



## **Agenda**

### **Neighborhood Planning and Development Committee**

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

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**Wednesday, March 1, 2023**

**1:30 PM**

**26th Floor, Council Chamber**

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**<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)

#### **Director of City Planning & Development**

**[230148](#)**

Sponsor: Director of City Planning and Development Department

Approving the plat of Woodhaven-1ST Plat, an addition in Platte County, Missouri, on approximately 19.44 acres generally located on the south side of N.W. 100th Street in between N. Green Hills Road to the west and N. Platte Purchase Drive to the east, creating 80 lots and 4 tracts for the purpose of an 80 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-2022-00024)

**Attachments:** [Docket Memo Templatev28](#)

**City Plan Commission and Director of City Planning & Development**

**230149** Sponsor: Director of City Planning and Development Department

Approving the plat of I-49 Commerce Center, First Plat, an addition in Jackson County, Missouri, on approximately 57.25 acres generally located along East 155th Street approximately 1,000 feet west of U.S. 71 Highway, creating 1 lot and 1 tract for the purpose of 1 lot office and warehouse subdivision; accepting various easements; 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-2022-00026)

**Attachments:** [2022-00026 Docket Memo](#)

**Director of City Planning & Development and City Plan Commission**

**230150** Sponsor: Director of City Planning and Development Department

Approving the plat of Trails at Bannister, First Plat, an addition in Jackson County, Missouri, on approximately 16.832 acres generally located along the northern side of East Bannister at Fremont Avenue, creating 1 lot and 3 tracts for the purpose of a 216 unit multi-family subdivision; accepting various easements; 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-2022-00046)

**Attachments:** [2022-00046 Docket Memo](#)

End of Consent(s)

**Lucas**

**230151** Sponsor: Mayor Quinton Lucas

Appointing Fred O'Neill as successor director to the Kansas City International Airport Community Improvement District.

**Attachments:** [Docket Memo for Resolution 230151](#)

**Lucas**

**230152** Sponsor: Mayor Quinton Lucas

Appointing Mario Vasquez, Karen Slaughter and Kimiko Gilmore as successor directors to the Linwood Shopping Center Community Improvement District.

**Attachments:** [Docket memo for Resolution # 230152](#)

**Lucas**

[230153](#) Sponsor: Mayor Quinton Lucas

Appointing Mark Moberly, Scott Lipovac and Mike Beal as successor directors to the Pioneer Plaza Community Improvement District.

**Attachments:** [Docket memo for Resolution # 230153](#)

**Director of Housing and Community Development**

[230154](#) Sponsor: Director of Housing and Community Development Department

Amending the Home Investment Partnership Program (HOME) appropriation amount of \$2,300,000.00 and the revenue estimate of 2,300,000.00, previously included in the Kansas City 2022-2023 budget to the amount received from the U. S. Department of Housing and Urban Development (HUD) for HOME projects, which was \$2,632,335.00; allowing the Department of Housing and Community Development to spend the \$2,632,335.00 appropriated by HUD for its intended purpose.

**Attachments:** [Docket Memo HOME TMP2771](#)  
[Admin Approp HOME22](#)

**City Manager's Office**

[230155](#) Sponsor: City Manager

Approving the Eleventh Amendment to the River Market Tax Increment Financing Plan and directing the City Clerk to send a copy of this ordinance to the County of Jackson County, Missouri.

**Attachments:** [River Market 11th Amendment DOCKET MEMO](#)

**Director of Housing and Community Development**

[230167](#) Sponsor: Director of Housing and Community Development Department

Estimating revenues and appropriating funds in the amount of \$1,644,394.02 in the General Grants Fund for the Emergency Rental Assistance Program from the U.S. Department of the Treasury to assist households that are unable to pay rent and utilities due to the COVID-19 pandemic; and authorizing the Director of Housing and Community Development to execute a contract for Emergency Rental Assistance and is required to provide quarterly status reports.

**Attachments:** [City of KCMO New Docket Memo 2780](#)  
[G55ERAP22 Admin Approp](#)

**Robinson**

[230189](#) Sponsor: Councilmember Melissa Robinson

Amending the Code of Ordinances by creating a new Chapter 37 entitled "Health in All Policies," consisting of Sections 37-1 through 37-5, to create a Health in All Policies Interdepartmental Task Force that will be a collaborative approach to improving the health of all people by incorporating health, sustainability, and equity considerations into decision-making across various sectors and policy areas.

**Attachments:** [Ordinance Docket Memo 230189 MJ](#)

**Director of Housing and Community Development**

[230195](#) Sponsor: Director of Housing and Community Development Department

Estimating revenues and appropriating funds in the amount of \$392,147.16 to the Community Development Block Grant Fund (CDBG) to provide funding for projects that meet the CDBG minor home repair requirements; and recognizing this ordinance as having an accelerated effective date.

**Attachments:** [Docket Memo MHR.docx](#)  
[G55CDBG16MHR Admin Approp](#)

**City Plan Commission and Director of City Planning & Development**

[230196](#) Sponsor: Director of City Planning and Development Department

Approving a nonresidential development plan in District B3-3 on about 4 acres generally located at N.W. Plaza Circle and Interstate 29 for the construction of a 104 room hotel. (CD-CPC-2022-00218)

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

**Director of City Planning & Development and City Plan Commission**

[230198](#) Sponsor: Director of City Planning and Development Department

Rezoning an area of about 0.98 acres generally located at 400 Main street from District UR (Urban Redevelopment) to District UR (Urban Redevelopment), and approving a development plan that also serves as a preliminary plat. (CD-CPC-2022-00174)

**Attachments:** [Docket Memo Templatev28](#)  
[EV3065-SLBE Contract Review Request Form REV.](#)  
[10.26.2022 - Fillable-signed](#)

**City Plan Commission and Director of City Planning & Development**

**230199** Sponsor: Director of City Planning and Development Department

Rezoning about 59.47 acres from District AG-R to District R-7.5 and approving a development plan and a preliminary plat to develop 251 detached homes generally located at N.W, 108th Street and N. Green Hills Road. (CD-CPC-2022-00050 and CD-CPC-2022-00051)

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

**Robinson**

**230200** Sponsor: Councilmember Melissa Robinson

RESOLUTION - Directing the City Manager to develop a Citywide Doula Initiative and report back to the Council in 45 days.

**Attachments:** [Docket memo for Resolution # 230200](#)

HELD IN COMMITTEE

**Lucas and Parks-Shaw**

**220701** Establishing administrative processes for awarding standard incentive packages to residential, office, and industrial developments that meet certain criteria and directing the City Manager and the Director of Finance to take certain acts to implement the standard incentive packages.

**Attachments:** [No Fact Sheet](#)  
[Fiscal Note 220701](#)

**Bough, Shields and Bunch**

**220729** Amending the Plaza Bowl Overlay, which was created by Committee Substitute for Ordinance No. 190100, which includes use and height regulations for the area generally located on the south and north sides of W. 47th Street (extending northerly to the north side of W. 46th Terrace), between Madison Avenue on the west and J.C. Nichols Parkway on the east, in order to establish standards for granting deviations..

**Attachments:** [220729 Docket Memo](#)

**Lucas**

[220961](#) Sponsor: Mayor Quinton Lucas

Amending Chapter 88, Code of Ordinances, by enacting new Sections 88-424-01 through 88-424-11, Tree Preservation and Protection, and amending Section 88-810 by adding and inserting definitions applicable to this new code section

**Attachments:** [220961 Docket Memo](#)

**Shields and Bunch**

[221085](#) Sponsors: Councilmembers Katheryn Shields and Eric Bunch

RESOLUTION - Determining the compliance of the Union Hill "353" Redevelopment Project located south of Union Cemetery, and north of E. 31st Street, between Main Street on the west and Gillham Road on the east, and authorizing issuance of a Certificate of Completion to the Phoenix Redevelopment Corporation for the Union Hill Redevelopment Project.

**Attachments:** [Docket Memo 221085 1.23.2023](#)

**Director of Health**

[230044](#) Sponsor: Director of the Health Department

Approving a \$600,000.00 contract, using previously appropriated funds, with Mattie Rhodes Center to assemble a Hispanic Outreach Team in the Kansas City area; and authorizing the Director of Health to extend the term of the contract or increase the total contract dollar amount upon need and appropriation without further Council approval.

**Attachments:** [Hispanic Outreach Team Contract FY23 - Docket Memo 5082230091 Goal & Nondiscrimination Review-signed \(2\)](#)

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](mailto:public.testimony@kcmo.org). Comments received will be distributed to the committee and added to the public record by the clerk.

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

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

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



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**File #: 230148**

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ORDINANCE NO. 230148

Sponsor: Director of City Planning and Development Department

Approving the plat of Woodhaven-1ST Plat, an addition in Platte County, Missouri, on approximately 19.44 acres generally located on the south side of N.W. 100th Street in between N. Green Hills Road to the west and N. Platte Purchase Drive to the east, creating 80 lots and 4 tracts for the purpose of an 80 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-2022-00024)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

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

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

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

Section 4. That the Director of City Planning and Development is hereby authorized to execute a Covenant to Maintain Storm Water Detention 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 Platte County, Missouri.

Section 7. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on June 21, 2022.

..end

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Approved as to form:

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Eluard Alegre  
Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: Please Select

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

### Executive Summary

Final Plat of Woodhaven - 1ST Plat

### Discussion

A single family home subdivision in Kansas City, Platte County Missouri

### Fiscal Impact

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

2. What is the funding source?

Private Development

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

NA

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

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

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

Developer will construct infrastructure and public improvements

### Office of Management and Budget Review

(OMB Staff will complete this section.)

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

2. This fund has a structural imbalance.  Yes  No



# City of Kansas City, Missouri

## Docket Memo

### Additional Discussion (if needed)

Click or tap here to enter text.

### Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Public Safety (Press tab after selecting.)

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

- Reduce violent crime among all age groups, placing an emphasis on young offenders
- Evaluate and identify areas of opportunity in the emergency response delivery system to ensure the best possible patient outcome
- Improve the diversity of employee recruitment, succession planning, and retention in the Police and Fire Departments
- Increase effectiveness and efficiencies of operations at Municipal Court and work to achieve the best possible outcomes for those served
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- 

### Prior Legislation

Click or tap here to Case No. CD-CPC-2021-00216 – Ordinance No. 200269 – A request to approve a rezoning from District AG-R (Agricultural-Residential) and District R-7.5 (Residential dash 7.5) to District MPD (Master Planned Development) that serves as a development plan on about 152 acres generally located on the south side of NW 100th Street in between N. Green Hills Road to the west and N. Platte Purchase Drive to the east, creating 468 total residential units and other amenities list prior related ordinances/resolutions.

### Service Level Impacts

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

### Other Impacts



# City of Kansas City, Missouri

## Docket Memo

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

NA

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

NA

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

This project consists of public and private improvements for a 80 lot single-family residential development, private open space tracts and two storm water detention tracts on approximately 20 acres of previously undeveloped property. There will be stormwater detention facilities constructed by with this plat. These facilities will reduce the overall storm water volume and attenuate the peak runoff rate to less than existing conditions. The private open space will also retain much of the existing natural vegetation and natural waterways. Runoff from within the development will be conveyed in an enclosed storm sewer system and released into the detention facilities. Common areas will be maintained by the homeowners' association through a covenant agreement. Modern and safe, walkable streets with sidewalks, curb and gutter and street lights will be constructed. New sanitary sewers will be constructed that will minimize infiltration and inflow within the system conveyed to the treatment facility. Homeowners must adhere to the codes, covenants and restrictions prepared for the project to assure ongoing maintenance and upkeep of their personal residences and common properties. This development will increase the tax base for the developed lots and will provide ample permanent greenspace within the development.

4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?

NA

5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?

NA



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**File #:** 230149

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ORDINANCE NO. 230149

Sponsor: Director of City Planning and Development Department

Approving the plat of I-49 Commerce Center, First Plat, an addition in Jackson County, Missouri, on approximately 57.25 acres generally located along East 155th Street approximately 1,000 feet west of U.S. 71 Highway, creating 1 lot and 1 tract for the purpose of 1 lot office and warehouse subdivision; accepting various easements; 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-2022-00026)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of I-49 Commerce Center, First Plat, a subdivision in Jackson County, Missouri, a true and correct copy of which is attached hereto and incorporated herein by reference, is hereby approved.

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

Section 3. That the Director of City Planning and Development is hereby authorized to execute a Covenant to Maintain Storm Water Detention Facilities Agreement, to be in a form substantially as that attached hereto as Exhibit A and incorporated herein by reference.

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

Section 5. That the City Clerk is hereby directed to 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 6. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on July 19, 2022.

..end

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Approved as to form:

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Eluard Alegre  
Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: City Planning

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

### Executive Summary

Final Plat I-49 Commerce Center, First Plat

### Discussion

Industrial Use Subdivision of former Bannister Federal Complex

### Fiscal Impact

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

2. What is the funding source?

Private Development

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

NA

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

NA

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

NA

### Office of Management and Budget Review

(OMB Staff will complete this section.)

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

2. This fund has a structural imbalance.  Yes  No



# City of Kansas City, Missouri

## Docket Memo

### Additional Discussion (if needed)

Case No. CD-CPC-2022-00025 – Ordinance 220448 was approved by City Council on May 26, 2022 creating a development plan which also serves as a preliminary plat, in District M2-5 (Manufacturing) to allow for 1.3 million square foot of office and warehouse development on three (3) lots and one (1) tract.

### Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Select (Press tab after selecting.)

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

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### Prior Legislation

Case No. CD-CPC-2022-00025 – Ordinance 220448 was approved by City Council on May 26, 2022 creating a development plan which also serves as a preliminary plat, in District M2-5 (Manufacturing) to allow for 1.3 million square foot of office and warehouse development on three (3) lots and one (1) tract.

### Service Level Impacts

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

### Other Impacts

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



# City of Kansas City, Missouri

## Docket Memo

NA

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

NA

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

This project consists of private improvements for an industrial development on a previously undeveloped 57.25 acre site. The I-49 Commerce Center 1st Plat creates one lot and one tract. The peak rate of storm water discharge and total runoff volume discharging to the public storm sewers will be maintained after re-development. The improvements will improve the overall aesthetics of the site and increase the tax base for the City.

4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?

NA

5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?

NA



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**File #: 230150**

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ORDINANCE NO. 230150

Sponsor: Director of City Planning and Development Department

Approving the plat of Trails at Bannister, First Plat, an addition in Jackson County, Missouri, on approximately 16.832 acres generally located along the northern side of East Bannister at Fremont Avenue, creating 1 lot and 3 tracts for the purpose of a 216 unit multi-family subdivision; accepting various easements; 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-2022-00046)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

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

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

Section 3. That the Director of 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 4. That the Director of City Planning and Development is hereby authorized to execute and/or accept any and all agreements necessary to clear the title of any right of way, utility easements or other public property dedicated on the plat.

Section 5. That the City Clerk is hereby directed to 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 6. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on January 17, 2022.

..end

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Approved as to form:

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Eluard Alegre  
Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: Please Select

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

### Executive Summary

Final Plat of Trails at Bannister, First Plat

### Discussion

Construction of a 216 multi-family residential subdivision

### Fiscal Impact

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

2. What is the funding source?

Private Development

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

NA

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

NA

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

NA

### Office of Management and Budget Review

(OMB Staff will complete this section.)

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

2. This fund has a structural imbalance.  Yes  No



# City of Kansas City, Missouri

## Docket Memo

### Additional Discussion (if needed)

NA

### Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Select (Press tab after selecting.)

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

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### Prior Legislation

Case No. CD-CPC-2022-00098 – Ordinance No. 220664 approved a rezoning of an area of about 24 acres generally located at 6200 E. Bannister Road from UR (Urban Redevelopment) to UR (Urban Redevelopment) and approving a UR development plan and preliminary plat for 342 residential units

### Service Level Impacts

NA

### Other Impacts

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

NA

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

NA



# City of Kansas City, Missouri

## Docket Memo

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

This project consists of public and private improvements for an residential development on approximately 16.83 acres of previously undeveloped property. The plat will provide construction of storm water detention facilities. These facilities will reduce the overall storm water volume and attenuate the peak runoff rate to less than existing conditions. The private open space will also retain much of the existing natural vegetation and natural waterways. Runoff from within the development will be conveyed in an enclosed storm sewer system and released into the detention facilities. Common areas will be maintained by the homeowners' association through a covenant agreement. Modern and safe, walkable streets with sidewalks, curb and gutter and street lights will be constructed. New sanitary sewers will be constructed that will minimize infiltration and inflow within the system conveyed to the treatment facility. This development will increase the tax base for the developed lots and will provide ample permanent greenspace within the development.

### 4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?

NA

### 5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?

NA



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**File #: 230151**

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RESOLUTION NO. 230151

Sponsor: Mayor Quinton Lucas

Appointing Fred O'Neill as successor director to the Kansas City International Airport Community Improvement District.

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

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

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

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

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

Fred O'Neill

..end

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# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: Mayor/Council's Office

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

### Executive Summary

Appointing Fred O'Neill as successor director to the Kansas City International Airport Community Improvement District.

