 2021, and by Ordinance No. 220661, passed on August 25, 2022.

WHEREAS, further review and revisions have been initiated by MC Winan Road LLC concerning certain issues related to the Major Street Plan; and

WHEREAS, the review and request by MC Winan Road LLC, includes recommendations for revisions to the Major Street Plan for the realignment of N.W. 128th Street, N.W. 136th Street, N. Ambassador Drive and N. Winan Avenue and addition of N.W. 132nd Street, in the area between N. Bethel Avenue on the west, Interurban Road on the west, 92 Highway on the north and I-29 on the south; and

WHEREAS, the City Plan Commission has reviewed the proposed amendments to the Major Street Plan and, pursuant to public notice and hearing, did on August 2, 2022, recommend certain revisions to the Major Street Plan and the City Council has considered said recommendation and hereby adopts certain revisions to the Major Street Plan, specifically for

the realignment of N.W. 128th Street, N.W. 136th Street, N. Ambassador Drive and N. Winan Avenue and addition of N.W. 132nd Street; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Major Street Plan of Kansas City is hereby amended for the realignment of N.W. 128th Street, N.W. 136th Street, N. Ambassador Drive and N. Winan Avenue and addition of N.W. 132nd Street, in the area between N. Bethel Avenue on the west, Interurban Road on the west, 92 Highway on the north and I-29 on the south.

Section 2. That the City Clerk is hereby directed to file such documents in the office of the Recorder of Deeds for Clay County, Missouri and Platte County, Missouri.

Section 3. That the Council hereby 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

I hereby certify that as required by Chapter 89, Revised Statutes of Missouri, the foregoing Major Street Plan amendments were duly advertised and public hearings were held.

Secretary, City Plan Commission

Approved as to form and legality:

Sarah Baxter
Senior Associate City Attorney

**No Fact Sheet
Provided for
Ordinance No.**

220884



File #: 220885

RESOLUTION NO. 220885

Sponsor: Councilmember Robinson

RESOLUTION - Amending the Heart of City Area Plan, approved with Resolution No. 110159 on April 21, 2011, by changing the land use recommendation on a total of 2.412 acres located at 3711 E. 27th Street from institutional to mixed use neighborhood and residential medium high. (CD-CPC-2022-00099)

WHEREAS, an application was submitted by Kim Jones of McClure Engineering to amend the Future Land Use Map of the Heart of the City Area Plan as it affects 2.412 acres located at 3711 E. 27th Street from institutional to mixed use neighborhood and residential medium high; and

WHEREAS, the Council adopted the Heart of the City Area Plan through Resolution No. 110159 on April 21, 2011, which Plan established guidelines and standards for future development and redevelopment of the plan area; and

WHEREAS, because of planning and other considerations, it has become necessary and desirable to make certain modifications to the land use, guidelines and standards set forth in the Heart of the City Area Plan, specifically relating to 2.412 acres located at 3711 27th Street, from institutional to mixed use neighborhood and residential medium high; and

WHEREAS, a legal notice of this matter was published on September 15, 2022, as required by law, and a public hearing was held by the City Plan Commission on October 4, 2022; 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 about 2.412 acres located at 3711 E. 27th Street from institutional to mixed use neighborhood and residential medium high.

Section B. This amendment to the Heart of the City Area Plan is consistent and complies with the FOCUS Kansas City Plan, adopted on October 30, 1997, by Committee Substitute for Resolution No. 971268, and is adopted as a supplement to the FOCUS Kansas City Plan.

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 required by the Zoning and Development Code.

..end

**No Fact Sheet
Provided for
Resolution No.**

220885



File #: 220886

ORDINANCE NO. 220886

Sponsor: Councilmember Robinson

Rezoning an area of about 2.412 acres generally located at 3711 E. 27th Street from Districts B3-2 and R-2.5 to UR, between Monroe Avenue to the west and Cleveland Avenue to the east, and approving a development plan to allow for the development of a senior housing complex. (CD-CPC-2022-00073)

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-1357 rezoning an area of approximately 2.412 acres generally located at 3711 E. 27th Street from Districts B3-2 (Community Business) and R-2.5 (Residential 2.5) to District UR (Urban Redevelopment) and approving a development plan to allow for the development of a senior housing complex, said section to read as follows:

Section 88-20A-1357. That an area legally described as:

3711 E 27th / Greenwood Elementary School Lots 1 thru 7 incl & n 36 ft Lot 8
also all vac alley e of & adj Lots 17 thru 24 incl Blk 2 Cleveland Park.

is hereby rezoned from Districts B3-2 (Community Business) and R-2.5 (Residential 2.5) to District UR (Urban Redevelopment), all as shown outlined on a map marked Section 88-20A-1357, 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 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. Any fencing installed on the property is subject to fencing standards for a residentially zoned district.
2. The developer shall add access for tenants to exit and enter at the secondary door located on the west side.