### Discussion

This legislation does not have fiscal impact.

### Fiscal Impact

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

2. What is the funding source?

N/A

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

N/A

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

N/A

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

N/A

### Office of Management and Budget Review

(OMB Staff will complete this section.)

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



# City of Kansas City, Missouri

## Docket Memo

2. This fund has a structural imbalance.

Yes  No

### Additional Discussion (if needed)

N/A

### Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Finance and Governance (Press tab after selecting.)

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

- Reform the City's economic incentives to meet the policy objectives of the City Council
- Ensure the resiliency of City government
- Engage in workforce planning including employee recruitment, development, retention, and engagement
- Ensure a responsive, representative, engaged, and transparent City government
- 
- 

### Prior Legislation

Ordinance No. 050203

### Service Level Impacts

N/A

### Other Impacts

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

N/A



# City of Kansas City, Missouri

## Docket Memo

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

N/A

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

N/A

4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?

N/A

5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?

N/A



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**File #: 230152**

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RESOLUTION NO. 230152

Sponsor: Mayor Quinton Lucas

Appointing Mario Vasquez, Karen Slaughter and Kimiko Gilmore as successor directors to the Linwood Shopping Center Community Improvement District.

WHEREAS, the Linwood Shopping Center Community Improvement District (the "District") was established by petition of the property owners (the "Petition") and approved by the City Council by Ordinance No. 180778; and

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

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

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

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

Mario Vasquez  
Karen Slaughter  
Kimiko Gilmore

..end

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# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: Mayor/Council's Office

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

### Executive Summary

Appointing Mario Vasquez, Karen Slaughter, and Kimiko Gilmore as successor directors to the Linwood Shopping Center Community Improvement District.

### Discussion

This Legislation does not have financial impact.

### Fiscal Impact

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

2. What is the funding source?

N/A

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

N /A

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

N/A

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

N/A

### Office of Management and Budget Review

(OMB Staff will complete this section.)

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

2. This fund has a structural imbalance.  Yes  No



# City of Kansas City, Missouri

## Docket Memo

### Additional Discussion (if needed)

N/A

### Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Finance and Governance (Press tab after selecting.)

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

- Reform the City's economic incentives to meet the policy objectives of the City Council
- Ensure the resiliency of City government
- Engage in workforce planning including employee recruitment, development, retention, and engagement
- Ensure a responsive, representative, engaged, and transparent City government
- 
- 

### Prior Legislation

Ordinance No. 180778

### Service Level Impacts

N/A

### Other Impacts

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

N/A

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

N/A

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



# City of Kansas City, Missouri

## Docket Memo

N/A

4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?

N/A

5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?

N/A



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**File #: 230153**

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RESOLUTION NO. 230153

Sponsor: Mayor Quinton Lucas

Appointing Mark Moberly, Scott Lipovac and Mike Beal as successor directors to the Pioneer Plaza Community Improvement District.

WHEREAS, the Pioneer Plaza Community Improvement District (the "District") was established by petition of the property owners (the "Petition") and approved by the City Council by Ordinance No. 200419; and

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

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

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

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

Mark Moberly  
Scott Lipovac  
Mike Beal

..end

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# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: Mayor/Council's Office

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

### Executive Summary

Appointing Mark Moberly, Scott Lipovac and Mike Beal as successor directors to the Pioneer Plaza Community Improvement District.

### Discussion

This legislation does not have a fiscal impact.

### Fiscal Impact

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

2. What is the funding source?

N/A

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

N/A

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

N/A

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

N/A

### Office of Management and Budget Review

(OMB Staff will complete this section.)

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

2. This fund has a structural imbalance.  Yes  No



# City of Kansas City, Missouri

## Docket Memo

### Additional Discussion (if needed)

N/A

### Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Finance and Governance (Press tab after selecting.)

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

- Reform the City's economic incentives to meet the policy objectives of the City Council
- Ensure the resiliency of City government
- Engage in workforce planning including employee recruitment, development, retention, and engagement
- Ensure a responsive, representative, engaged, and transparent City government
- 
- 

### Prior Legislation

Ordinance No. 200419

### Service Level Impacts

N/A

### Other Impacts

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

N/A

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

N/A



# City of Kansas City, Missouri

## Docket Memo

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

N/A

4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?

N/A

5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?

N/A



**File #: 230154**

ORDINANCE NO. 230154

Sponsor: Director of Housing and Community Development Department

Amending the Home Investment Partnership Program (HOME) appropriation amount of \$2,300,000.00 and the revenue estimate of 2,300,000.00, previously included in the Kansas City 2022-2023 budget to the amount received from the U. S. Department of Housing and Urban Development (HUD) for HOME projects, which was \$2,632,335.00; allowing the Department of Housing and Community Development to spend the \$2,632,335.00 appropriated by HUD for its intended purpose.

WHEREAS, the City of Kansas City is required by the Charter to approve a budget each calendar year on the fourth Thursday in March and the current budget was approved by Council in March 2022; and

WHEREAS, specific HOME grant amounts were not finalized at the time the budget was passed in March 2022, so an appropriated amount of \$2,300,000.00 was used; and

WHEREAS, the actual amount received by the City for HOME funding was \$2,632,335.00; and

WHEREAS, approval from Council is needed to reflect the correct budget amount for HOME so the funds provided may be spent on worthy and important projects, such as assisting individuals and families to quickly regain stability in permanent housing after experiencing a housing crisis or homelessness; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That revenue in the following account of the HOME Investment Fund is hereby estimated in the following amount:

23-2940-550001-476050-G55HOME22	HUD Grants	\$332,335.00
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Section 2. That the sum \$332,335.00 is hereby appropriated from the Unappropriated Fund Balance of the HOME Investment fund in the following accounts:

23-2940-555326-B-G55HOME22	Rental Housing	\$332,335.00
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Section 3. That the Director of Housing and Community Development Department is hereby designated the requisitioning authority for the following: 23-2940-555326-G55HOME22.

..end

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

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Tammy L. Queen  
Director of Finance

Approved as to form:

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Joseph A. Guarino  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: Housing

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

### Executive Summary

Amending the Home Investment Partnership Program (HOME) appropriation amount of \$2,300,000.00 and the revenue estimate of 2,300,000.00, previously included in the Kansas City 2022-2023 budget to the amount received from the U. S. Department of Housing and Urban Development (HUD) for HOME projects, which was \$2,632,335.00; allowing the Department of Housing and Community Development to spend the \$2,632,335.00 appropriated by HUD for its intended purpose.

### Discussion

This legislation increases the grant amount from the estimated amount to the final approved amount by Housing and Urban Development Department.

### Fiscal Impact

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

2. What is the funding source?

HOME Investment Fund

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

Increases the HOME Grant from the estimated amount to the actual allocation by HUD

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

N/A

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

This legislation increases the estimated revenue from HUD grants for the HOME Investment Fund to provide funds for homeownership and rental projects



# City of Kansas City, Missouri

## Docket Memo

### Office of Management and Budget Review

(OMB Staff will complete this section.)

- 1. This legislation is supported by the general fund.  Yes  No
- 2. This fund has a structural imbalance.  Yes  No

### Additional Discussion (if needed)

N/A

### Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Housing and Healthy Communities (Press tab after selecting.)

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

- Maintain and increase affordable housing supply to meet the demands of a diverse population
- Broaden the capacity and innovative use of funding sources for affordable housing
- Invest in neighborhood stabilization and revitalization to reduce blight, ensure sustainable housing, and improve the wellbeing of residents while sustaining their diverse cultures
- Ensure all occupants of residences have quality, efficient, and healthy housing with minimal economic or regulatory barriers
- Address the various needs of the City's most vulnerable population
- Utilize planning approaches to improve the City's neighborhoods

### Prior Legislation

220162

### Service Level Impacts

N/A



# City of Kansas City, Missouri

## Docket Memo

### Other Impacts

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

N/A

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

N/A

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

Yes, because it supports affordable housing for residents at a level where they can stay in and maintain their homes.

4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?

The HOME Partnership Investments requires us to follow their Housing Rules

5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?

HOME projects comply with economic equity and inclusion and must follow Fair Housing Rules as outlined by the Federal Grant.







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**File #: 230155**

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ORDINANCE NO. 230155

Sponsor: City Manager

Approving the Eleventh Amendment to the River Market Tax Increment Financing Plan and directing the City Clerk to send a copy of this ordinance to the County of Jackson County, Missouri.

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 and Ordinance No. (the "Authorizing Ordinances") created the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission"); and

WHEREAS, on December 16, 1999, the City Council passed Ordinance No. 991556, which accepted the recommendations of the Commission as to the approval of the River Market Tax Increment Financing Plan ("Redevelopment Plan" or "Plan"), and the designation of the Redevelopment Area described thereby as a conservation area, and authorized the Commission to take all such action as may be needed to effectuate the Redevelopment Plan; and

WHEREAS, on October 4, 2001, the City Council passed Ordinance No. 011388, which accepted the recommendations of the Commission as to the approval of the First Amendment to the Redevelopment Plan, which provides for (1) modifications to the Budget of Redevelopment Project Costs and Sources of Funds and (2) modifications to projected payments in lieu of taxes; and

WHEREAS, on October 10, 2002, the City Council passed Ordinance No. 021189, which accepted the recommendations of the Commission as to the approval of the Second Amendment to the Redevelopment Plan, which provides for (1) the identification of additional redevelopment projects within the Redevelopment Area, (2) modifications to the legal descriptions of certain redevelopment project areas and (3) modifications to the Budget of Redevelopment Project Costs, Sources of Funds and tax increment financing revenue projections; and

WHEREAS, on July 14, 2004, the City Council passed Ordinance No. 040774, which accepted the recommendations of the Commission as to the approval of the Third Amendment to

the Redevelopment Plan, which provides for (1) modifications to the legal descriptions of certain redevelopment project areas and (2) modifications to the Budget of Redevelopment Project Costs, Sources of Funds and tax increment financing revenue projections; and

WHEREAS, on September 16, 2004, the City Council passed Ordinance No. 040992, which accepted the recommendations of the Commission as to the approval of the Fourth Amendment to the Redevelopment Plan, which provides for (1) the identification of an additional redevelopment project and (2) modifications to the Budget of Redevelopment Project Costs, Sources of Funds and tax increment financing revenue projections; and

WHEREAS, on May 19, 2005, the City Council adopted Resolution No. 050495, which accepted the recommendations of the Commission as to the approval of the Fifth Amendment to the Redevelopment Plan which provides for (1) the identification of an additional redevelopment project and (2) modifications to the Budget of Redevelopment Project Costs, Sources of Funds and tax increment financing revenue projections; and

WHEREAS, on September 15, 2005, the City Council passed Ordinance No. 051117, which accepted the recommendations of the Commission as to the approval of the Sixth Amendment to the Redevelopment Plan, which provides for modifications to the Budget of Redevelopment Project Costs; and

WHEREAS, on February 8, 2007, the City Council passed Ordinance No. 070118, which accepted the recommendations of the Commission as to the approval Seventh Amendment to the Redevelopment Plan, which provides for (1) the identification of two separate phases within Redevelopment Project 17 and (2) modifications to the Budget of Redevelopment Project Costs, Sources of Funds and tax increment financing revenue projections; and

WHEREAS, on April 10, 2011, the City Council passed Ordinance No. 110270, which accepted the recommendations of the Commission as to the approval Eighth Amendment to the Redevelopment Plan, which provides for modifications to the Budget of Redevelopment Project Costs; and

WHEREAS, on August 23, 2011, the City Council passed Ordinance No. 110783, which accepted the recommendations of the Commission as to the approval Revised Ninth Amendment to the Redevelopment Plan, which provides for modifications to the Budget of Redevelopment Project Costs, Sources of Funds and adjustment to the amount of tax increment financing revenue projections available to reimburse Redevelopment Project Costs; and

WHEREAS, on May 21, 2011, the City Council passed Ordinance No. 210433, which accepted the recommendations of the Commission as to the approval Tenth Amendment to the Redevelopment Plan, which provides, upon the provision for payment of all reimbursable redevelopment project costs identified by the Redevelopment Plan, that the remaining amounts in the Special Allocation Funds established in connection with Redevelopment Project Areas 1-17 shall be declared surplus and shall be remitted to the affected taxing districts in accordance with the Act and that , upon the actual payment of such reimbursable project costs identified by the Plan, including costs and expenses incurred by the Commission, the City shall proceed with

(1) the termination of the designation of Redevelopment Project Areas 1-17, (2) the declaration as surplus of all amounts remaining in the Special Allocation Funds and distribution of such amounts to the affected taxing districts in accordance with the Act and (3) the dissolution of such Special Allocation Funds; and

WHEREAS, the Eleventh Amendment to the River Market Tax Increment Financing Plan (the "Eleventh Amendment") modifies the Redevelopment Schedule described therein; and

WHEREAS, the Eleventh Amendment does not alter the exterior boundaries of the Redevelopment Area or enlarge the exterior boundary of any Redevelopment Project Area described by the Redevelopment Plan, affect the general land uses described by the Redevelopment Plan, or change the nature of any Redevelopment Project described by the Redevelopment Plan. NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF KANSAS CITY:

Section 1 The Eleventh Amendment, as attached hereto, is hereby approved and adopted as valid.

Section 2. 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 (the "Act").

Section 3. That the City Council hereby finds that:

- (a) Good cause has been shown for amendment of the Redevelopment Plan, and that the findings of the City Council in Ordinance Nos. 991556, 011388, 021189, 040774, 040992, 050495, 051117, 070118, 110270, 110783 and 210433 with respect to the Redevelopment Plan, as amended, are not affected by the Eleventh Amendment and apply equally to said Eighth Amendment;
- (b) The Redevelopment Area as a whole is a conservation area;
- (c) The Redevelopment Plan, as amended by the Eleventh Amendment, includes a detailed description of the factors that qualify the Redevelopment Area as a conservation area and an affidavit as required by Section 99.810.1(1), RSMo;
- (d) The Redevelopment Plan, as amended by the Eleventh Amendment, conforms to the comprehensive plan for the development of the City as a whole;
- (e) The areas selected for Redevelopment Projects described by the Redevelopment Plan, as amended by the Eleventh Amendment, include only those parcels of real property and improvements therein which will be directly and substantially benefited by the Redevelopment Project improvements;
- (f) The estimated dates of completion of the respective Redevelopment Projects and retirement of obligations incurred to finance Redevelopment Project Costs, have

been stated in the Redevelopment Plan, as amended by the Eleventh Amendment, and are not more than 23 years from the passage of any ordinance approving each applicable Redevelopment Project authorized by the Redevelopment Plan and located within the Redevelopment Area, as amended;

- (g) A plan has been developed for relocation assistance for businesses and residences;
- (h) The Eleventh Amendment does not alter the cost benefit analysis attached to the Redevelopment Plan showing the impact of the Redevelopment Plan, as amended, on each taxing district which is at least partially within the boundaries of the Redevelopment Area has been prepared in accordance with the Act;
- (i) The Eleventh Amendment does not include the initial development or redevelopment of any gambling establishment; and
- (j) A study has been completed and the findings of such study satisfy the requirements provided under Section 99.810.1, RSMo.

Section 4. That the Commission is authorized to issue obligations in one or more series of bonds secured by the Special Allocation Fund(s) established in connection with each Redevelopment Project described by the Redevelopment Plan to finance Redevelopment Project Costs and subject to any constitutional limitations, to acquire by purchase, donation, lease or eminent domain, own, convey, lease, mortgage, or dispose of, land or other property, real or personal, or rights or interests therein, and grant or acquire licenses, easements and options with respect thereto, all in the manner and at such price the Commission determines, to enter into such contracts and undertake all such further actions as are reasonably necessary to achieve the objectives of the Redevelopment Plan, as amended, pursuant to the power delegated to it in the Enabling Ordinances. Any obligations issued to finance Redevelopment Project Costs shall contain a recital that they are issued pursuant to Sections 99.800 through 99.865, RSMo., which recital shall be conclusive evidence of their validity and of the regularity of their issuance.

Section 5. That pursuant to the provisions of the Redevelopment Plan, as amended, the Council approves the pledge of all payments in lieu of taxes and economic activity taxes generated within Redevelopment Projects that are deposited into the Special Allocation Fund(s) established in connection with each Redevelopment Project described by the Redevelopment Plan to the payment of Redevelopment Project Costs, and authorizes the Commission to pledge such funds on its behalf.

..end

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Approved as to form:

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Emalea Black

Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: City Manager's Office

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

### Executive Summary

Consideration of the Eleventh Amendment to the River Market Tax Increment Financing Plan

### Discussion

The 11th Amendment revises Exhibit 4 - Development Schedule. The developer requested an extension for certain improvements to finish construction. Reviewed and recommended by staff.

### Fiscal Impact

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

2. What is the funding source?

Click or tap here to provide fund name(s).

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

N/A

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

no

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

Project is funded through TIF, but this legislation only contemplates an extension in the development schedule.

### Budget Review

(Staff will complete this section.)



# City of Kansas City, Missouri

## Docket Memo

- 1. This legislation is supported by the general fund.  Yes  No
- 2. This fund has a structural imbalance.  Yes  No

### Additional Discussion (if needed)

Click or tap here to enter text.

### Citywide Business Plan Impact

This amendment allows for an extended construction timeline for public improvements.

### Prior Legislation

110783, 110270, 070118, 051117, 050495, 040992, 040774, 021189, 011388, 991556

### Service Level Impacts

n/a

### Other Impacts

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

n/a

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

n/a

3. Is this legislation good for the children?

Yes, by passing this legislation improvements can finish construction in the River Market TIF Plan area

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

Finishing improvements already approved by previous councils.

# City of Kansas City, Missouri

Docket Memo





**File #:** 230167

ORDINANCE NO. 230167

Sponsor: Director of Housing and Community Development Department

Estimating revenues and appropriating funds in the amount of \$1,644,394.02 in the General Grants Fund for the Emergency Rental Assistance Program from the U.S. Department of the Treasury to assist households that are unable to pay rent and utilities due to the COVID-19 pandemic; and authorizing the Director of Housing and Community Development to execute a contract for Emergency Rental Assistance and is required to provide quarterly status reports.

WHEREAS, the Emergency Rental Assistance (ERA) program was established by Section 501 of Division N of the Consolidated Appropriations Act, 2021, PUB. L. No 116-260 (Dec, 27, 2020) to be used to provide emergency rental and utility assistance; and

WHEREAS, execution of a contract will provide rental and utility assistance; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That revenue is estimated in the following account of the General Grants Fund in the following amount:

23-2580-550001-479979-G55ERAP22	Emergency Rental Assistance	\$1,644,394.02
---------------------------------	-----------------------------	----------------

Section 2. That the sum \$1,644,394.02 is hereby appropriated from the Unappropriated Fund Balance of the General Grants Fund in the following account:

23-2580-555501-B-G55ERAP22	COVID Emergency Rental Assistance	\$1,644,394.02
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Section 3. That the Director of Housing and Community Development is authorized to execute a contract to provide for Emergency Rental Assistance with these funds and is required to provide quarterly status reports to the City Council.

Section 4. That the Director of Housing and Community Development Department is hereby designated the requisitioning authority for Account No. 23-2580-555501-G55ERAP22.

..end

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

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Tammy L. Queen  
Director of Finance

Approved as to form:

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Joseph A. Guarino  
Assistant City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: Housing

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

### Executive Summary

Estimating revenues and appropriating funds in the amount of \$1,644,394.02 in the General Grants Fund for the Emergency Rental Assistance Program from the U.S. Department of the Treasury to assist households that are unable to pay rent and utilities due to the COVID-19 pandemic; authorizing the Director of Housing and Community Development to execute contract for Emergency Rental Assistance and requiring quarterly status reports.

### Discussion

Execution of contract will provide rental and utility assistance

### Fiscal Impact

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

2. What is the funding source?

2580 - General Grants Fund

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

Unappropriated balance in the COVID Emergency Rental Assistance

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

N/A

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

This legislation leverages outside funding to provide additional funding for rental and utility assistance



# City of Kansas City, Missouri

## Docket Memo

### Office of Management and Budget Review

(OMB Staff will complete this section.)

- 1. This legislation is supported by the general fund.  Yes  No
- 2. This fund has a structural imbalance.  Yes  No

### Additional Discussion (if needed)

Click or tap here to enter text.

### Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Housing and Healthy Communities (Press tab after selecting.)

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

- Maintain and increase affordable housing supply to meet the demands of a diverse population
- Broaden the capacity and innovative use of funding sources for affordable housing
- Invest in neighborhood stabilization and revitalization to reduce blight, ensure sustainable housing, and improve the wellbeing of residents while sustaining their diverse cultures
- Ensure all occupants of residences have quality, efficient, and healthy housing with minimal economic or regulatory barriers
- Address the various needs of the City's most vulnerable population
- Utilize planning approaches to improve the City's neighborhoods

### Prior Legislation

210485

### Service Level Impacts

This legislation provides additional funding to support rental and utility assistance.

### Other Impacts



# City of Kansas City, Missouri

## Docket Memo

1. What will be the potential health impacts to any affected groups?  
N/A
2. How have those groups been engaged and involved in the development of this ordinance?  
N/A
3. How does this legislation contribute to a sustainable Kansas City?  
Allowing individuals to stay in their homes by providing assistance
4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?  
N/A
5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?  
N/A







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**File #: 230189**

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ORDINANCE NO. 230189

Sponsor: Councilmember Melissa Robinson

Amending the Code of Ordinances by creating a new Chapter 37 entitled “Health in All Policies,” consisting of Sections 37-1 through 37-5, to create a Health in All Policies Interdepartmental Task Force that will be a collaborative approach to improving the health of all people by incorporating health, sustainability, and equity considerations into decision-making across various sectors and policy areas.

WHEREAS, the health and well-being of the residents of City of Kansas City is critical for a prosperous and sustainable City.

WHEREAS, the social determinants of health affect chronic disease rates, mental illness, injuries caused by accidents and violence, and also influence the adoption of healthy lifestyles by making it more or less difficult for individuals to choose behaviors that either promote or diminish health; and

WHEREAS, policies implemented by City departments outside of the traditional health sector significantly affect the social determinants of health, including policies related to food access, housing, transportation, public safety, education, sustainability, climate change, parks, air and water quality, criminal justice, and economic development; and

WHEREAS, interagency collaboration can lead to improved decision-making and outcomes and greater efficiencies in service delivery; and

WHEREAS, addressing the social determinants of health can lead to reduced health care costs; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. Amending the Code of Ordinances by creating a new Chapter 37 entitled “Health in All Policies,” consisting of Sections 37-1 through 37-5, that recognizes that all departments have a role to play in improving health outcomes and reducing health inequities, said sections to read as follows:

**Sec. 37-1. Title.**

This Chapter shall be known as the “Health in All Policies,” and will be referred to herein as “this chapter.”

**Sec. 37-2. Definitions.**

The following words and phrases, whenever used in this chapter, shall have the meanings defined in this section:

(a) “*Health equity*” means the attainment of the highest level of health for all people. Achieving health equity requires valuing everyone equally with focused and ongoing societal efforts to address avoidable inequalities, historical and contemporary injustices, and the elimination of health and healthcare disparities.

(b) “*Health in All Policies*” means a collaborative approach to improving the health of all people by incorporating health, sustainability, and equity considerations into decision-making across sectors and policy areas.

(c) “*Health inequities*” means differences in health associated with individual or group specific attributes (e.g. income, education, or race/ethnicity) that are connected to social disadvantage, historical, and contemporary injustices, and which can be minimized through changes to policy, programs, and practices.

(d) “*Social determinants of health*” means those conditions in the environments in which people are born, live, learn, work, play, worship, and age.

**Sec. 37-3. Purpose.**

In order to eliminate health inequities and attain health equity, it shall be the policy of the City to apply a Health in All Policies approach and health equity practices to the City’s decision-making, including policy development and implementation, budgeting, and delivery of services.

**Sec. 37-4. Health Framework.**

The City shall use the following framework to measure health equity and improve the health of our community:

(a) The City of Kansas City meets the basic health needs of residents as measured by the availability of the following:

- (1) Affordable, accessible, and nutritious foods;
- (2) Safe, drinkable water;
- (3) Affordable, safe, and healthy housing;
- (4) Access to affordable and safe opportunities for physical activity; and

- (5) Affordable, accessible, and high-quality health care, including mental health and substance abuse prevention and treatment.

(b) The City of Kansas City residents live in a healthy, sustainable and equitable environment as measured by the availability of the following:

- (1) Clean air, soil, and water;
- (2) Parks and open spaces, including agricultural lands;
- (3) Affordable and sustainable energy sources;
- (4) Accessible-built environments that promote health and safety through a mix of land uses;
- (5) Active transportation enabling safe travel for people walking, biking, driving, and taking transit;
- (6) Safe and socially cohesive neighborhoods;
- (7) Job opportunities for all residents;
- (8) A thriving economy; and
- (9) Opportunities for high-quality and accessible early childhood education, primary and secondary education, and higher education.

**Sec. 37-5. Health in All Policies Interdepartmental Task Force.**

(a) There is hereby established a Health in All Policies Interdepartmental Task Force for the implementation of this chapter.

(b) The Kansas City Health Department shall lead the Task Force. All City department offices and officials shall fully cooperate with the Health Department and members of the Task Force in meeting the provisions and purposes of this chapter.

(c) *Task Force Composition.* The Task Force shall be composed of the directors or their designees of the following departments: City Manager's Office, Civil Rights and Equal Opportunity, Finance, Housing and Community Development, General Services, Parks and Recreation, Planning, Public Works, Human Resources, Neighborhoods, Aviation, Water Services, Auditor's Office, Convention and Entertainment Facilities, Law, Municipal Court and Fire. The City shall encourage and welcome the Kansas City, Missouri Police Department to participate on the Task Force.

(d) The Task Force is authorized to establish subcommittees of stakeholders as needed to assist in developing the Strategic Plan.

(e) *Task Force Duties.*

- (1) The Task Force shall engage the community in carrying out its duties by systematically gathering broad input from stakeholders, including community members, the Health Commission, policy experts, the health care community, the school districts, community-based organizations, members of the private sector, and philanthropists to identify and assist the City in addressing areas of health inequities, support the Community Health Improvement Plan and ensure that multiple perspectives are understood, considered, and reflected in decisions to achieve health equity.
- (2) *Strategic Plan.* The Task Force shall Develop a Strategic Plan to integrate a Health in All Policies approach into City decisions and operations and provide the Strategic Plan to the City Council by December 1, 2023. Once the Task Force has developed the Strategic Plan, they shall lead the City's implementation of the Strategic Plan. The Strategic Plan shall do the following:
  - (a) incorporate Community Health Improvement Plan baseline data, demographic, and environmental data relevant to the City's health framework, and identify existing health inequities;
  - (b) identify health equity indicators and targets for each department to measure progress;
  - (c) identify the analytical tools needed to assist departments in identifying the health impacts of policies;
  - (d) identify barriers to and opportunities for interdepartmental cooperation;
  - (e) identify the need for and sources of funding to implement the Health in All Policies approach;
  - (f) recommend changes to laws, regulations, policies, or procedures to eliminate barriers to interdepartmental cooperation and implement a Health in All Policies approach; and
  - (g) recommend changes to training for City officials and employees to integrate a Health in All Policies approach into City's decision-making, operations, financial allocations, and delivery of services.
- (3) The Task Force shall oversee the development of analytical tools needed to collect data and analyze the health impacts of policies.

- (4) The Task Force shall oversee training for City officials and employees.
- (f) *Bi-Annual Report.*
  - (1) The Task Force shall prepare and provide to the City Council a bi-annual report on: 1) the status of health and health equity in City; 2) progress in implementing the Strategic Plan; 3) any changes to the Strategic Plan; and 4) any new recommendations for changes to laws, regulations, policies, or procedures, to ensure that this chapter is fully implemented and that departments consider short-term and long-term economic, social, economic, or other consequences when making decisions.
  - (2) Each department or office identified in the Strategic Plan shall report to the Task Force on a bi-annual basis the status of health equity indicators and its progress in meeting its health equity benchmarks.
  - (3) The Task Force shall ensure ongoing community engagement in developing the bi-annual report

..end

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Approved as to form:

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Joseph A. Guarino  
Senior Associate City Attorney



# City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: Please Select

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

## Executive Summary

Amending the Code of Ordinances by creating a new Chapter 37 entitled “Health in All Policies,” consisting of Sections 37-1 through 37-5, to create a Health in All Policies Interdepartmental Task Force that will be a collaborative approach to improving the health of all people by incorporating health, sustainability, and equity considerations into decision-making across various sectors and policy areas.

## Discussion

Click or tap here to provide [more detailed information and analysis](#) on this topic.

## Fiscal Impact

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

### Office of Management and Budget Review

(OMB Staff will complete this section.)

# City of Kansas City, Missouri



## Docket Memo

1. This legislation is supported by the general fund.  Yes  No
2. This fund has a structural imbalance.  Yes  No

### Additional Discussion (if needed)

Click or tap here to enter text.

### Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Housing and Healthy Communities (Press tab after selecting.)

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

- Maintain and increase affordable housing supply to meet the demands of a diverse population
- Broaden the capacity and innovative use of funding sources for affordable housing
- Invest in neighborhood stabilization and revitalization to reduce blight, ensure sustainable housing, and improve the wellbeing of residents while sustaining their diverse cultures
- Ensure all occupants of residences have quality, efficient, and healthy housing with minimal economic or regulatory barriers
- Address the various needs of the City's most vulnerable population
- Utilize planning approaches to improve the City's neighborhoods

### Prior Legislation

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

### Service Level Impacts

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

### Other Impacts

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

# City of Kansas City, Missouri



## Docket Memo

Click or tap here to enter text.

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

Click or tap here to enter text.

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

Click or tap here to enter text.

4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?

Click or tap here to enter text.

5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?

Click or tap here to enter text.



**File #: 230195**

ORDINANCE NO. 230195

Sponsor: Director of Housing and Community Development Department

Estimating revenues and appropriating funds in the amount of \$392,147.16 to the Community Development Block Grant Fund (CDBG) to provide funding for projects that meet the CDBG minor home repair requirements; and recognizing this ordinance as having an accelerated effective date.

WHEREAS, the City of Kansas City is required by the Charter to approve spending and authorize contract spending for the CDBG Grant program.

WHEREAS, approval from Council is needed to reflect the correct budget amount for the CDBG Grant program so the funds provided may be spent on worthy and important projects minor home repair projects; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That revenue is estimated in the following account of the General Grants Fund in the following amount:

23-2600-550001-477150-G55CDBG16MHR	Community Dev. Grant	\$392,147.16
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Section 2. That the sum of \$392,147.16 is hereby appropriated from the Unappropriated Fund Balance of the Community Development Block Grant Fund in the following account:

23-2600-555313-B-G55CDBG16MHR	Minor Home Repair	\$392,147.16
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Section 3. That the Director of Housing and Community Development Department is hereby designated the requisitioning authority for Account No. 23-2600-555313-G55CDBG16MHR.

Section 4. That this ordinance is recognized as having and accelerated effective date within the provisions of Section 503 of the City Charter in that it appropriates money and provides the expenses of City government and shall take effect in accordance with that section.

..end

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

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Tammy L. Queen  
Director of Finance

Approved as to form:

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Joseph A, Guarino  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: Housing

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

### Executive Summary

Estimating revenues and appropriating funds in the amount of \$392,147.16 to the Community Dev Block Grant Fund (CDBG) to provide funding for projects that meet the CDBG minor home repair requirements and recognizing this ordinance as having an accelerated effective date

### Discussion

This legislation updates the budget amount for the CDBG program so funds may be spend on minor home repair projects.

### Fiscal Impact

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

2. What is the funding source?

Community Development Block Grant (Fund 2600)

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

The legislation uses unappropriated funds from the CDBG Fund.

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

N/A

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

This legislation leverages outside funding from the U.S. Department of Housing and Urban Development's CDBG program to fund minor home repairs.



# City of Kansas City, Missouri

## Docket Memo

### Office of Management and Budget Review

(OMB Staff will complete this section.)

- 1. This legislation is supported by the general fund.  Yes  No
- 2. This fund has a structural imbalance.  Yes  No

### Additional Discussion (if needed)

Click or tap here to enter text.

### Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Housing and Healthy Communities (Press tab after selecting.)

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

- Maintain and increase affordable housing supply to meet the demands of a diverse population
- Broaden the capacity and innovative use of funding sources for affordable housing
- Invest in neighborhood stabilization and revitalization to reduce blight, ensure sustainable housing, and improve the wellbeing of residents while sustaining their diverse cultures
- Ensure all occupants of residences have quality, efficient, and healthy housing with minimal economic or regulatory barriers
- Address the various needs of the City's most vulnerable population
- Utilize planning approaches to improve the City's neighborhoods

### Prior Legislation

Ordinance # 160042 Ordinance # 220162

### Service Level Impacts

Provides additional funding for this program.

### Other Impacts



# City of Kansas City, Missouri

## Docket Memo

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

N/A

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

N/A

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

Residents will be able to stay in their homes because of the minor home repair program. Services include roof replacement, furnace & hotwater replacement, electrical upgrades and plumbing upgrades.

4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?

N/A

5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?