3. Fire hydrant distribution shall follow IFC-2018 Table C102.1 and 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 -2013 § 8.7.2)
4. 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)
5. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
6. If an approved security gate spans across a fire access road, an approved means for emergency operation shall be provided (IFC-2018 § 503.6)
7. Aerial fire apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial fire apparatus roads are a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure. (IFC-2018 § D105).
8. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
9. Required Fire Department access roads shall be an all-weather surface. (IFC-2012: § 503.2.3) and Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5) and required Fire Department access roads shall designed to support a fire apparatus with a gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
10. The developer is 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 (2022) acquisition rate of (\$64,220.18) per acre. This requirement shall be satisfied prior to recording the final plat or certificate of occupancy, whichever is applicable to the project.
11. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval by the Parks and Recreation Department's Forestry Division prior to beginning work in the public right-of-way.
12. The developer shall pay money-in-lieu of parkland in the amount of \$37,761.46 for 49 residential units as indicated on plans prior to a certificate of occupancy.

13. No water service line will be less than 1-1/2" in diameter where three or more units or commercial building will be served by one domestic service line and meter.
14. 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.
15. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations.
16. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations.
17. The developer shall submit water main replacement plans prepared by a registered professional engineer in Missouri to the main extension desk for review, acceptance and contracts per the Kansas City Water rules and regulations for water main extensions and relocations.
18. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division 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 entire site to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system and manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted prior to issuance of any building permits, and the developer shall secure permits to construct any improvements required by the Land Development Division prior to issuance of any certificate of occupancy.
19. The developer shall submit a plan for approval and permitting by the Land Development Division prior to beginning construction in the public right-of-way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
20. The developer shall 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.

21. The developer shall submit plans for grading, siltation, and erosion control to the Land Development Division 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

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

..end

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

Secretary, City Plan Commission

Approved as to form and legality:

Sarah Baxter
Senior Associate City Attorney

**No Fact Sheet
Provided for
Ordinance No.**

220886



File #: 220722

ORDINANCE NO. 220722

Amending Ordinance No. 190328 by repealing Condition 16 contained in Section B, which required the developer to secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development, because the developer no longer has access to public water mains. (CD-CPC-2018-00229)

WHEREAS, on May 9, 2019, the City Council passed Ordinance No. 190328, approving a rezoning on about 0.42 acres generally located west of N. Church Road between N.E. 76th Street to the north and North Flintlock Road to the south from District B2-2 to B4-2, and approving a development plan on about 4.3 acres that also serves as a preliminary plan to allow for the construction of a self-storage facility; and

WHEREAS, Condition No. 16 in Section B of Ordinance No. 190328 required the developer to 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 are required by the Land Development Division, prior to recording the plat or issuance of building permit; and

WHEREAS, the City Council desires to remove this condition from the development plan because of actions granted to adjacent developers with Ordinance No. 211034 no longer allows access to extend public mains to the site; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Ordinance No. 190328, passed May 9, 2019, is hereby amended by repealing Condition 16 contained in Section B

Section B. That all other sections and conditions of Ordinance No. 190328 not repealed shall remain in effect.

..end

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

Secretary, City Plan Commission

Approved as to form and legality:

Sarah Baxter
Senior Associate City Attorney

COMMUNITY PROJECT/REZONING

220722

Ordinance Fact Sheet

Case No. CD-CPC-2019-00031 and CD-CPC-2018-00229

Brief Title

Amending Ordinance No. 190328 by repealing Condition 16 contained in Section B, which required the developer to secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development, because of actions granted to adjacent development, this developer no long have access to extend public mains. (CD-CPC-2018-00229)

Ordinance Number

Details

Location: Generally located at the southwest corner of NE 76 th Street and N. Church Road
Reason for Legislation: Rezoning and development plans require Council approval.
<p>Brief Summary: See attached City Plan Commission report.</p> <p>On December 9, 2021 the City Council approved Ordinance 211034 which allowed the property located at 7535 N Flintlock Rd. a waiver for the requirement of the property to connect to sewer, thus precluding the ability of the property approved by ordinance 190328 to connect to a sewer main. The applicant is seeking the removal of Condition No. 16.</p>

Positions/Recommendations

Sponsors	Jeffrey Williams, AICP, Director Department of City Planning & Development
Programs, Departments or Groups Affected	1 st District (O'Neill, Hall)
Applicants / Proponents	<p>Applicant Brian Combs 8500 NE 89th Place Kansas City, MO 64157</p> <p>City Department City Planning & Development</p> <p>Other</p>
Opponents	Groups or Individuals
	Basis of Opposition
Staff Recommendation	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against
Board or Commission Recommendation	<p>City Plan Commission (7-0) 04-16-2019 By Archie, Baker-Hughes, Crowl, Dameron, Macy, Henderson, May</p> <p><input type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No Action Taken</p> <p><input checked="" type="checkbox"/> For, with revisions or conditions (see details column for conditions)</p>
Council Committee Actions	<input type="checkbox"/> Do Pass <input type="checkbox"/> Do Pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold

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Continued from Page 1

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	<input type="checkbox"/> Do not pass
Policy or Program Change	<input type="checkbox"/> Yes <input type="checkbox"/> No
Operational Impact Assessment	