N/A







**File #: 230196**

ORDINANCE NO. 230196

Sponsor: Director of City Planning and Development Department

Approving a nonresidential development plan in District B3-3 on about 4 acres generally located at N.W. Plaza Circle and Interstate 29 for the construction of a 104 room hotel. (CD-CPC-2022-00218)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a nonresidential development plan in District B3-3 (Community Business – Dash 3) on approximately 4 acres generally located at N.W. Plaza Circle and Interstate 29, and more specifically described as follows:

All of Lots 7A and 7B, Gateway Plaza – First Plat, a subdivision of land in Kansas City, Platte County, Missouri being further described as follows: Beginning at the southeast corner of said Lot 7; thence North 89°14'04" West, along the south line of said Lot 7, a distance of 499.64 feet to the southwest corner of said Lot 7, said point being on the easterly right of way line of Interstate No. 29; thence northwesterly along a curve to the left, along the westerly line of said Lot 7 and the easterly right of way line of said Interstate No. 29, having an initial tangent bearing of North 07°57'02" West and a radius of 11589.16, an arc distance of 272.46; thence North 02°53'36" East, along said line, a distance of 111.23 feet to the northwest corner of said Lot 7; thence South 79°04'24" East, along the north line of said Lot 7, a distance of 548.57 feet to the northeast corner of said Lot 7, said point also being on the west right of way line of N.W. Plaza Circle; thence South 00°45'56" West, along the east line of said Lot 7 and the west right of way line of said N.W. Plaza Circle, a distance of 283.16 feet to the point of beginning.

Section B. That a development plan is hereby approved, subject to the following conditions:

1. The proposed development is located in an area where the Kansas City International Airport (MCI) height zoning restrictions apply. No structure in this area should be constructed which exceeds these restrictions. Per FAR Part 77, Objects Affecting Navigable Airspace, the proponent/developer shall file an on-line Form 7460-1, Notice of Proposed Construction or Alteration, for new structures and receive a Determination of No Hazard to Air Navigation from the

FAA. Temporary cranes used for construction activities extending higher than the proposed top elevation of the building will need to be evaluated for compliance with FAR Part 77 standards as well. 7460s must be submitted a minimum of 45 days prior to the start date of the proposed construction or alteration. The FAA's Obstruction Evaluation/Airport Airspace Analysis (OE/AAA) website can be accessed at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>. It is further recommended the proponent/developer provide the FAA with a 1A survey accuracy statement assuming the highest horizontal and vertical tolerance was used for this design. This information certifies the ground elevations the developer has portrayed within the plans are to higher level of accuracy. Per OEAAA, if this accuracy statement isn't provided, an adjustment commensurate with a 50 foot vertical buffer is applied to the development. This information can be referenced at: <https://oeaaa.faa.gov/oeaaa/external/content/surveyAccuracy.jsp>. The proponent/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.

2. 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.
3. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
4. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.
5. All mechanical equipment and dumpsters shall be screened pursuant to 88-425-08.
6. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to a certificate of occupancy.
7. Prior to issuance of any building permit the developer shall coordinate with the Platte County Sheriff's Office to ensure the proposed structure does not interfere with the Platte County radio tower.
8. All pedestrian crossings shall comply with 88-450 prior to issuance of a building permit.

9. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
10. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1)
11. Fire 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)
12. 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). Buildings exceeding three (3) stories or 30 feet in height shall have at least two means of fire apparatus access. (IFC-2018: § D104.1)
13. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
14. 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)
15. 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.

A copy of said nonresidential development plan 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 Ordinance have been given and had.

..end

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

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Secretary, City Plan Commission

Approved as to form:

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Sarah Baxter  
Senior Associate City Attorney

# City of Kansas City, Missouri



## Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: City Planning

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

### Executive Summary

SPONSOR: DIRECTOR OF CITY PLANNING AND DEVELOPMENT

A request to approve a nonresidential development plan for the construction of a 104 room hotel in district B3-3 on about 4 acres generally located at NW Plaza Circle and Interstate 29. (CD-CPC-2022-00218)

### Discussion

See CPC staff report

### Fiscal Impact

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

# City of Kansas City, Missouri



## Docket Memo

### Office of Management and Budget Review

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund.  Yes  No
2. This fund has a structural imbalance.  Yes  No

### Additional Discussion (if needed)

Click or tap here to enter text.

### Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Finance and Governance (Press tab after selecting.)

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

- Reform the City's economic incentives to meet the policy objectives of the City Council
- Ensure the resiliency of City government
- Engage in workforce planning including employee recruitment, development, retention, and engagement
- Ensure a responsive, representative, engaged, and transparent City government
- 
- 

### Prior Legislation

See CPC staff report

### Service Level Impacts

See CPC staff report

### Other Impacts

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



# City of Kansas City, Missouri

## Docket Memo

This is a zoning ordinance and has not been evaluated against this subject matter.

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

This is a zoning ordinance and has not been evaluated against this subject matter.

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

This is a zoning ordinance and has not been evaluated against this subject matter.

4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?

This is a zoning ordinance and has not been evaluated against this subject matter.

5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?

This is a zoning ordinance and has not been evaluated against this subject matter.



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**File #: 230198**

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ORDINANCE NO. 230198

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 0.98 acres generally located at 400 Main street from District UR (Urban Redevelopment) to District UR (Urban Redevelopment), and approving a development plan that also serves as a preliminary plat. (CD-CPC-2022-00174)

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-1373 rezoning an area of about 0.98 acres located at 400 Main Street from District UR (Urban Redevelopment) to District UR (Urban Redevelopment) said section to read as follows:

Section 80-20A-1373, That an area legally described as:

All of Lots 165 through 169, Block 17, Old Town, a subdivision in Kansas City, Jackson County, Missouri.

is hereby rezoned from District UR (Urban Redevelopment) to District UR (Urban Redevelopment), all as shown outlined on a map marked Section 80-20A-1373, 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. The proposed development is located in an area where the Charles B. Wheeler Downtown Airport (MKC) height zoning restrictions apply. No structure in this area should be constructed which exceeds these restrictions. Given the potential height and proximity of this plan to MKC, the proposed development will exceed FAR Part 77, Objects Affecting Navigable Airspace, standards. The proponent/developer has filed an on-line Form 7460-1, Notice of Proposed Construction or Alteration, for permanent vertical improvements or new structures and shall receive a Determination of No Hazard to Air Navigation from the FAA. Temporary cranes used for construction activities extending higher than the proposed top elevation of the building 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>. Aviation recommends the proponent/developer provide the FAA with a 1A survey accuracy statement assuming the highest horizontal and vertical tolerance was used for this design. This information certifies the ground elevations the developer has portrayed within the plans are to higher level of accuracy. Per OEAAA, if this accuracy statement is not provided, an adjustment commensurate with a 50 foot vertical buffer is applied to the development. This information can be referenced at: <https://oeaaa.faa.gov/oeaaa/external/content/surveyAccuracy.jsp> The proponent/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. KCAD is actively working with the FAA to address airspace restrictions in the River Market that will allow vertical development while at the same time ensuring airspace surfaces are maintained according to FAA criteria.

2. The developer shall continue to work with staff to find opportunities to activate 5th Street and provide alternatives that will allow for the construction materials to better match the character of the neighborhood prior to submittal of the final UR plan.
3. That the developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to a certificate of occupancy.
4. The developer shall provide a lighting plan in compliance with Section 88-430 of the Code at the time of UR final plan.
5. The developer shall continue to work with the Public Works Department and the Kansas City Streetcar Authority regarding the redesign of inlets serving Main Street and 5th Street to ensure adequate drainage is provided to maintain streetcar operations.
6. The developer shall submit a detailed list of landscaping materials with the submittal of the UR final plan. Staff is strongly encouraging the developer provide native vegetation throughout the site.
7. The developer shall meet the requirements in Section 88-420-17-B-4 regarding no idle or idle free zone signage in all off-street loading zones.
8. The developer shall include an alternative compliance plan sheet providing alternatives for the required screening of the mechanical equipment located in the alley (on the west side of the building) at the time of UR final plan.

9. The developer shall secure approval of a UR final plan from the Development Management Division staff prior to a building permit.
10. That all signage shall conform to 88-445 and shall require a sign permit prior to installation.
11. 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.
12. The plan is revised to show short-term bicycle parking as required of 88-420-09. The developer is missing two short term bicycle parking spaces on the site plan, the missing spaces shall be included on the final UR plan.
13. The developer shall submit plans showing compliance with the lighting requirements listed in Section 88-420-15-D at the time of final UR plan.
14. The developer shall continue to work with the Public Works Department and the Kansas City Streetcar Authority regarding the KC Streetcar Overhead Contact System (OCS) for the streetcar.
15. The developer shall continue to work with staff to provide alternatives to the vast areas of blank concrete proposed for the first couple floors of the building. Alternatives shall be submitted at the time of UR final plan submittal.
16. 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.
17. The developer shall submit plans to the Land Development Division and obtain permits to construct sidewalks along the platted frontage, as shown on the approved street plans and to a tie-in point with the existing sidewalks and construct associated ADA ramps at the proposed entrance drives as necessary for the type of drive approach.
18. 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.
19. 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.

20. 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.
21. The developer shall request the Land Development Division to initiate an ordinance to establish or re-establish the grade on existing streets that are being improved where existing grades change by more than 6 inches and the grades have been previously established.
22. 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.
23. 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.
24. 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, and the developer shall secure permits to construct any improvements required by the Land Development Division prior to recording the plat.
25. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
26. 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)
27. 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)
28. Required Fire Department access roads shall be an all-weather surface (IFC-2012: § 503.2.3) and all 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 gross axle weight of 85,000 pounds (IFC-2018: § 503.2.3) and shall provide fire lane signage on fire access drives.
29. The fire access lane from 3rd Street is allowed to be 18' 8", the fire access lane shall be marked with signage and striping.
  30. The proposed building shall have a Fire Department access road within 150 feet of any exterior portion of the structure. (IFC-2018: § 503.1.1)
  31. 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)
  32. Buildings which have an occupiable floor greater than 75 feet above grade shall meet high-rise requirements.
  33. In buildings required to have standpipes by Section 905.3.1, not less than one standpipe shall be provided for use during construction. Such standpipes shall be installed prior to construction exceeding 40 feet (12 192mm) in height above the lowest level of Fire Department vehicle access. Such standpipes shall be provided with Fire Department hose connections at locations adjacent to stairways complying with Section 3311.1. As construction progresses, such standpipes shall be extended to within one floor of the highest point of construction having secured decking or flooring. (IFC-2018 3313.1)
  34. The developer has indicated a payment of cash-in-lieu to satisfy the parkland dedication requirements of 88-408. The amount due shall be based upon the (2022) acquisition rate of (\$64,220.18) per acre. This requirement shall be satisfied prior to a certificate of occupancy.
  35. 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.
  36. 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.
  37. The developer shall submit water main extension drawings for a new fire hydrant 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. [Limiting planters near water mains to 6" x 4' curbs and short fences.]

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

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

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Secretary, City Plan Commission

Approved as to form:

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Sarah Baxter  
Senior Associate City Attorney

# City of Kansas City, Missouri



Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: Please Select

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

## Executive Summary

The applicant is seeking approval of a rezoning from district Urban Redevelopment (UR) to district Urban Redevelopment (UR) to approve a development plan acting as a preliminary plat.

## Discussion

The proposed development will have 300 residential units, amenities, ground level retail/office space, and 307 parking spaces including street parking and public parking. The developer is proposing 15% of the units will be affordable. Currently, the project does not have FAA approval regarding the height. There will be pedestrian connections to neighboring developments that ensure pedestrian safety. The development ensures safe and efficient vehicular access. During the City Plan Commission meeting, public testimony and the Commissioner's expressed concern regarding the lack of parking that is being provided by the developer. The motion to recommend denial was passed 4:3.

## Fiscal Impact

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

2. What is the funding source?

NA

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

NA

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

NA

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

NA



# City of Kansas City, Missouri

## Docket Memo

### Office of Management and Budget Review

(OMB Staff will complete this section.)

- 1. This legislation is supported by the general fund.  Yes  No
- 2. This fund has a structural imbalance.  Yes  No

### Additional Discussion (if needed)

NA

### Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Housing and Healthy Communities (Press tab after selecting.)

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

- Maintain and increase affordable housing supply to meet the demands of a diverse population
- Broaden the capacity and innovative use of funding sources for affordable housing
- Invest in neighborhood stabilization and revitalization to reduce blight, ensure sustainable housing, and improve the wellbeing of residents while sustaining their diverse cultures
- Ensure all occupants of residences have quality, efficient, and healthy housing with minimal economic or regulatory barriers
- Address the various needs of the City's most vulnerable population
- Utilize planning approaches to improve the City's neighborhoods

### Prior Legislation

See CPC Staff Report

### Service Level Impacts

See CPC Staff Report.

### Other Impacts

# City of Kansas City, Missouri

## Docket Memo



1. What will be the potential health impacts to any affected groups?  
NA
2. How have those groups been engaged and involved in the development of this ordinance?  
NA
3. How does this legislation contribute to a sustainable Kansas City?  
The development proposes dense residential units with a focus on varying modes of transportation.
4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?  
NA
5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?  
NA

**Civil Rights & Equal Opportunity Department  
Economic Equity & Inclusion  
Small Local Business Enterprise (SLBE) Contract Review Request**

**Date:** 1/25/2023  
**Form Prepared By:** Karen Wang

Contract/Project Number: EV3065	Project Name: Community Land Trust (CLT) Services RFP
Estimated Cost <sup>1</sup> : 155,000	Project Manager: Kyle Elliot

Funding:  City  State  Federal  CO-OP  Grant:  Other:

Prevailing Wage:  Yes  No

Davis-Bacon:  Yes  No

Presenting to Council<sup>1</sup>:  Yes  No

Public Works Sidewalk Project:  Yes  No

Water Services Department Engineering Professional Services (SLBE-WSDEPS) Project:  Yes  No

Estimated Number of Project Days: 4 year	Anticipated Solicitation Date: as soon as possible
--	--

Contract Type:

Construction  Design-Build  Design Professional  Professional Services

General Service  Concession  Other Goods & Services  Non-Municipal Agency

Co-Operative  Revenue Sharing  Facilities Maintenance/Repair/Renovation

Other:

**Description of Contract (Provide Details):**

The consultant selected for this RFP will be performing tasks on behalf of the City of Kansas City, MO, by analyzing Community Land Trust (CLT) models that best meet the City's requirements. The consultant will research CLT's from other cities and from neighborhoods within Kansas City and recommend which CLT model will work for the City of Kansas City. The consultant's report will include the type of governance structure for a City of Kansas City CLT and a 12-month startup strategy, a three-year business plan and an action specific implementation plan with details on time, cost and responsible actors defined. The selected supplier will not be eligible to provide any services for the selected CLT model.

Pursuant to RSMo. Section 610.021(11) & (12) documents related to bids will not be made available until bids are completed.

**This document is submitted with all available facts. Intentionally falsifying this document or omitting pertinent facts is grounds for disciplinary action pursuant to KCMO Human Resources Rules & Policy Manual (eff. August 4, 2014).**

**FOR CIVIL RIGHTS & EQUAL OPPORTUNITY DEPARTMENT (CREO) USE ONLY:**

SLBE Limited Solicitation

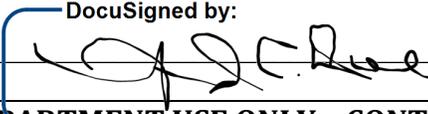
10% Pre-Payment<sup>2</sup>

5% Bid Incentive<sup>3</sup>

Exempt  Waiver Approved  Waiver Denied  N/A

Reason for Waiver:

**Electronic Record?**  Yes  No

CREO Signature:  Date: 2/17/2023

**FOR DEPARTMENT USE ONLY - CONTRACOR INFORMATION**  
Enter selected firm below and return a copy of this page to CREO KC.

Company:	Contact:
Address:	Phone Number:
Contract Value:	Vendor No.

Department Signature: \_\_\_\_\_ Date: \_\_\_\_\_

1 Construction or construction supply contract estimated less than \$300,000 or non-construction contract less than \$160,000.  
2 Pre-Payment of up to 10% of the contract amount to be paid by City upon NTP as set out in the contract documents.  
3 Bid Incentive not to exceed 5% and not applicable to any contract requiring the payment of prevailing wages.







**File #: 230199**

ORDINANCE NO. 230199

Sponsor: Director of City Planning and Development Department

Rezoning about 59.47 acres from District AG-R to District R-7.5 and approving a development plan and a preliminary plat to develop 251 detached homes generally located at N.W, 108th Street and N. Green Hills Road. (CD-CPC-2022-00050 and CD-CPC-2022-00051)

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-1374 rezoning an area of about 29 acres located at N.W. 108th Street and N. Green Hills Road from District AG-R (Agricultural-Residential) to District R-7.5 (Residential) said section to read as follows:

Section 80-20A-1374. That an area legally described as:

All that part of the Northwest Quarter of Section 29, Township 52 North, Range 33 West, Kansas City, Platte County, Missouri, being described as follows: Beginning at the southwest corner of said Northwest Quarter; thence North 00°05'10" East, along the west line of said Northwest Quarter, a distance of 2640.06 feet to the northwest corner of said Northwest Quarter; thence South 89°44'37" East, along the north line of said Northwest Quarter, a distance of 984.48 feet; thence South 00°12'51" West, a distance of 2638.39 feet to a point on the south line of said Northwest Quarter; thence North 89°50'26" West, along said south line, a distance of 978.57 feet to the point of beginning.

is hereby rezoned from AG-R (Agricultural-Residential) to District R-7.5 (Residential), all as shown outlined on a map marked Section 80-20A-1374, 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 proposed neighborhood signage shall conform to 88-445 and shall require a sign permit prior to installation.

2. The developer shall secure approval of a project plan from the City Plan Commission for any private open space tract that satisfies parkland dedication requirements or related to the landscape buffer, overall landscaping or a signage plan.
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. All driveways shall conform to 88-420-12.
5. The applicant shall submit a stormwater green solutions feasibility memo in relation to stormwater management with each final plat application.
6. 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.
7. 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.
8. 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.
9. The developer shall dedicate additional right-of-way for the north side of N.W. 108th Street 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.
10. 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.

11. 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.
12. The developer shall construct temporary off-site cul-de-sacs and grant a City approved temporary cul-de-sac easement, for that portion outside of the dedicated street right-of-way, to the City as required by the Land Development Division, prior to recording the plat. Temporary cul-de-sacs shall be required for any street stubs over 150 feet. Provide temporary cul-de-sac easement and temporary construction easement from the offsite properties.
13. 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.
14. 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.
15. 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.
16. 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.\
17. 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.
18. 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.

19. 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.
20. 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.
21. The developer shall grant on City approved forms, a stream buffer easement to the City, as required by Chapter 88 and Land Development Division, prior to issuance of any stream buffer permits.
22. 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.
23. 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.
24. The developer shall submit a preliminary stream buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements.
25. 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)
26. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
27. 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) All 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) All required Fire Department access roads shall be an all-weather surface. (IFC-2012: § 503.2.3)
28. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks and Recreation Department's Forestry Division prior to beginning work in the public right-of-way.

29. 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.
  
30. The developer shall submit a final plan providing details on amenities provided within each tract serving to satisfy the parkland dedication requirements of 88-408. Final plan shall be submitted via the City Planning and Development Management application and shall be approved prior to recording final plat.
  
31. 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.

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 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 Ordinance have been given and had.

..end

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

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Secretary, City Plan Commission

Approved as to form:

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Sarah Baxter  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: City Planning

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

### Executive Summary

SPONSOR: DIRECTOR OF CITY PLANNING AND DEVELOPMENT

A request to rezone about 59.47 acres from District AG-R to District R-7.5 and approve a development plan and a preliminary plat to develop 251 detached homes generally located at NW 108th Street and N. Green Hills Road. (CD-CPC-2022-00050 & CD-CPC-2022-00051)

### Discussion

See CPC staff report

### Fiscal Impact

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

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

# City of Kansas City, Missouri



## Docket Memo

1. This legislation is supported by the general fund.  Yes  No
2. This fund has a structural imbalance.  Yes  No

### Additional Discussion (if needed)

Click or tap here to enter text.

### Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Housing and Healthy Communities (Press tab after selecting.)

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

- Maintain and increase affordable housing supply to meet the demands of a diverse population
- Broaden the capacity and innovative use of funding sources for affordable housing
- Invest in neighborhood stabilization and revitalization to reduce blight, ensure sustainable housing, and improve the wellbeing of residents while sustaining their diverse cultures
- Ensure all occupants of residences have quality, efficient, and healthy housing with minimal economic or regulatory barriers
- Address the various needs of the City's most vulnerable population
- Utilize planning approaches to improve the City's neighborhoods

### Prior Legislation

See CPC staff report

### Service Level Impacts

See CPC staff report

### Other Impacts

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



# City of Kansas City, Missouri

## Docket Memo

This is a zoning ordinance and has not been evaluated against this subject matter.

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

This is a zoning ordinance and has not been evaluated against this subject matter.

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

This is a zoning ordinance and has not been evaluated against this subject matter.

4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?

This is a zoning ordinance and has not been evaluated against this subject matter.

5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?

This is a zoning ordinance and has not been evaluated against this subject matter.



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**File #: 230200**

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RESOLUTION NO. 230200

Sponsor: Councilmember Melissa Robinson

RESOLUTION - Directing the City Manager to develop a Citywide Doula Initiative and report back to the Council in 45 days.

WHEREAS, Doulas provide physical and emotional support during pregnancy and childbirth, which helps lower the risk of complications during childbirth for the parent and the infant; and

WHEREAS, Studies show that doulas can reduce preterm births and low birthweights, which are the leading causes of infant mortality and rates of cesarean birth and medical pain management also improve with doula support; and

WHEREAS, the plan will aim to train doulas and reach a defined number of families annually; and

WHEREAS, families who enroll in the program should receive doula support both at home, in community settings and/or in the clinical setting, with three prenatal visits, support during labor and delivery, and four postpartum visits; and

WHEREAS, clients who give birth at home should receive the same number of visits. The program should include screening and referrals for family needs and stressors, such as food insecurity, transportation barrier, housing insecurity and other social determinates of health; and

WHEREAS, the model of care should be consistent across the city, and uniform data should be collected for a rigorous evaluation of the doula services provided through this initiative.

The Citywide Doula Initiative aims to focus services in three main categories:

- Providing equitable care — Doulas should not be limited to but target eligible residents where the greatest episodes of infant and maternal mortality exist as identified by the Health Commission and the Fetal Infant Mortality Review Board. Priority will be given to people who are income-eligible for Medicaid and/or are giving birth for the first time (or the first time in over 10 years), as well as those who have had a previous traumatic birth experience, have no other labor support, live in a shelter, are in foster care, or have a high-risk medical condition.

- Expanding the doula workforce — To increase capacity, The Kansas City Health Department is aiming to train a defined number of community members as doulas annually and provide additional opportunities for professional development. The Health Department will also help uncertified doulas become certified; the report should identify a target goal for how many uncertified doulas are expected to take advantage of this opportunity.
- Creating partnerships with hospitals and Federally Qualified Health Centers — The initiative will strengthen Health Department’s work with hospitals, to create doula-friendly hospital policies and practices and increases provider referrals to doula services. Staff will also collaborate with community-based, governmental, and health care partners to advocate for system-level change; and

WHEREAS, the initiative will integrate community-based doula organizations that serve clients in at-risk neighborhoods around the city — bringing additional funding to expand their services, build the capacity of their doula workforces, and partner with hospitals; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Directing the City Manager to develop a Citywide Doula Initiative and report back to the Council in 45 days.

..end

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# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: City Manager's Office

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

### Executive Summary

Directing the City Manager to develop a Citywide Doula Initiative and report back to the Council in 45 days.

### Discussion

There is no direct fiscal impact.

### Fiscal Impact

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

2. What is the funding source?

N/A

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

N/A

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

N/A

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

N/A

### Office of Management and Budget Review

(OMB Staff will complete this section.)

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



# City of Kansas City, Missouri

## Docket Memo

2. This fund has a structural imbalance.

Yes  No

### Additional Discussion (if needed)

N/A

### Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Housing and Healthy Communities (Press tab after selecting.)

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

- Maintain and increase affordable housing supply to meet the demands of a diverse population
- Broaden the capacity and innovative use of funding sources for affordable housing
- Invest in neighborhood stabilization and revitalization to reduce blight, ensure sustainable housing, and improve the wellbeing of residents while sustaining their diverse cultures
- Ensure all occupants of residences have quality, efficient, and healthy housing with minimal economic or regulatory barriers
- Address the various needs of the City's most vulnerable population
- Utilize planning approaches to improve the City's neighborhoods

### Prior Legislation

N/A

### Service Level Impacts

N/A

### Other Impacts

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

N/A



# City of Kansas City, Missouri

## Docket Memo

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

N/A

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

N/A

4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?

N/A

5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?

N/A



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**File #: 220701**

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ORDINANCE NO. 220701

Establishing administrative processes for awarding standard incentive packages to residential, office, and industrial developments that meet certain criteria and directing the City Manager and the Director of Finance to take certain acts to implement the standard incentive packages.

WHEREAS, the City Council, by Committee Substitute for Ordinance No. 140031, As Amended, adopted the City's Economic Development and Incentives Policy and directed the City Manager to develop the scoring system set forth therein; and

WHEREAS, the City Council, by Ordinance No. 140375, adopted a certain scoring system for purposes of implementing the City's Economic Development and Incentives Policy, and the City Council has, from time to time, adopted revisions to this scoring system; and

WHEREAS, the City Council wishes to prioritize incentives to achieve the City's development goals, and provide staff, outside agencies, and potential developers a clear understanding of those goals; and

WHEREAS, the Council desires to provide an administrative pathway to accessing incentives, so they can be granted consistently and in a more expedited fashion to developments that deliver community benefit aligned with the City's articulated goals; and

WHEREAS, the Council desires that City staff undertake the following steps in order to create a program that implements standard incentive packages; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. The Council establishes administrative processes for awarding standard incentives to residential, office, and industrial developments in order to achieve the following goals by December 31, 2027:

- (a) 10,000 units of affordable housing in target areas, as part of new multifamily development.
- (b) 60,000 additional target sector employees in target areas or increased speculative Class A office space to 15% market share.

- (c) 1,750,000 square feet of new speculative Class A industrial space or 8% industrial vacancy rate for four consecutive quarters.

Section 2. That the standard incentive packages available to qualifying developments and the criteria required for developments to qualify for administrative approval of these incentive packages are enumerated in Attachment A.

Section 3. That the City Manager is directed to establish the standard incentive packages described in Attachment A and is authorized to negotiate and execute agreements with the Economic Development Corporation of Kansas City, Land Clearance for Redevelopment Authority, Port KC, and Kansas City Area Transportation Authority, as necessary to provide the standard incentive packages outlined in Attachment A in a manner that is substantially consistent with the eligibility criteria in Attachment A. To the extent necessary to effectuate the standard incentive packages described in Attachment A, the City Manager is further directed to initiate the creation of urban redevelopment corporations, development plans, or urban renewal plans, and amendments thereto, along with any necessary revisions to Resolution No. 191024.

Section 4. That, in order to effectuate the standard incentive packages outlined in Attachment A, the Director of Finance is authorized to administratively negotiate and execute agreements that allow a redirection of 50% of increased economic activity taxes for up to 15 years for office and industrial developments eligible for such as outlined in Attachment A, subject to annual appropriation and applicable law. This authorization to execute contracts expires December 31, 2027. The City Manager is directed to prepare a comprehensive list of terms and requirements for administrative redirection agreements, which shall be circulated to the Council and posted on the City's website.

Section 5. That any third-party financial analysis requirements that have previously been established by ordinance or resolution are waived for projects that receive standard incentive packages, as outlined in Attachment A. This section shall not be construed as repealing any other exceptions or requirements that may have previously been enacted by the Council.

Section 6. That this ordinance and the standard incentive packages outlined in Attachment A will be reviewed by the City Council no later than five years from the effective date of this Ordinance to evaluate impact on the target thresholds outlined in Section 1.

Section 7. That the City Manager is directed to monitor all standard incentives packages and annually report to the Council regarding the granting and progress of standard incentive packages and the City's progress in achieving the goals established in Section 1.

..end

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Approved as to form and legality:

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Emalea Black  
Associate City Attorney

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

**220701**

# LEGISLATIVE FISCAL NOTE

LEGISLATION  
NUMBER:

220701

## LEGISLATION IN BRIEF:

Establishing processes for awarding standard incentive packages to residential, office, and industrial developments that meet certain criteria and directing the City Manager to take certain acts to implement the standard incentive packages.

### What is the purpose of this legislation?

ECONOMIC DEVELOPMENT

*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?

NO

Yes/No

*What is the city's obligation in future fiscal Years (See Section 04)*

### Does this Legislation estimate new revenue in the current Fiscal Year?

NO

Yes/No

*What is the city's gross new revenue in future Fiscal Years? (See Section 01)*

### Section 00: Notes:

*A fiscal impact cannot be determined at this time. However, future fiscal impacts will be realized with approval of qualified projects based on the following categories:*

- 1) Residential - tiered structure with a maximum of 100% abatement of real property taxes for 10 years and 50% for 15 years thereafter, plus Sales Tax Exemption on Construction Materials (STECM);*
- 2) Office - 75% abatement of real and personal property taxes for 15 years, plus STECM, with a possible impact bonus redirection of 50% of Economic Activity Taxes (EATs) for 15 years;*
- 3) Industrial - tiered structure with a maximum of 75% abatement of real and personal property taxes for 15 years, plus STECM and redirection of 50% of EATs for 15 years, or 75% abatement of real and personal property taxes, plus STECM, with a possible impact bonus redirection of 50% of EATs for 15 years. These incentives will remain in effect until the goals as stated in this ordinance related to affordable housing, employment and industrial capacity are met.*

## 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

- -

### 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

- - - - -

### NET IMPACT ( SIX YEARS)

-

REVIEWED BY

Sean Carroll

DATE

10/11/2022



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**File #: 220729**

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ORDINANCE NO. 220729

Amending the Plaza Bowl Overlay, which was created by Committee Substitute for Ordinance No. 190100, which includes use and height regulations for the area generally located on the south and north sides of W. 47th Street (extending northerly to the north side of W. 46th Terrace), between Madison Avenue on the west and J.C. Nichols Parkway on the east, in order to establish standards for granting deviations..

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 & Development Code, is hereby amended by approving the Special Character Overlay District, for the area generally located on the south and north sides of 47th Street (extending northerly to the north side of 46th Terrace), between Madison Avenue on the west and J.C. Nichols Parkway on the east, said section legally described as:

800 W 47th St Bunker Hill all of Lots 20-29 & vac alley & Lots 30 & 31 & E 1/2 of vac alley ly w of & adj & Lots 32-36 (ex w 3.64') Blk 16

770 W 47th St Plaza Steppes all of Lot 1

720 W 47th St Plaza Steppes 2nd Plat Lot 2

700 W 47th St Plaza Steppes 2nd Plat Lot 3

612-20 W 47th St Home Place prt Lot 26 daf beg at ne cor 47th & Jefferson St th n to n li sd Lot 26 th e 162.5 ft th s to n li 47th St th swly to beg

604 W 47th St /Church Sunday School Offices Home Place w 120 ft of e 146 ft ly n of 47th St Lot 26

605 W 47th St NE 1/4 SE 1/4 Sec 30 49 33 begat inters of w li Penn Ave wi s li 47th St & rng s alg w li Penn Ave 150 ft to pt th rng w at rt ang last desc course to pt of inters wi e li Jefferson St th rng n alg e li Jefferson to pt of inters wi s li of 47th St th nely alg s li 47th St to beg

1104 411-W 46th Ter Townsend Place Condominium Unit 1104 on Cert of Survey of Unit 1100-B filed as Docmt #K915384 in Bk S-3 at pg 48 on 3-1-1990 also 1/46% interest of common areas

1003 411-W 46th Ter Townsend Place Condominium Unit 1003 on Cert of Survey of Unit 1000-B filed as Docmt #K908263 in Bk S-3 at pg 44 on 12-29-1989 & 1/46% interest of common areas

300B 411-W 46th Ter Townsend Place Condominium Unit 303 on Cert of Survey of Unit 300-B filed as Docmt IS 9511 in Bk S-5 on pg 12 on 01-20-95

304 Townsend Place Condominium Unit 304 on Cert of Survey of Unit 300-B filed as Docmt IS9511 in Bk S-5 on pg 12 on 01-20-95

1004 411-W 46th Ter Townsend Place Condominium Unit 1004 on Cert of Survey of Unit 1000-B filed as Docmt #K908263 in Bk S-3 at pg 33 on 12-29-1989 & 1/46% interest of common areas

1101 411-W 46th Ter Townsend Place Condominium Unit 1101 on Cert of Survey of Unit 1100-A filed as Docmt K1081089 in Book S-4 at pg 45 on 5-21-1993 also 1/46th interest of common areas

702 411-W 46th Ter Townsend Place Condominium Unit 702 & 1/46% interest

501 411-W 46th Ter Townsend Place Condominium Unit 501 on Cert of Survey of Unit 500-A filed as Docmt K1084523 in Bk S-7 at pg 67 on 01-04-94 also 1/45% interest of common elements

1102 411-W 46th Ter Townsend Place Condominium Unit 1102 on Cert of Survey of Unit 1100-A filed as Docmt K1081089 in Book S-4 at pg 45 on 5-21-1993 also 1/46th interest of common areas

101 411-W 46th Ter Townsend Place Condominium Unit 101 exercise room common area

903 411-W 46th Ter Townsend Place Condominium Unit 903 on Cert of Survey of Unit 900-B filed as Docmt K-1000668 in Bk S-3 at pg 100 on 12-10-1991 also 1/46 interest of common areas

1203 411-W 46th Ter Townsend Place Condominium Unit 1203 on Cert of Survey of Unit 1200-B filed as Docmt #K921098 in Bk S-3 at pg 58 on 4-17-1990 also 1/46% interest of common areas

704 411-W 46th Ter Townsend Place Condominium Unit 704 & 1/46% interest of common areas

904 411-W 46th Ter Townsend Place Condominium Unit 904 on Cert of Survey of Unit 900-B filed as Docmt K-1000668 in Bk S-3 at pg 100 on 12-10-1991 also 1/46% interest of common areas