Finances

Cost & Revenue Projections – Including Indirect Costs	
Financial Impact	
Funding Source(s) and	

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Appropriation Account Codes

Continued from Page 2

Fact Sheet Prepared By: Matthew Barnes Staff Planner	Date: 08-12-2022	
Reviewed By: Joseph Rexwinkle Development Management	Date: 08-12-2022	Initial Application Filed: 02-20-2019 City Plan Commission: 04-16-2019 Revised Plans Filed: N/A
Reference Numbers: Case No. CD-CPC-2019-00031 and CD-CPC-2018-00229		



File #: 220730

ORDINANCE NO. 220730

Approving the Main Street – ABC/35 Block Urban Renewal Area Plan on approximately 2.4 acres generally located at 3244 Main and 3634 Main Street; and declaring said area to be blighted and in need of redevelopment and rehabilitation. (CD-CPC-2022-00094)

WHEREAS, Section 99.430, RSMo, provides that a legislative body may approve a declaration of blight and approve an urban renewal plan for the same area simultaneously; and

WHEREAS, it is desirable and in the public interest that the Land Clearance for Redevelopment Authority of Kansas City, Missouri submit an Urban Renewal Plan for the historic and distressed properties along Main Street; and

WHEREAS, the Land Clearance for Redevelopment Authority has found said area to be blighted due to the insanitary or unsafe conditions, deterioration of site improvements, and a combination of such factors so as to constitute an economic or social liability to the public health, safety, morals or welfare; and

WHEREAS, the Land Clearance for Redevelopment Authority has recommended and determined that the Main Street – ABC/36 Block Urban Renewal Plan area be eligible for tax abatement and, if necessary, the exercise of eminent domain by the Land Clearance for Redevelopment Authority; and

WHEREAS, the City Plan Commission reviewed and recommended approval of the Main Street – ABC/35 Block Urban Renewal Plan on July 19, 2022; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the proposed Urban Renewal area an area generally consisting of two scattered sites on the west side of Main Street located between Linwood Boulevard on the north, Main Street on the east, W. 37th Street on the south, and Baltimore Avenue on the west, and more specifically located at 3240-3244 Main Street (Project Area 1) and at 3620-3636 Main Street, 2 W. 37th Street, and at 3633-3635 Baltimore Avenue (Project Area 2), and more specifically described as:

Parcel 1 (Project Area 1):

Lot 3, except the North 4 feet thereof, Block 2, Hyde Park, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, together with an easement for private alley or passageway appurtenant to the

above-described property over the North 4 feet of said Lot 3 and appurtenant to the premises in question on the North as described in instrument recorded in Book B-1303, Page 363, in the Office of the Recorder of Deeds of Jackson County, Missouri, at Kansas City.

Parcel 2 (Project Area 1)

Lot 4, and the North 1/2 of LOT 5, Block 2, Hyde Park, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

Parcel 3 (Project Areas 2)

Lots 5 and 6, Block 1, Hyde Park Annex, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

Parcel 4 (Project Area 2)

Lot 4, Block 1, Hyde Park Annex, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

Parcel 5 (Project Area 2)

Lots 5 & 6, Block 30, Hyde Park, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

Parcel 6 (Project Area 2)

Lots 5 & 6, Block 30, Hyde Park, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

Parcel 7 (Project Area 2)

Lots 1, 2, and 3, Valentine Addition, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

Parcel 8 (Project Area 2)

Lots 4 and 5, Valentine Addition, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

is a blighted area and in need of redevelopment and rehabilitation and is appropriate for an Urban Renewal Project, and that the undertaking by the Land Clearance for Redevelopment Authority of Kansas City, Missouri, of surveys and plans for an urban renewal project of a character contemplated by Section 99.430, Revised Statutes of Missouri, as amended, and the proposed urban renewal area is hereby approved.

Section 2. That the Council has duly made the findings necessary for compliance with Sections 99.320 and 99.430, Revised Statutes of Missouri, as amended.

Section 3. That the Urban Renewal Plan which is known as the Main Street – ABC/36 Block Urban Renewal Plan, a copy of which is on file in the office of the City Clerk with this ordinance and is incorporated herein by reference, is hereby approved including, if necessary, the power of eminent domain.

Section 4. That pursuant to Section 9 of Second Committee Substitute for Ordinance No. 160383, as amended, the City Council hereby authorizes the abatement of ad valorem real property taxes to the full extent authorized by the Land Clearance for Redevelopment Authority Law with respect to any project qualifying for Jobs-Based or Site-Based “High Impact” designation as determined by the AdvanceKC Scorecard, derived from the City Council’s

Economic Development and Incentive Policy, or located in a severely distressed census tract that has continuously maintained such status for not less than ten (10) years immediately prior to the effective date of the request.

Section 5. That said Urban Renewal Plan is hereby found to be feasible and in conformance with the Master Plan for the development of the community as a whole.

..end

Approved as to form and legality:

Emalea Black
Assistant City Attorney

**No Fact Sheet
Provided for
Ordinance No.**

220730



File #: 220746

ORDINANCE NO. 220746

Approving the Front Street Infill PIEA General Development Plan on approximately 88 acres (20 parcels), in an area generally bordered by the Missouri river on the north, railroad tracks on the south, I-435 on the east and Chouteau Trafficway on the west and declaring said area to be blighted and in need of redevelopment and rehabilitation. (CD-CPC-2022-00063)

WHEREAS, the Planned Industrial Expansion Authority of Kansas City, Missouri (“Authority”) did prepare or cause to be prepared the Front Street Infill PIEA General Development Plan and recommended that the Council approve the finding of blight and approve the General Development Plan for the area; and

WHEREAS, the City Plan Commission has reviewed and recommended approval of the finding of blight of the Front Street Infill PIEA General Development Plan on June 21, 2022, as evidenced by its disposition of the case and its written recommendations submitted to the City; and

WHEREAS, Section 100.400, RSMo, authorizes the Council to make a finding that an area is a blighted area and approve a general development plan for such area if the Council finds that the plan is feasible and in conformity with the general plan for the development of the community as a whole; and

WHEREAS, on October 6, 2016, the City did pass Second Committee Substitute for Ordinance No. 160383, as amended, which Ordinance No. 160383, as amended, enacted guidelines on the City’s use of abated and exempted real property taxes in funding economic development projects; and

WHEREAS, Section 9 of Ordinance No. 160383, as amended, provides that notwithstanding the guidelines set forth therein, the Council retains its discretion to authorize the capture and redirection, or abatement or exemption, in whole or in part, of ad valorem real property taxes to the full extent authorized by any provision of law; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Council declares the area of approximately 88 acres generally located in an area generally bordered by the Missouri river on the north, railroad tracks on the south, I-435 on the east and Chouteau Trafficway on the west, and more specifically described by metes and bounds on Exhibit A attached hereto and incorporated herein by reference, to be a blighted area as defined in Section 100.310, RSMo, and more specifically finds that there is a

predominance of defective and inadequate street layout, insanitary and unsafe conditions, deterioration of site improvements, and the existence of conditions which endanger life and property by fire and other causes in such planning area and as a result of the predominance of those conditions the planning area in its present condition and use constitutes an economic and social liability and a serious menace to the public health, safety, morals, and welfare.

Section 2. That the Front Street Infill PIEA General Development Plan prepared by the Authority and recommended to the Council is intended to and shall affect and be applicable to only the real property specifically described in Section 1 above and is hereby approved. A copy of said General Development Plan is attached to this ordinance and is made a part hereof.

Section 3. That the Council has duly made the findings necessary for compliance with Section 100.300-100.620, RSMo.

Section 4. That the General Development Plan is hereby found to be feasible and in conformance with the general plan for the development of the community as a whole.

Section 5. That the ad valorem tax exemption benefits as authorized in Section 100.570, RSMo, are hereby extended to the plan area to the extent and in the manner as provided for in said General Development Plan, and subject to the execution of a development agreement with the Planned Industrial Expansion Authority of Kansas City, Missouri, and the developer.

Section 6. That pursuant to Section 9 of Second Committee Substitute for Ordinance No. 160383, as amended, the City Council hereby authorizes the abatement of ad valorem real property taxes to the full extent authorized by Section 100.570, RSMo with respect to any project qualifying for Jobs-Based or Site-Based “High Impact” designation as determined by the AdvanceKC Scorecard, derived from the City Council’s Economic Development and Incentive Policy, or located in a severely distressed census tract that has continuously maintained such status for not less than ten (10) years immediately prior to the effective date of the request.

..end

I hereby certify that as required by Chapter 100, RSMo, as amended, all public notices have been given and public hearings held, as required by law.

Secretary, City Plan Commission

Approved as to form and legality:

Emalea Black
Associate City Attorney

**No Fact Sheet
Provided for
Ordinance No.**

220746

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TOTAL EXP	-	-	-	-	-	-	-
NET Per-YEAR IMPACT	-	-	-	-	-	-	-
NET IMPACT (SIX YEARS)							-

REVIEWED BY *Sean Carroll*

DATE *9/14/2022*

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File #: 220747

ORDINANCE NO. 220747

Approving the Historic Northeast Lofts PIEA General Development Plan on about 22 acres (3 parcels), generally located at the southeast corner of Independence Avenue and Hardesty Avenue. (CD-CPC-2022-00064)

WHEREAS, the Planned Industrial Expansion Authority of Kansas City, Missouri (“Authority”) did prepare or cause to be prepared the Historic Northeast Lofts PIEA General Development Plan and recommended that the Council approve the finding of blight and approve the General Development Plan for the area; and

WHEREAS, the City Plan Commission has reviewed and recommended approval of the finding of blight of the Historic Northeast Lofts PIEA General Development Plan on June 21, 2022, as evidenced by its disposition of the case and its written recommendations submitted to the City; and

WHEREAS, Section 100.400, RSMo, authorizes the Council to make a finding that an area is a blighted area and approve a general development plan for such area if the Council finds that the plan is feasible and in conformity with the general plan for the development of the community as a whole; and