201 Townsend Place Condo Unit 201 on Cert of Survey of Unit 200-A filed as Docmt K1195443 in Bk S-5 on pg 19 also 1/45 % interest of common areas

301 411-W 46th Ter Townsend Place Condominium Unit 301 on Cert of Survey of Unit 300-A filed as Docmt K-1036426 in Bk S-4 at pg 22 on 8-5-1992 also 1/46% interest of common areas

302 411-W 46th Ter Townsend Place Condominium Unit 302 on Cert of Survey of Unit 300-A filed as Docmt K-1036426 in Bk S-4 at pg 22 on 8-5-1992 also 1/46% interest of common areas

502 411-W 46th Ter Townsend Place Condominium Unit 502 on Cert of Survey of Unit 500-A filed as Docmt K1084523 in Bk S-4 on pg 68 on 01-04-94 also 1/45% interest of common elements

1103 411-W 46th Ter Townsend Place Condominium Unit 1103 on Cert of Survey of Unit 1100-B filed as Docmt #K915384 in Bk S-3 at pg 48 on 3-1-1990 also 1/46% interest of common areas

402 411-W 46th Ter Townsend Place Condominium Unit 402 on Cert of Survey of Unit 400-A filed as Docmt K-1081093 in Book S-4 at pg 47 on 5-21-1993 also 1/46th interest of common areas

701 411-W 46th Ter Townsend Place Condominium Unit 701 & 1/46% interest of common areas

803 411-W 46th Ter Townsend Place Condominium Unit 803 on Cert of Survey of Unit 800-B filed as Docmt #K910341 in Bk S-3 at pg 46 on 1-18-1990 also 1/46% interest of common areas

602 411-W 46th Ter Townsend Place Condominium Unit 602 on Cert of Survey of Unit 600-A filed as Docmt 1081091 in Book S-4 at pg 46 on 5-21-1993 also 1/46th interest of common areas

403 411-W 46th Ter Townsend Place Condominium Unit 403 on Cert of Survey of Unit 400-B filed as Docmt K1038009 in Book S-4 at pg 53 on 8-31-93 also 1

503 411-W 46th Ter Townsend Place Condominium Unit 503 on Cert of Survey of Unit 500-B filed as Docmt K-961154 in Bk S-3 at pg 83 on 3-4-1991 also 1/46% interest of common areas

804 411-W 46th Ter Townsend Place Condominium Unit 804 on Cert of Survey of Unit 800-B filed as Docmt #K910341 in Bk S-3 at pg 46 on 1-18-1990 also 1/46% interest of common areas

100 411-W 46th Ter Townsend Place Condominium Unit 100 & 1/46% interest of common areas

401 411-W 46th Ter Townsend Place Condominium Unit 401 on Cert of Survey of Unit 400-A filed as Docmt K-1081093 in Book S-4 at pg 47 on 5-21-1993 also 1/46th interest of common areas

504 411-W 46th Ter Townsend Place Condominium Unit 504 on Cert of Survey of Unit 500-B filed as Docmt K-961154 in Bk S-3 at pg 83 on 3-4-1991 also 1/46% interest of common areas

1001 411-W 46th Ter Townsend Place Condominium Unit 1001 on Cert of Survey of Unit 1000-A filed as Docmt K1143929 in Bk S-4 on pg 77 on 06-06-94 also 1/45% interest of common elements

404 411-W 46th Ter Townsend Place Condominium Unit 404 on Cert of Survey of Unit 400-B filed as Docmt 1038009 in Book S-4 at pg 53 on 8-31-1993 also 1/46th interest of common areas

900A 411-W 46th Ter Townsend Place Condominium Unit 900-A & 1/23% interest of common areas

801 411-W 46th Ter Townsend Place Condominium Unit 801 on Cert of Survey of Unit 800-A filed as Docmt K1084523 in Bk S-4 on pg 68 on 01-04-94 also 1/45% interest of common element

1204 411-W 46th Ter Townsend Place Condominium Unit 1204 on Cert of Survey of Unit 1200-B filed as Docmt #K921098 in Bk S-3 at pg 58 on 4-17-1990 also 1/46% interest of common areas

200B 411-W 46th Ter /Townsend Place Condo Unit 203 on Cert of Survey of Unit 200-B filed as Docmt K1195443 in Bk S-5 on pg 19 also 1/45 % interest of common areas

604 411-W 46th Ter Townsend Place Condominium Unit 604 on Cert of Survey of Unit 600-B filed as Docmt #K935460 in Bk S-3 at pg 68 on 8-2-1990 also 1/46% interest of common areas

601 411-W 46th Ter Townsend Place Condominium Unit 601 on Cert of Survey of Unit 600-A filed as Docmt 1081091 in Book S-4 at pg 46 on 5/21/1993 also 1/46th interest of common areas

Sec 30-49-33 SE 1/4 NE 1/4 Townsend Place Condominium common area

1201 411-W 46th Ter Townsend Place Condominium Unit 1201 on Cert of Survey of Unit 1200-A filed as Docmt K-980721 in Bk S-3 at pg 93 on 7-17-1991 also 1/46% interest of common areas

1202 411-W 46th Ter Townsend Place Condominium Unit 1202 on Cert of Survey of Unit 1200-A filed as Docmt K-980721 in Bk S-3 at pg 93 on 7-17-1991 also 1/46% interest of common areas

202 411-W 46th St/Townsend Place Condominium Unit 202 on Cert of Survey of Unit 200-A filed as Docmt K1195443 in Bk S-5 on pg 19 also 1/45 % interest of common areas

204 Townsend Place Condo Unit 204 on Cert of Survey of Unit 200-B filed as Docmt K1195443 in Bk S-5 on pg 19 also 1/45 % interest of common areas

802 411-W 46th Ter Townsend Place Condominium Unit 802 on Cert of Survey of Unit 800-A filed as Docmt K1084523 in Bk S-4 on pg 68 on 01-04-94 also 1/45% interest of common elements

1002 411-W 46th Ter Townsend Place Condominium Unit 1002 on Cert of Survey of Unit 1000-A filed as Docmt K1143929 in Bk S-4 on pg 77 on 06-06-94 also 1/45% interest of common elements

603 411-W 46th Ter Townsend Place Condominium Unit 603 on Cert of Survey of Unit 600-B filed as Docmt #K935460 in Bk S-3 at pg 68 on 8-2-1990 also 1/46% interest of common areas

703 411-W 46th Ter Townsend Place Condominium Unit 703 & 1/46% interest of common areas

411 W 46<sup>th</sup> Ter Ste 201: Townsend Place Condo Unit 201 on Cert of Survey of Unit 200-A filed as Docmt K1195443 in Bk S-5 on pg 19 also 1/45 % interest of common areas

4615 Broadway Wornall Park Lot 56 exc s 5 ft deeded by Ord 61597 dated 10-15-1987 to City for 46th Ter

330 W 46th Ter Broadway Plaza Condominiums Lot 1 Common Area

310 W 46th Ter Broadway Plaza Condominiums Units 101 thru 116 Units 201 thru 216 Units 301 thru 316 (all in Lot 1)

630 Wornall Rd Wornall Park Lots 66 & 67 also NE 1/2 vac alley ly nwly & adjsd lot

333 W 46th Ter the Neptune Condominiums Common Area Lot 1

300 W 46th Ter the Neptune Condominium Units 201-212, 214-225, 301-312, 314-325, 401-412, 414-425, 501- 512, 514-525

4635 Wyandotte / 120 W 47th St n 127.25 ft Lot 67 Country Club Plaza

18 W 47th St /Lot 68 Countryclub Plaza

4620 J C Nichols Pky & 210 W 46th Ter Country Club Plaza Lot 80

The Plaza Bowl Overlay District is outlined on a map marked Section 88-20A1186, attached hereto and made a part hereof, 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 regulations applicable to property within the Plaza Bowl Overlay District are as follows:

### **Plaza Bowl Overlay District**

#### **Background**

*Since its development nearly 100 years ago, the Plaza area has been an important internationally recognized historic area due to the unique architecture and design, mix of thriving residential, commercial, cultural and educational uses, continuous care by its property ownership, and city-wide public interest in maintaining this cultural icon.*

*The Midtown / Plaza Area Plan (MPAP) recognizes that the Country Club Plaza is a significant community asset and a regional business, residential, cultural, and educational district that requires careful consideration of permitted uses and building heights in order to strengthen and further complement the existing built environment.*

*After years of effort by property owners, residents, consultants, and staff, the revised Midtown / Plaza Area Plan was adopted in January 2016. An immediate implementation measure of The Plan was to codify the building height recommendations of the Bowl Concept in the Country Club Plaza and adjacent area.*

*Prior to the 2016 adoption of the MPAP, a similar recommendation was made in the original Plaza Urban Design & Development Plan which was adopted in 1989. The Bowl Concept emerged to protect the Plaza area. The original mixed use area, developed in the 1920's and 30's, included retail, office, and residential uses. Low-rise buildings formed the base or "heart" of the historic area, and higher buildings were gradually built on the hills surrounding it.*

*The original Plaza Plan and the 2016 revision both recommend continuation of this design concept, referred to as the "Bowl Concept," through the regulation of building heights in the Plaza area. For certain properties on Main Street, building heights have*

been established through the Main Corridor Overlay. For properties within the Country Club Plaza, height and use regulations are established by a 2016 text amendment to the Zoning & Development Code that was enacted at the request of the previous owner of the Country Club Plaza and continues to be supported by the current owner. The Plaza Bowl Overlay Height and Use Boundary map depicts appropriate building heights for locations within the overlay.

## **Plaza Bowl Overlay**

The Plaza Bowl Overlay focuses on the “base of the bowl” – those areas immediately adjacent to the Country Club Plaza shopping area. The Bowl Concept consists of a series of roughly concentric circles around the base of the Plaza. There are approximately 660 parcels within the boundaries of the entire Bowl Concept and around 350 owners of those parcels.

On March 13, 2017, the Midtown / Plaza Area Plan Implementation Committee created the Bowl Implementation Committee. City staff suggested some initial phases and provided mapping to show impacts to specific properties. After several months of study, the Committee decided to phase implementation and focus on the next concentric circle of land adjacent to the base of the bowl (the Plaza) along 47<sup>th</sup> Street. This overlay, following the 2016 text amendment and the Main Corridor Overlay is the next phase of the implementation of the MPAP for the Plaza.

The proposed overlay would:

- i. Designate building heights for each parcel.
- ii. Specify whether land uses are permitted outright, allowed with special use permit approval, or prohibited.

### **1. Purpose**

The purpose of the Plaza Bowl Overlay is to establish land use regulations and limit building heights for an area generally located on the south and north sides of 47<sup>th</sup> Street (extending northerly to the north side of 46<sup>th</sup> Terrace), between Madison Avenue on the west, and J.C. Nichols Parkway on the east. These restrictions may be more prohibitive than those of the underlying zoning.

According to the Midtown / Plaza Area Plan, the primary goal of the plan and overlay is to:

Preserve the original and unique planning and urban design concepts that embody the Country Club Plaza and surrounding area. The Bowl Concept is one of the most important urban design concepts for the area which describes the conscious transition of building heights from the low-rise buildings of the Country Club Plaza to buildings of increasing height as they are placed on the surrounding hills.

This overlay is also intended to:

Maintain and promote the economic vitality of the area;

Encourage preservation of the area's rare, unique, historical and distinctive character; and,

Stabilize property values and reduce investment risks;

Establish known ground rules for development, redevelopment and infill projects that developers, the city and the community can follow and base investment decisions on; and

Otherwise promote the health, safety, morals, and general welfare of the city.

*A majority of the Plaza is currently zoned for heavy commercial development, specifically B4 (Heavy Business/Commercial), which permits a wide variety of commercial and light industrial uses, some of which would not be appropriate for the area.*

*Additionally, property zoned B4 has intensifier of "-5", which equates to no maximum height requirement, (unless dictated by the maximum floor area ratio of 6.0.) The map would establish maximum, and in some cases, minimum building heights. A zoning overlay may be more restrictive in regard to land uses and building heights than the B4-5 allowances.*

Certain properties within the overlay are zoned UR (Urban Redevelopment), for which a specific development plan has been approved by the City Council. Until such time the UR plan is amended, or the property is rezoned to a different classification, the UR plan remains intact.

Other properties currently zoned R-0.5 or B-1, if redeveloped, may necessitate rezoning and submittal of a development or project plan or require special use permit approval. At that time, height restrictions of the Plaza Bowl Overlay would apply.

## **Applicability**

Compliance with provisions of the Plaza Bowl Overlay is required as follows:

- a. Regulations of the Plaza Bowl Overlay apply to all properties within the boundaries of the overlay as shown on the map. The Plaza Bowl Overlay establishes certain land use regulations and height restrictions that may vary from the underlying base zoning for the properties in the Plaza Bowl Overlay District. All provisions described below as regulatory in nature have the same force and effect as, but may be variations from, those set forth in Chapter 88, Zoning & Development Code.
- b. Provisions are applicable as follows:
  - i. New Development: Full compliance with provisions of this overlay applies to all new buildings constructed within this district.
  - ii. Building Enlargements and Expansions: Full compliance with provisions of this overlay applies only to the enlargement or expansion area.
  - iii. Change of Use or Occupancy: Compliance with use standards apply whenever the use or occupancy of a property changes.
- c. Permits may be issued for previously approved site-specific development plans that were approved prior to the effective date of the Plaza Bowl Overlay, in accordance with the previously approved plan and without compliance to the Plaza Bowl Overlay. Compliance with use regulations shall be required.
- d. In consideration of the bowl concept -- which analyzed unique features of the area including natural topography, view corridors, and the built environment -- deviation to 88-610 Nonconformities is offered. All existing structures whose heights exceed those prescribed by the Plaza Bowl Overlay as of the date of ordinance approving this overlay will be allowed to remain. For such structures, permits may be issued for replacement or reconstruction to the height existing; provided, that the envelope of the existing building shall be retained in regard to, but not limited to, building form and scale, including footprint, setbacks, and step-backs. Compliance with the use regulations of the Plaza Bowl Overlay shall be required.
- e. Existing development on properties zoned UR shall comply with the approved UR development plan and shall therefore be exempt from the regulations of this document. However, if property is rezoned or an amendment to an approved development plan is required, regulations of this document shall be met.
- f. Pursuant to Chapter 88, Code of Ordinances, 88-517 Development Plan Review and Approval, 88-518 Project Plan Review and Approval, and 88-520 Master Planned Developments, and notwithstanding Sec. 88-517-09-C, the City Council may approve reasonable deviations to the height limitations set forth by this overlay, in

conjunction with an approved development plan or project plan, if the proposed use is consistent with the zoning of the property as allowed under this overlay district ordinance.

In acting on a request for a deviation, the City Council must consider the following factors: whether the proposed additional height is based on reasonably necessary and demonstrated need or hardship due to life safety, engineering, construction or restoration reasons and otherwise not attributable to conditions created by the applicant; and (ii) whether the proposed additional height will adversely affect any neighboring or nearby properties.

In no event shall the City Council grant a deviation in excess of the lesser of 10% of the height limitations set forth in this ordinance, or six feet, or which shall add any occupiable floor space.

Any deviations from the height restrictions shall be specifically called out as deviations and described on the development plan, project plan or master development plan and will not be considered to be approved unless so stated.

- g. Other than as set forth by this overlay, the underlying zoning and the regulations and standards included in Chapter 88, Zoning & Development Code, prescribed for the areas rezoned to this overlay district shall remain unchanged and shall continue to apply.
- h. Unless otherwise allowed by this section, provisions of Chapter 88, Code of Ordinances, 88-610, Nonconformities, are applicable.
- i. If provisions of this overlay district are inconsistent with Chapter 88, the provisions of this overlay district shall apply.

## **5. Governance**

This overlay district is a Special Character Overlay (SC/O) which is outlined in Section 88-205 of Chapter 88, Code of Ordinances. The establishment of the overlay district is in accordance with the text amendment procedures of 88-510 (to establish the applicable regulations) and the zoning map amendment procedures 88-515 (to establish the district on the zoning map).

This commitment to protecting the Plaza area and guiding new development is supported by the community as well as Chapter 88, Code of Ordinances. Section 88-205-01, states: "Overlay districts are for areas of the city that have unique qualities requiring special treatment or locations where special approaches to development may be warranted. They are established as a means of addressing specific aspects of land use control or development design that transcend base zoning district provisions."

The Zoning & Development Code at Section 88-610-05 - Nonconforming Structures dictates when reconstruction (possibly to a height in excess of that permitted by the overlay) may occur due accidental damage or destruction.

**6. Plaza Bowl Overlay Uses**

Uses regulated by the Plaza Bowl Overlay are shown in the following table, which will replace the use table for properties within this district.

In order to promote activity at street level, the intent is to encourage development of uses such as retail, restaurant, and similar uses on the ground floor of buildings. These uses typically have points of ingress/egress, transparent storefronts and display windows, outdoor dining establishments, and other uses that encourage activity. These uses will be permitted outright.