WHEREAS, on October 6, 2016, the City did pass Second Committee Substitute for Ordinance No. 160383, as amended, which Ordinance No. 160383, as amended, enacted guidelines on the City’s use of abated and exempted real property taxes in funding economic development projects; and

WHEREAS, Section 9 of Ordinance No. 160383, as amended, provides that notwithstanding the guidelines set forth therein, the Council retains its discretion to authorize the capture and redirection, or abatement or exemption, in whole or in part, of ad valorem real property taxes to the full extent authorized by any provision of law; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Council declares the area of approximately 22 acres (3 parcels) generally located in at the southeast corner of Independence Avenue and Hardesty Avenue, and more specifically described by metes and bounds on Exhibit A attached hereto and incorporated herein by reference, to be a blighted area as defined in Section 100.310, RSMo, and more specifically finds that there is a predominance of defective and inadequate street layout, insanitary and unsafe conditions, deterioration of site improvements, and the existence of

conditions which endanger life and property by fire and other causes in such planning area and as a result of the predominance of those conditions the planning area in its present condition and use constitutes an economic and social liability and a serious menace to the public health, safety, morals, and welfare.

Section 2. That the Historic Northeast Lofts PIEA General Development Plan prepared by the Authority and recommended to the Council is intended to and shall affect and be applicable to only the real property specifically described in Section 1 above and is hereby approved. A copy of said General Development Plan is attached to this ordinance and is made a part hereof.

Section 3. That the Council has duly made the findings necessary for compliance with Section 100.300-100.620, RSMo.

Section 4. That the General Development Plan is hereby found to be feasible and in conformance with the general plan for the development of the community as a whole.

Section 5. That the ad valorem tax exemption benefits as authorized in Section 100.570, RSMo, are hereby extended to the plan area to the extent and in the manner as provided for in said General Development Plan, and subject to the execution of a development agreement with the Planned Industrial Expansion Authority of Kansas City, Missouri, and the developer.

Section 6. That pursuant to Section 9 of Second Committee Substitute for Ordinance No. 160383, as amended, the City Council hereby authorizes the abatement of ad valorem real property taxes to the full extent authorized by Section 100.570, RSMo with respect to any project qualifying for Jobs-Based or Site-Based “High Impact” designation as determined by the AdvanceKC Scorecard, derived from the City Council’s Economic Development and Incentive Policy, or located in a severely distressed census tract that has continuously maintained such status for not less than ten (10) years immediately prior to the effective date of the request.

..end

I hereby certify that as required by Chapter 100, RSMo, as amended, all public notices have been given and public hearings held, as required by law.

Secretary, City Plan Commission

Approved as to form and legality:

Emalea Black
Associate City Attorney

**No Fact Sheet
Provided for
Ordinance No.**

220747



File #: 220801

ORDINANCE NO. 220801

Vacating a 265 feet long alley in M1-5 zoning between 17th and 18th Streets and Central and Wyandotte Streets on about 0.92 acres generally located to the west of 220 W. 18th Street; and directing the City Clerk to record certain documents. (CD-ROW-2022-00006).

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Council of Kansas City does hereby find and declare that on the 16th day of February, 2022, a petition was filed with the City Clerk of Kansas City by Brad Johnson for the vacation of the first north-south alley east of Central Street from the south right-of-way line of Seventeenth Street to the north right-of-way line of Eighteenth Street and adjacent to Lots 1 to 11, in Block 3, Goodrich Addition, and Lots 1 and 2, of a Replat OF Lots 12 - 15 and Lots 27 - 30, Block 3, Goodrich Addition, both being subdivisions of land in Kansas City, Jackson County, Missouri, said alley being 14.5 feet wide and 167 feet long per the Plat of Goodrich Addition, giving the distinct description of the alley to be vacated, and also the names of the persons and corporations owning or claiming to own the property fronting thereon, and that the consent of the persons and corporations owning or claiming to own three-fourths of the front feet of the property immediately adjoining said alley has been obtained in writing, that said consent has been acknowledged as deeds are acknowledged, and was duly filed with the petition for such vacation in the City Clerk's Office.

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

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

Section 4. That the first north-south alley east of Central Street from the south right-of-way line of Seventeenth Street to the north right-of-way line of Eighteenth Street and adjacent to Lots 1 to 11, in Block 3, Goodrich Addition, and Lots 1 and 2, of a Replat OF Lots 12 - 15 and Lots 27 - 30, Block 3, Goodrich Addition, both being subdivisions of land in Kansas City, Jackson County, Missouri, said alley being 14.5 feet wide and 167 feet long per the Plat of Goodrich Addition, be and the same is hereby vacated. However, the City of Kansas City reserves an easement and the right to locate, construct and maintain (or to authorize any franchised utility to locate, construct and maintain) conduits, water, gas and sewer pipes, poles and wire, or any of them over, under, along and across the above-described property. The City of Kansas City shall have at all times the right to go upon the above-described property to construct, maintain and repair the same; and nothing in this vacation action shall be construed so as to grant any right to use the above-described property in any manner as would interfere with the construction or reconstruction and proper, safe and continuous maintenance of the aforesaid uses, and specifically, there shall not be built thereon or thereover any structure (except driveways, paved areas, grass, shrubs and fences) without first securing the written approval of the Director of Public Works, subject to the following conditions:

- (1) Should the applicant relocate the Evergy's facilities, service shall be re-established for streetlighting facilities currently receiving power from UFLID #220670 at the cost of the applicant.
- (2) The applicant shall retain all utility easements and protect facilities required by AT&T or relocate the facilities at the cost of the applicant.
- (3) The applicant shall retain all utility easements and protect facilities required by Evergy or relocate the facilities at the cost of the applicant.
- (4) The applicant shall relocate facilities owned by Spectrum Charter or relocate the facilities at the cost of the applicant.

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

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

..end

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

Recorder

By _____
Deputy

STREET OR ALLEY VACATION

Ordinance Number **220801**

Ordinance Fact Sheet

Case No. CD-ROW-2022-00006

A request to approve a vacation of a 265 feet long alley in M1-5 zoning between 17th & 18th streets and Central & Wyandotte streets on about 0.92 acres generally located to the west of 220 w 18th street.

Details

Location: 0.92 acres of an alley in M1-5 zoning between 17th & 18th streets and Central & Wyandotte streets

Reason for Legislation: A request to approve a right-of-way vacation requires approval from city council.

The Commission recommended that this application be approved with conditions:

- 1) Should the applicant relocate the Evergy's facilities, service shall be re-established for streetlighting facilities currently receiving power from UFLID #220670 at the cost of the applicant.
- 2) The applicant shall retain all utility easements and protect facilities required by AT&T or relocate the facilities at the cost of the applicant.
- 3) The applicant shall retain all utility easements and protect facilities required by Evergy or relocate the facilities at the cost of the applicant.
- 4) The applicant shall relocate facilities owned by Spectrum Charter or relocate the facilities at the cost of the applicant.

See staff report for details.

Positions/Recommendations

Sponsors	Jeffrey Williams, AICP, Director Department of City Planning & Development
Programs, Departments or Groups Affected	4 th District (Bunch, Shields)
Applicants / Proponents	<p>Applicant Brad Johnson Lathrop GPM LLP 2345 Grand Blvd, 2200 Kansas City, MO 64108</p> <p>City Department City Planning & Development</p> <p>Other</p>
Opponents	Groups or Individuals
	Basis of Opposition
Staff Recommendation	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against
Board or Commission Recommendation	<p>City Plan Commission (5-0) 09-06-2022 By Allender, Beasley, Crawl, Enders, Rojas</p> <p> <input type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No Action Taken </p> <p> <input checked="" type="checkbox"/> For, with revisions or conditions (see details column for conditions) </p>
Council Committee Actions	<input type="checkbox"/> Do Pass <input type="checkbox"/> Do Pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass

Policy or Program Change	<input type="checkbox"/> Yes <input type="checkbox"/> No
Operational Impact Assessment	

Finances

Cost & Revenue Projections – Including Indirect Costs	
Financial Impact	
Funding Source(s) and Appropriation Account Codes	

Continued from Page 2

Fact Sheet Prepared By:

Date: 09/12/2022

Jared Clements, AICP
Planner

Reviewed By:

Date: 09/12/2022

Joe Rexwinkle, AICP
Division Manager
Development Management

Initial Application Filed: 02/16/2022

City Plan Commission: 09/02/2022

Revised Plans Filed: N/A

Reference Numbers:

Case No. CD-ROW-2022-00006



File #: 220863

ORDINANCE NO. 220863

Sponsor: Councilmember Melissa Robinson

Approving the 27th and Cleveland PIEA General Development Plan on approximately 2.412 acres generally located at the southwest corner of 27th and Cleveland Avenue, and declaring said area to be blighted and in need of redevelopment and rehabilitation. (DC-CPC-2022-00152)

WHEREAS, the Planned Industrial Expansion Authority of Kansas City, Missouri (“Authority”) did prepare or cause to be prepared the 27th and Cleveland PIEA General Development Plan and recommended that the Council approve the finding of blight and approve the General Development Plan for the area; and

WHEREAS, the City Plan Commission has reviewed and recommended approval of the finding of blight of the 27th and Cleveland PIEA General Development Plan on _____, as evidenced by its disposition of the case and its written recommendations submitted to the City; and

WHEREAS, Section 100.400, RSMo, authorizes the Council to make a finding that an area is a blighted area and approve a general development plan for such area if the Council finds that the plan is feasible and in conformity with the general plan for the development of the community as a whole; and

WHEREAS, on October 6, 2016, the City did pass Second Committee Substitute for Ordinance No. 160383, as amended, which Ordinance No. 160383, as amended, enacted guidelines on the City’s use of abated and exempted real property taxes in funding economic development projects; and

WHEREAS, Section 9 of Ordinance No. 160383, as amended, as modified by Second Committee Substitute for Ordinance 200497, as amended, provides that notwithstanding the guidelines set forth therein, the Council retains its discretion to authorize the capture and redirection, or abatement or exemption, in whole or in part, of ad valorem real property taxes to the full extent authorized by any provision of law; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Council declares the area of approximately 2.412 acres generally located the southwest corner of 27th and Cleveland Avenue, and more specifically described by

metes and bounds on Exhibit A attached hereto and incorporated herein by reference, to be a blighted area as defined in Section 100.310, RSMo, and more specifically finds that there is a predominance of defective and inadequate street layout, insanitary and unsafe conditions, deterioration of site improvements, and the existence of conditions which endanger life and property by fire and other causes in such planning area and as a result of the predominance of those conditions the planning area in its present condition and use constitutes an economic and social liability and a serious menace to the public health, safety, morals, and welfare.