Other uses, such as residential, office, and entertainment venues, are not typically active on the ground floors or, due to their nature, require blank walls without fenestration. These uses will require special use permit for some ground level functions. This will allow staff to review proposed design for points of ingress/egress, transparency (windows), interest in façade (to ensure pleasurable pedestrian experience/non-monotonous building wall), etc. Other uses will require special use permit approval due to their nature and effect on adjoining properties.

Finally, certain uses that are not appropriate will be prohibited.

**a. PLAZA BOWL OVERLAY USE TABLE**

Uses are allowed within the Plaza Bowl Overlay in accordance with Table 120-1, below.

**b. USE CLASSIFICATION SYSTEM**

Chapter 88, Code of Ordinances, classifies uses into "use groups," "use categories," and "specific use types." These are described and defined in [Section 88-805](#). The first column lists the groups, categories, and types allowed.

**c. PERMITTED USES**

Uses identified with a "P" are permitted as-of-right in the subject zoning district, subject to compliance with any use standards identified in the final column of the table and all other applicable standards of Chapter 88, Code of Ordinances.

**d. SPECIAL USES**

Uses identified with an "SUP" may be allowed if reviewed and approved in accordance with any special use permit procedures of [Chapter 88, Code of Ordinances, Section 88-525](#). Special uses are subject to compliance with the use standards identified in the final column of the table and all other applicable standards of Chapter 88, Code of Ordinances.

**e. PROHIBITED USES**

Uses not listed in the table and those identified with a "-" are expressly prohibited.

f. **USE STANDARDS**

The "use standards" column identifies use-specific standards that apply to some uses. Compliance with such standards is required regardless of whether the use is permitted as-of-right or requires approval by a special use permit.

**Plaza Bowl Overlay Use Table**

**USE GROUP**

**Use Category**  
*specific use type*

**Use-Specific Standard**

**RESIDENTIAL**

*Single Family Dwelling*  
*In single-purpose residential building*  
*In mixed-use building*

**Group Living**

**PUBLIC/CIVIC**

**Bicycle-Sharing Facility**

**Club, Lodge, or Fraternal Organization**

**College/University**

**Day Care**

*Home-based (1-5)*

*Family (up to 10)*

*Group (up to 20)*

*Center (21+)*

**Hospital**

**Library/Museum/Cultural Exhibit**

<b>Use-Specific Standard</b>	
<b>Prohibited</b>	
<b>Permitted</b>	<b>88-323</b>
<b>Permitted</b>	
<b>SUP</b>	
<b>Permitted</b>	<b>88-322</b>
<b>SUP on Ground Floor Permitted Above Ground Floor</b>	<b>88-365</b>
<b>SUP on Ground Floor Permitted Above Ground Floor</b>	<b>88-365</b>
<b>SUP on Ground Floor Permitted Above Ground Floor</b>	
<b>SUP on Ground Floor Permitted Above Ground Floor</b>	<b>88-330-01</b>
<b>SUP on Ground Floor Permitted Above Ground Floor</b>	<b>88-330-02</b>
<b>SUP on Ground Floor Permitted Above Ground Floor</b>	<b>88-330-02</b>
<b>SUP on Ground Floor Permitted Above Ground Floor</b>	
<b>Permitted</b>	<b>88-365</b>

**Plaza Bowl Overlay Use Table**

**USE GROUP**

**Use Category**  
*specific use type*

**Park/Recreation**  
**Religious Assembly**  
*Fire station*  
*Police station*  
*Ambulance service*

**School**  
**Utilities and Services** (except as noted below)  
*Basic, minor*

**COMMERCIAL**

**Adult Business**  
*Adult media store*  
*Adult motion picture theater*  
*Sex shop*

**Animal Service**  
*Sales and grooming*  
*Shelter or boarding*  
*Stable*  
*Veterinary Office*

**Artist Work or Sales Space**

**Building Maintenance Service**

**Business Equipment Sales and Service**

**Business Support Service**(except as noted below)  
*Day labor employment agency*

**Communications Service**

**Establishments**

**Drive-Through Facility**

**Eating and Drinking Establishments**  
(except as noted below)  
*Tavern or nightclub*

**Entertainment and Spectator Sports**

*Indoor small venue (1–149 capacity)*

**Use-Specific Standard**

Permitted	
Permitted	88-365
Prohibited	
Permitted	88-365
Prohibited	
SUP on Ground Floor Permitted Above Ground Floor	88-365
SUP	
Permitted	88-425-08-B

Prohibited	
Prohibited	
Prohibited	

Permitted	88-315
Prohibited	
Prohibited	
Permitted	88-315
Permitted	
SUP	
Permitted	
Permitted	
Prohibited	
Permitted	
Permitted	88-338 & 88-340
Permitted	
Permitted	

SUP on Ground Floor Permitted Above Ground Floor	
--	--

**Plaza Bowl Overlay Use Table**

**USE GROUP**

**Use Category**  
*specific use type*

	<b>Use-Specific Standard</b>	
<i>Indoor medium venue (150–499 capacity)</i>	<b>SUP on Ground Floor Permitted Above Ground Floor</b>	
<i>Indoor large venue (500+ capacity)</i>	<b>SUP on Ground Floor Permitted Above Ground Floor</b>	
<i>Outdoor (all sizes)</i>	<b>SUP</b>	
<b>Financial Services</b> (except as noted below)	<b>Permitted</b>	
<i>Pawn shop</i>	<b>Prohibited</b>	
<i>Short-term loan establishment</i>	<b>Prohibited</b>	
<b>Food and Beverage Retail Sales</b>	<b>Permitted</b>	
<b>Funeral and Interment Service</b>		
<i>Cemetery/columbarium/mausoleum</i>	<b>Prohibited</b>	
<i>Cremating</i>	<b>Prohibited</b>	
<i>Undertaking</i>	<b>Prohibited</b>	
<b>Gasoline and Fuel Sales</b>	<b>SUP</b>	
<b>Lodging</b>		
<i>Bed and breakfast</i>	<b>SUP on Ground Floor Permitted Above Ground Floor</b>	<b>88-320</b>
<i>Hotel/motel</i>	<b>Permitted</b>	
<i>Recreational vehicle park</i>	<b>Prohibited</b>	
<b>Mobile Vendor Park</b>	<b>Prohibited</b>	
<b>Office, Administrative, Professional or General</b>	<b>Permitted</b>	
<b>Office, Medical</b>	<b>Permitted</b>	
<i>Blood/plasma center</i>	<b>SUP</b>	
<b>Parking, Accessory</b>	<b>Permitted</b>	<b>88-323</b>
<b>Parking, Non-accessory</b>	<b>Permitted</b>	
<b>Personal Improvement Service</b>	<b>Permitted</b>	
<b>Repair or Laundry Service, Consumer</b>	<b>Permitted</b>	
<b>Research Service</b>	<b>Permitted</b>	
<b>Retail Sales</b>	<b>Permitted</b>	
<b>Reuse of designated historic landmark (local or national)</b>	<b>Permitted/ SUP</b>	
<b>Sports and Recreation, Participant</b>		
<i>Indoor</i>	<b>Permitted</b>	

**Plaza Bowl Overlay Use Table**

**USE GROUP**

**Use Category**  
*specific use type*

**Use-Specific  
Standard**

<i>Outdoor</i>	<b>Permitted</b>	
<b>Vehicle Sales and Service</b>		
<i>Car wash/cleaning service</i>	<b>Permitted if within a parking structure, otherwise SUP</b>	
<i>Heavy equipment sales/rental</i>	<b>Prohibited</b>	
<i>Light equipment sales/rental (indoor)</i>	<b>Permitted</b>	
<i>Light equipment sales/rental (outdoor)</i>	<b>Permitted if within a parking structure, otherwise SUP</b>	
<i>Motor vehicle repair, limited</i>	<b>SUP</b>	
<i>Motor vehicle repair, general</i>	<b>SUP</b>	
<i>Vehicle storage/towing</i>	<b>Prohibited</b>	
<b>INDUSTRIAL</b>		
<b>Manufacturing, Production and Industrial Service</b>		
<i>Artisan</i>	<b>Permitted</b>	
<i>Artisanal Food and Beverage Manufacturing</i>	<b>Permitted</b>	
<i>Catering Establishments</i>	<b>Permitted</b>	
<i>Limited</i>	<b>Prohibited</b>	
<i>General</i>	<b>Prohibited</b>	
<i>Intensive</i>	<b>Prohibited</b>	
<b>Outdoor Display</b>		
<i>Class A</i>	<b>Permitted</b>	<b>88-435-02</b>
<i>Class B</i>	<b>Prohibited</b>	
<b>Outdoor Storage</b>		
<i>Principal</i>	<b>Prohibited</b>	
<i>Accessory</i>	<b>Prohibited</b>	
<b>Recycling Service</b>		
<i>Limited</i>	<b>Prohibited</b>	
<b>Residential Storage Warehouse</b>	<b>Prohibited</b>	
<b>Warehousing, Wholesaling, Freight Movement</b>		
<i>Indoor</i>	<b>Prohibited</b>	
<i>Outdoor</i>	<b>Prohibited</b>	

**Plaza Bowl Overlay Use Table**

**USE GROUP**

**Use Category**  
*specific use type*

**Use-Specific  
Standard**

**AGRICULTURE**

**Agriculture, Animal**

**Agriculture, Crop**

**Agriculture, Urban**

*Home garden*

*Community garden*

*Community-supported agriculture  
(CSA) farm*

**ACCESSORY SERVICES**

**Wireless Communication Facility**

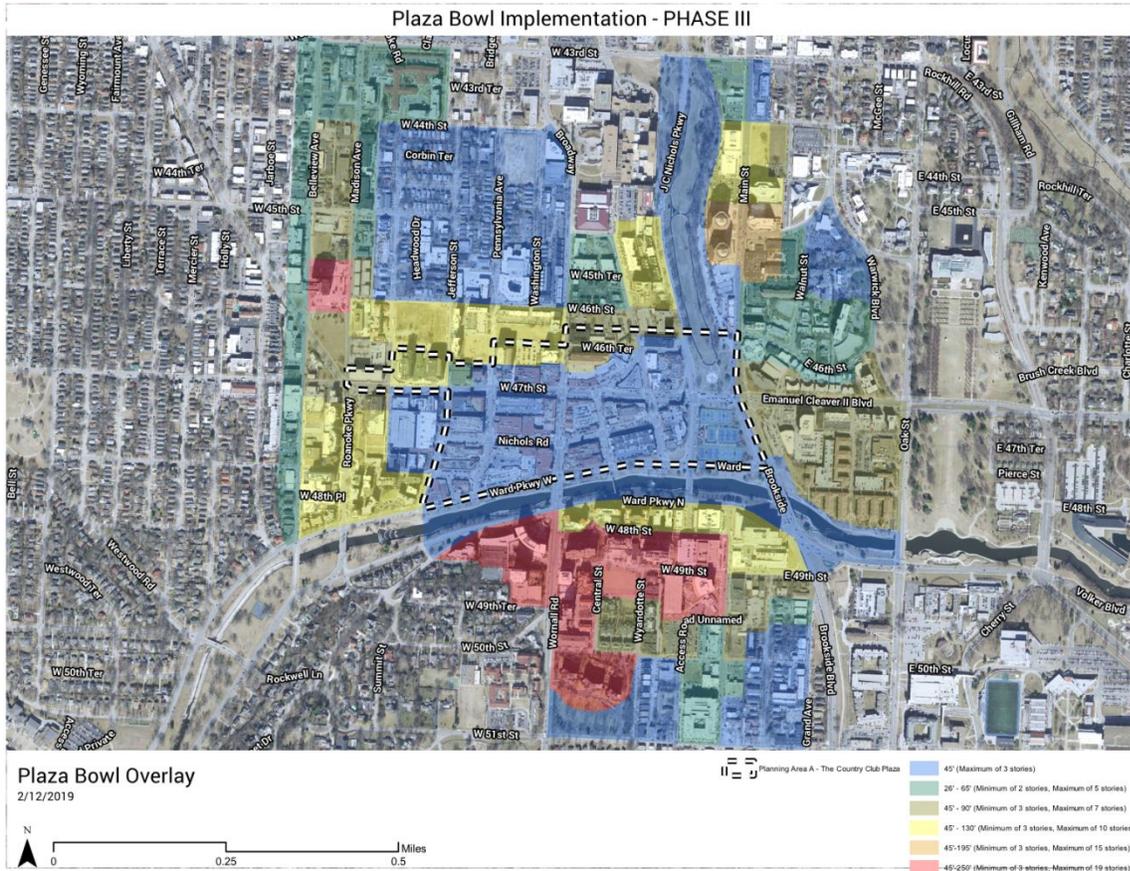
*Freestanding*

*Co-located antenna*

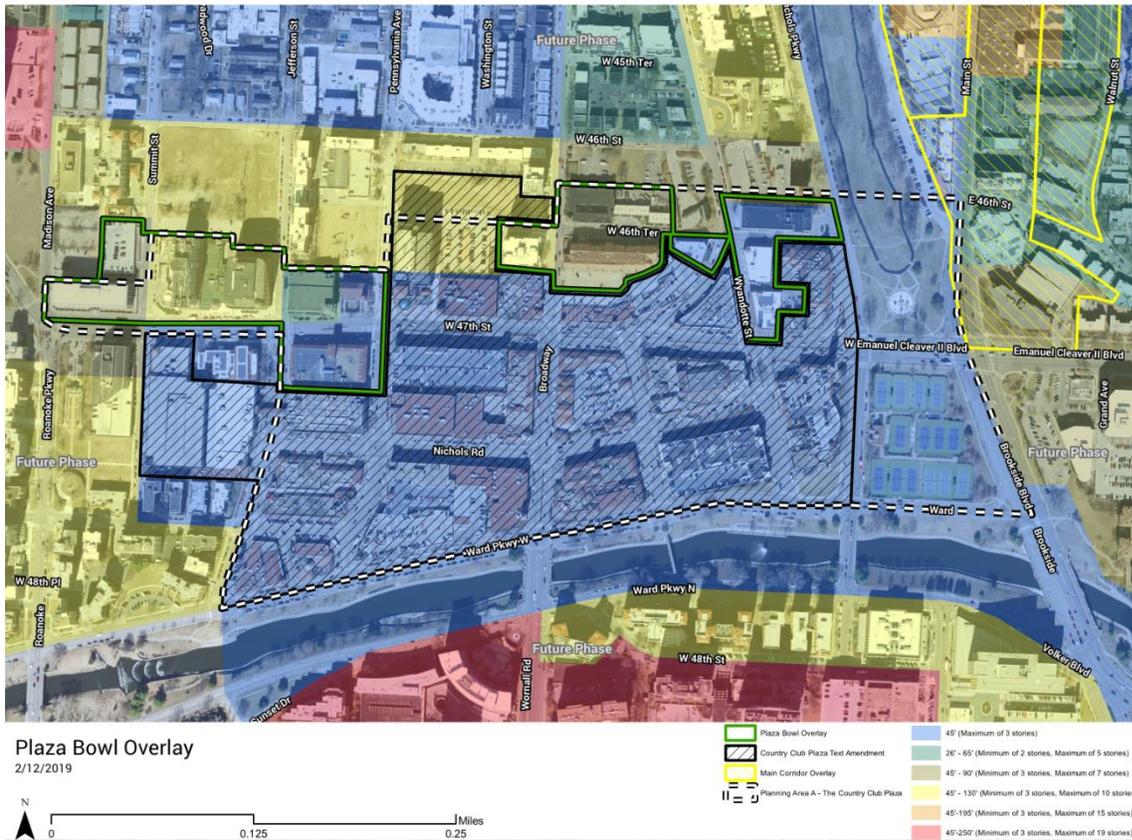
<b>Use-Specific Standard</b>	
<b>Prohibited</b>	
<b>Prohibited</b>	
<b>Permitted</b>	<b>88-312-02</b>
<b>Prohibited</b>	
<b>SUP</b>	<b>88-385</b>

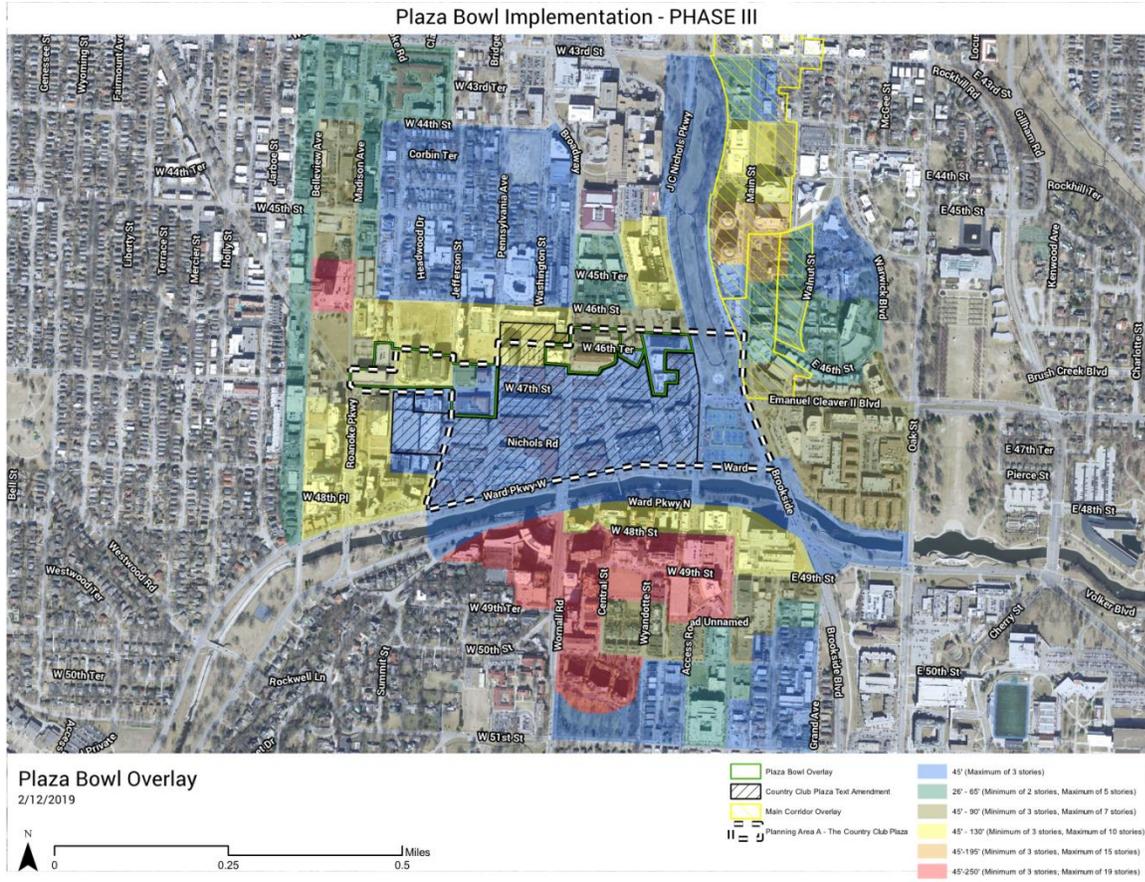
**Plaza Bowl Overlay Height Restrictions**

For buildings located within the Plaza Bowl Overlay, building heights shall be limited to the heights and stories as shown on the Plaza Bowl Overlay maps attached herein.