Section 2. That the 27th and Cleveland PIEA General Development Plan prepared by the Authority and recommended to the Council is intended to and shall affect and be applicable to only the real property specifically described in Section 1 above and is hereby approved. A copy of said General Development Plan is attached to this ordinance and is made a part hereof.

Section 3. That the Council has duly made the findings necessary for compliance with Section 100.300-100.620, RSMo.

Section 4. That the General Development Plan is hereby found to be feasible and in conformance with the general plan for the development of the community as a whole.

Section 5. That the ad valorem tax exemption benefits as authorized in Section 100.570, RSMo, are hereby extended to the plan area to the extent and in the manner as provided for in said General Development Plan, and subject to the execution of a development agreement with the Planned Industrial Expansion Authority of Kansas City, Missouri, and the developer.

Section 6. That pursuant to Section 9 of Second Committee Substitute for Ordinance No. 160383, as amended, as modified by Section E of Second Committee Substitute for Ordinance 200497, as amended, the City Council hereby authorizes the abatement of ad valorem real property taxes to the full extent authorized by Section 100.570, RSMo with respect to any project in the plan located in a severely distressed census tract that has continuously maintained such status for not less than ten (10) years immediately prior to the effective date of the request.

..end

I hereby certify that as required by Chapter 100, RSMo, as amended, all public notices have been given and public hearings held, as required by law.

Secretary, City Plan Commission

Approved as to form and legality:

Emalea Kaye Black
Assistant City Attorney

**No Fact Sheet
Provided for
Ordinance No.**

220863

LEGISLATIVE FISCAL NOTE	LEGISLATION NUMBER:	220863
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LEGISLATION IN BRIEF:

Approving the 27th and Cleveland PIEA General Development Plan on approximately 2.412 acres generally located at the southwest corner of 27th and Cleveland Avenue, and declaring said area to be blighted and in need of redevelopment and rehabilitation.

What is the purpose of this legislation?	ECONOMIC DEVELOPMENT
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For the purpose of entering an agreement between the city and third party for the attraction or retention of economic activity for the purpose of economic development.

Does this legislation spend money appropriated in the current fiscal year? <i>What is the city's obligation in future fiscal Years (See Section 04)</i>	NO	Yes/No
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Does this Legislation estimate new revenue in the current Fiscal Year? <i>What is the city's gross new revenue in future Fiscal Years? (See Section 01)</i>	NO	Yes/No
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Section 00: Notes:

A fiscal impact cannot be determined at this time. However, a future fiscal impact will arise with approval of redevelopment proposals by the Planned Industrial Expansion Authority (PIEA) and Chapter 353 Tax Abatement treatment. Such tax abatement on real property will consist of the following: 1) 100% abatement for 10 years on amounts over the tax due on land for the year prior to the property being acquired by the redevelopment corporation; 2) The property is then eligible for an additional 50% abatement on the value of land and any improvements for the next 15 years. The tax abatement for this plan shall be consistent with the Second Committee Substitute for Ordinance No. 200497, which capped the abatement at seventy percent (70%) of real property taxes for the first ten years and thirty percent (30%) for the following 5 years. However this limitation may be waived with Council approval to allow for abatements that exceed this threshold for certain qualifying projects.

FINANCIAL IMPACT OF LEGISLATION

Section 01: If applicable, where are funds appropriated in the current budget?

FUND	DEPTID	ACCOUNT	PROJECT	FY 22-23 BUD	FY 23-24 EST

Section 02: If applicable, where will new revenues be estimated?

FUND	DEPTID	ACCOUNT	PROJECT	FY 22-23 BUD	FY 23-24 EST

Section 03: If applicable, where will appropriations be increased?

FUND	DEPTID	ACCOUNT	PROJECT	FY 22-23 BUD	FY 23-24 EST

NET IMPACT ON OPERATIONAL BUDGET	-	-
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RESERVE STATUS:

SECTION 04: FIVE-YEAR FISCAL IMPACT (Direct and indirect)

FUND	FUND NAME	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	All Outyears
TOTAL REV		-	-	-	-	-	-	-

FUND	FUND NAME	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	All Outyears
		-	-	-	-	-	-	-
TOTAL EXP		-	-	-	-	-	-	-

NET Per-YEAR IMPACT	-	-	-	-	-	-	-	-
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NET IMPACT (SIX YEARS)	-
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REVIEWED BY	Esther Swanson	DATE	10/4/2022
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File #: 220867

ORDINANCE NO. 220867

Sponsor(s): Councilmember Parks-Shaw, Fowler and Bough

Establishing a Kansas City, Missouri Community Land Trust non-profit organization; authorizing the filing of Articles of Incorporation with the Missouri Secretary of State; and appointing a Board of Directors of the Kansas City, Missouri Community Land Trust.

WHEREAS, the City of Kansas City, Missouri is committed to supporting the development of permanently affordable housing and expanding opportunities for homeownership; and

WHEREAS, the City faces a number of housing challenges, including access to affordable housing for very low to moderate-income residents, a shortage of public resources for affordable housing, and maintaining long-term affordability; and

WHEREAS, a Community Land Trust is a nonprofit corporation that typically holds legal title to land in trust for the community for the primary purpose of creating and preserving permanently affordable homeownership opportunities for very low to moderate-income individuals and families who are kept out of the traditional homeownership market; and

WHEREAS, the CLT model of homeownership divides property ownership between individuals, who hold title to the home, and the CLT, which holds title to the underlying land; and

WHEREAS, the CLT enters into long-term (typically 99-year), inheritable, renewable ground leases with income-eligible homebuyers for the exclusive use of CLT land; and

WHEREAS, the CLT ground leases place restrictions on the resale of subsidized homes to ensure they will be resold to other limited income households at affordable prices as established by a resale formula; and

WHEREAS, the resale formula in a CLT ground lease determines the homeowner's profit on resale, balancing the competing goals of providing a fair return on the homeowner's housing investment and preserving long-term affordability; and

WHEREAS, the CLT approach to homeownership helps very low to moderate-income individuals and families build wealth through the creation of equity, while at the same time

maximizing the benefits from housing assistance dollars and protecting the affordability of subsidized housing for future residents; and

WHEREAS, although the CLT model of homeownership places limits on the ability of a homeowner to capture the appreciated value of a home, it provides many other benefits not available to renters, including mortgage interest deductions, real property tax deductions, stable housing costs, security of ownership, a long-term stake in the surrounding neighborhood, full return of equity acquired through the pay-down of purchase money mortgage debt, and an equitable return on the homeowner's investment; and

WHEREAS, in addition to the foregoing benefits of CLT homeownership, permanent resale restrictions will allow taxing authorities to reduce the assessed value of CLT housing, thus reducing property taxes; and

WHEREAS, the collection of modest monthly ground lease fees and one-time marketing and resale fees payable by homeowners provide CLTs additional financial stability, with the capacity to monitor and enforce ground lease restrictions, conduct public education and outreach, market affordable units within its portfolio, provide back-up services for first-time homebuyers, and manage the resale of limited-equity homes by minimizing the use of limited public resources; and

WHEREAS, it is in the best interests of the City to provide for the establishment of a citywide CLT as a Missouri not-for-profit corporation having as its primary mission the preservation of long-term affordability of housing units created through public subsidies; and

WHEREAS, it is also in the best interests of the City to act as the primary entity to establish and maintain appointment of a board of directors that will maintain accountability to low and moderate-income occupants of CLT homes, as well as representatives of the community at large; and

WHEREAS, the City anticipates the CLT organization's initial holdings will consist primarily of affordable units that are produced through the City's existing affordable homeownership programs, and that, in most cases, the CLT will not act as a developer itself, but instead will work with other nonprofit and for-profit developers of affordable housing to create CLT units; and

WHEREAS, the City anticipates land included as part of affordable owner-occupied housing funded through City programs will be dedicated to the CLT; and

WHEREAS, as the CLT grows in size and capacity, the CLT may make its land available for rental housing, as well as commercial and social service uses that benefit the community; and

WHEREAS, the City anticipates that, over time, the CLT will generate a stream of revenue in an amount adequate to support its operations without additional public funding; and

WHEREAS, it is anticipated that the CLT will require an estimated \$325,000.00 in funding for start-up costs in its first year of operations. The City expects to fund these start-up costs through the reallocation of resources within the existing budget.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Kansas City, Missouri Community Land Trust is hereby established.

Section 2. That the City Manager is hereby authorized and directed to draft and file with the Missouri Secretary of State any and all documentation, including Articles of Incorporation, required to establish the Kansas City, Missouri Community Land Trust. The City Manager is further authorized and directed to take such additional actions as may be necessary to enable the Kansas City, Missouri Community Land Trust to become duly organized and qualified as a Missouri non-profit corporation.

Section 3. That the Kansas City, Missouri Community Land Trust board of directors shall be appointed by the members of the City Council. The initial Kansas City, Missouri Community Land Trust board of directors shall be composed of six (6) voting directors consisting of one (1) member from each council district.

Section 4. That the sum of \$325,000.00 is hereby appropriated from the Housing Trust Fund to the following account:

Account No. _____

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

..end

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

Tammy L. Queen
Director of Finance

Approved as to form and legality:

Julian Langenkamp

Assistant City Attorney

**No Fact Sheet
Provided for
Ordinance No.**

220867