Plaza Bowl Implementation - PHASE III







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 Chapter 88, Code of Ordinances 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



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: Mayor/Council's Office

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

### Executive Summary

Amending the Plaza Bowl Overlay, which was created by Committee Substitute for Ordinance No. 190100, which includes use and height regulations for the area generally located on the south and north sides of W. 47th Street (extending northerly to the north side of W. 46th Terrace), between Madison Avenue on the west and J.C. Nichols Parkway on the east, in order to establish standards for granting deviations.

### Discussion

This legislation amends the Plaza Bowl Overlay, which establishes land use regulations and building heights in the area immediately adjacent to the Country Club Plaza. The amendment to the Overlay establishes standards for granting deviations.

### Fiscal Impact

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

# City of Kansas City, Missouri

## Docket Memo



### Office of Management and Budget Review

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund.  Yes  No
2. This fund has a structural imbalance.  Yes  No

### Additional Discussion (if needed)

No fiscal impact on the

### Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Housing and Healthy Communities

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

- Maintain and increase affordable housing supply to meet the demands of a diverse population
- Broaden the capacity and innovative use of funding sources for affordable housing
- Invest in neighborhood stabilization and revitalization to reduce blight, ensure sustainable housing, and improve the wellbeing of residents while sustaining their diverse cultures
- Ensure all occupants of residences have quality, efficient, and healthy housing with minimal economic or regulatory barriers
- Address the various needs of the City's most vulnerable population
- Utilize planning approaches to improve the City's neighborhoods

### Prior Legislation

Committee Substitute for Ordinance No. 190100

### Service Level Impacts

N/A

# City of Kansas City, Missouri



## Docket Memo

### Other Impacts

1. What will be the potential health impacts to any affected groups?  
N/A
2. How have those groups been engaged and involved in the development of this ordinance?  
N/A
3. How does this legislation contribute to a sustainable Kansas City?  
N/A
4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?  
N/A
5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?  
N/A



**File #: 220961**

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 220961

Sponsor: Mayor Quinton Lucas

Amending Chapter 88, Code of Ordinances, by enacting new Sections 88-424-01 through 88-424-11, Tree Preservation and Protection, and amending Section 88-810 by adding and inserting definitions applicable to this new code section

WHEREAS, this purpose of this legislation is to support and complement other City development requirements, with a focus on achieving baseline tree preservation and total tree canopy on a site, considering the anticipated use and level of development; and

WHEREAS, the intent of this ordinance is to preserve and advance the aesthetic, economic, and environmental benefits of the urban forest, by protecting trees and mitigating any unnecessary removal of trees; and

WHEREAS, trees provide multiple benefits such as stormwater management, runoff infiltration, and air quality improvement that will take replacement trees decades to match, making them critical to retain; and

WHEREAS, a healthy tree canopy cover enhances the City’s natural beauty and improves health, safety, and general welfare of Kansas City residents; and

WHEREAS, to further the intent of this ordinance is to preserve and enhance the City’s tree canopy cover and ensure that certain criteria are followed including the Urban Forest Master Plan, adopted by City Council Resolution No. 200143 on May 21, 2020, which established a goal of 35 percent tree canopy cover for the City; and this is affirmed by Kansas City’s Climate Protection and Resiliency Plan.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 88, Code of Ordinances, is hereby amended by enacting new sections 88-424-01 through 88-424-13, Tree Preservation and Protection to read as follows:

**88-424 - TREE PRESERVATION AND PROTECTION**

**88-424-01 - SCOPE AND PURPOSE**

*The intent of this section is to preserve and advance the aesthetic, economic, and environmental benefits of a high-quality urban forest, by protecting trees and mitigating any unnecessary*

*removal of trees. Trees provide multiple benefits such as stormwater management, runoff infiltration, and air quality improvement that will take replacement trees decades to match, making them critical to retain. Further, a healthy tree canopy cover enhances the city's natural beauty and improves health, safety, and general welfare of Kansas City residents.*

To further the intent of this section which is to preserve and enhance the city's tree canopy cover, certain criteria are followed. The Urban Forest Master Plan, adopted by City Council Resolution No. 200143 on May 21, 2020, established a goal of 35 percent tree canopy cover for the city. This is affirmed by Kansas City's Climate Protection and Resiliency Plan. Additionally, this section furthers other proposed and city council approved plans including the Climate Protection and Resiliency Plan, the IBC Energy Code, and the proposed KC Spirit Playbook.

*This section sets forth regulations for the preservation, protection, planting, maintenance, and removal of trees within the city, to accomplish the following objectives:*

**88-424-01-A.** Preserve the character of Kansas City's existing tree canopy cover by preventing indiscriminate removal or destruction of trees.

**88-424-01- B.** Acknowledge the environmental benefits of site design that retains existing tree canopy cover and requires additional landscaping during development.

**88-424-01-C.** Retain protected trees and limit unnecessary removal prior to and during development by establishing tree protection measures during development.

**88-424-01-D.** Allow mitigation or payment to the Capital Improvement Sales Tax Fund-Tree Planting as required by 88-424-02, Applicability, while emphasizing the difficulty in replacing trees.

**88-424-01-E.** Support ecosystem services and natural environments, protect riparian banks and beds to prevent erosion and sedimentation, filter and control stormwater, reduce carbon sequestration, and improve energy conservation through tree canopy shade.

**88-424-01-F.** Encourage walking and activities and enable activity in neighborhoods to provide "eyes on the street" to assist with crime mitigation.

**88-424-01-G.** Enhance transition to and enable compatibility between varying land uses, buffer noise, and provide visual screening.

**88-424-01-H.** Protect and enhance property values, maintain investment by the private sector and the city, further stimulate economic activity, and encourage beautification.

#### **88-424-02 - APPLICABILITY**

Requirements of this section are applicable to requests for the following permits and approvals in conjunction with land disturbance and development, as follows:

**88-424-02-A.** Any permit for land/site disturbance, including utility plans, which involves clearing, cutting, grubbing, or grading on one acre or more. No permit shall be issued prior to approval of the tree preservation and protection plan and certification by an SAF certified forester, ISA certified arborist, professional landscape architect, or a professional engineer registered in the State of Missouri stating that tree protection measures have been implemented on the site.

**88-424-02-B.** Development of property requiring development plan (including UR, MPD, and major amendments), project plan, special use permit, or preliminary plat, as defined in this chapter.

**88-424-02-C.** Application for building permit (site plan approval, per 88-530) disturbing more than 10,000 sq. ft. of property but not requiring a development plan, project plan, preliminary plat, or final plat approval, unless a tree preservation and protection plan has been approved for a larger area that includes the subject site.

**88-424-02-D.** *This section does not supersede and shall be implemented in accordance with other provisions of this chapter including 88-415 Stream Buffers and 88-425 Landscaping, and 88-410 Open Space Developments and Conservation Developments.*

### **88-424-03 - EXEMPTIONS**

**88-424-03-A.** Application for building permit for a single family detached house on a single previously platted lot.

**88-424-03-B.** Projects not listed in the Applicability section above.

**88-424-03-C.** Projects in which no tree canopy cover will be impacted or removed, certified by a statement submitted by an SAF certified forester, ISA certified arborist, professional landscape architect, or a professional engineer registered in the State of Missouri. The statement shall be placed on required plans and plats.

**88-424-03-D.** City capital improvement projects which are subject to provisions of (Administrative Regulation) AR 5-7 Tree Canopy Preservation & Expansion.

**88-424-03-E.** Emergency tree removal due to storm damage, accidental causes, or to ensure public safety when pruning is impractical, as determined by the city forester.

**88-424-03-F.** Tree removal on properties owned by the Kansas City Aviation Department, where such removal is required by Federal Aviation Administration or Transportation Security Administration regulations.

**88-424-03-G.** Pruning or removal by public utilities of trees that encroach upon electric, telephone, or cable television transmission lines, or gas, sewer, or water pipes; as specified by Federal or State regulations, or by agreements with the City.

**88-424-03-H.** Existing orchards, nurseries, or tree farms, where product is removed for sale and replaced, unless such use is ceased for future development.

**88-424-03-I.** Owners and occupants of premises containing a dwelling structure, performing regular maintenance and cultivation of trees on the premises as required by 48-29 and 48-30 of the Kansas City Code of Ordinances.

**88-424-03-J.** Owners and occupants of non-residential premises performing regular maintenance and cultivation of trees on the premises as required by 56-433 of the Kansas City Code of Ordinances.

**88-424-03-K.** A development plan (including rezoning to UR or MPD), project plan, special use permit, or preliminary plat that has been previously approved; or an application for approval of such that has been deemed complete and is proceeding through the approval process.

**88-424-03-L.** Removal of canopy cover to construct or dedicate land to rights-of-way as determined by the major street plan.

#### **88-424-04 - PROTECTED TREE CANOPY COVER**

Areas of contiguous tree canopy cover of one acre or more on the entire development site shall be preserved and protected. However, if proposed development of the property cannot be designed to allow preservation of all or portions of the existing tree canopy cover, mitigation per 88-424-05 or payment of money in lieu per 88-424-12 shall be required.

#### **88-424-05 – MITIGATION**

Preservation of tree canopy cover is prioritized. If preservation cannot be achieved, mitigation shall be required.

**88-424-05-A.** Mitigation may be achieved either through on-site planting of trees at the rate specified in 88-424-07 or by payment to the Capital Improvement Sales Tax Fund-Tree Planting at a rate per caliper inch of tree as determined by the city forester, per 88-424-13. Any combination of on-site planting of trees or payment may be utilized.

**88-424-05-B.** Offsets to required mitigation are as follows:

1. Trees planted as required by 88-425 Landscaping and Screening may be counted toward caliper inches required for mitigation.
2. Undisturbed acreage within required stream buffers may offset total acreage of canopy cover removed.

3. Mitigation shall not be required for removal of tree canopy cover within utility easements as shown on the approved final plat.

**88-424-05-C.** Trees planted to meet mitigation requirements shall be species native to the region or native cultivars, when available, or selected from the city's list of approved tree species. Species selection shall be based upon the amount of space available for proper growth on the site and provide desired diversity. Beyond trees to be planted as required by 88-425 Landscaping and Screening, trees planted to achieve mitigation shall be planted in areas of the site where they will achieve the highest environmental benefits of tree canopy cover, such as within stream buffers, riparian areas, detention areas, or areas of steep slope that cannot be developed.

### **88-424-06 - REQUIRED PLANS**

#### ***88-424-06-A. Plan Preparation***

*The plan must be prepared by an ISA certified arborist, an SAF certified forester, a professional engineer, or a professional landscape architect registered in the State of Missouri. The two plans required – Existing Conditions Tree Plan and Tree Preservation and Mitigation Plan – may be combined.*

#### ***88-424-06-B. Plan Content for Existing Conditions Tree Plan***

The plan shall portray and denote areas of existing tree canopy cover, specifically:

1. Cloud showing all existing and contiguous tree canopy cover of one acre or greater across the entire development site area.
2. Any additional information as required by the city planning and development department director.

#### ***88-424-06-C. Plan Content for Tree Preservation and Mitigation Plan***

The plan shall include information as required above, with additional information regarding mitigation (if mitigation is required). This information shall also be shown on the landscaping plan required per 88-425 Landscaping and Screening.

1. Site layout.
2. Areas of existing tree canopy cover to remain.
3. Areas of existing tree canopy cover to be removed, denoting contiguous tree canopy acreage to one decimal point.
4. Note stating that no mitigation shall be required if contiguous tree canopy cover is less than one acre.
5. Information regarding any required mitigation per 88-424-07, including:

- a. chart showing acreage of contiguous tree canopy of one acre or greater to be removed and required caliper inches for mitigation;
  - b. location of trees to be planted, denoting trees required to meet 88-425 Landscaping and Screening and those planted to further meet required mitigation;
  - c. if offset for stream buffers is utilized, show location and acreage of all zones, including any additional acreage required for stream buffer mitigation; and
  - d. payment to the Capital Improvement Sales Tax Fund-Tree Planting when used for full mitigation efforts or in combination with planting mitigation.
6. Any additional information, such as the intent to apply for alternative compliance per 88-424-10.
  7. Any additional information as required by the city planning and development department director.

**88-424-06-D. Plan Review Considerations**

The following factors should be considered during preparation of the plan. City planning and development staff may consider these factors and any other relevant information when evaluating the plan.

1. The desirability of preserving a tree or group of trees by reason of age, location, size, species, or significance, including native trees.
2. The general health and condition of the tree or group of trees or the presence of any insect, disease, injury, or hazard.
3. Whether the design incorporates the required tree preservation priorities.
4. The extent to which the area would be subject to environmental degradation due to removal of the tree or group of trees.
5. The impact of the reduction in tree cover on adjacent properties, surrounding neighborhoods, the property on which the tree or group of trees is located, and adjacent right-of-way.
6. Whether alternative construction methods are proposed to reduce the impact of development on existing trees.

7. The need to remove the tree or group of trees for the purpose of installing, repairing, replacing, or maintaining essential public utilities.
8. The effects of proposed mitigation involving planting of replacement trees.
9. Compliance with other chapters of the Kansas City Code of Ordinances and adopted city plans and policies.
10. The extent to which development of the site and the enforcement of this chapter may be impacted by state and federal regulations.
11. Any relationships or impacts to other projects or development.

**88-424-06-E. Plan Approval**

If the decision-making body for any development plan per 88-517, project plan per 88-518, master planned development per 88-520, special use permit per 88-525, urban redevelopment district per 88-260, and site plan per 88-530 finds that trees were removed prior to application filing or approval of said plan as a means of circumventing the requirements of this ordinance, such action shall be grounds for disapproval of said application.

**88-424-07 - MITIGATION RATE**

*88-424-07-A. The following mitigation rate is applicable to tree canopy cover removed. Required mitigation shall be calculated as follows:*

- 1. First, calculate the total acreage of contiguous canopy cover to be removed on the entire development site. Subtract total acreage of the stream buffer offset per 88-424-05-B that will remain undisturbed.*
- 2. Second, multiple the acreage calculated in step one by 0.35.*
- 3. Third, multiple the acreage calculated in step two by 300 caliper inches.*
- 4. The final result is the number of caliper inches required for mitigation. Caliper inches of trees planted shall satisfy this requirement, meaning, a two-inch caliper tree shall satisfy two inches of required mitigation.*

**88-424-07-B. Open Space Developments and Conservation Developments**

*Mitigation rates shall be reduced by 50% for trees removed if a development plan is approved pursuant to 88-410 Open Space Developments and Conservation Developments.*

**88-424-08 - COMPLIANCE**

Prior to issuance of a final certificate of occupancy, all trees shown on the approved tree preservation/mitigation and landscape plans must be in place and in vigorous growing condition, as certified by a sealed letter submitted by an SAF certified forester, an ISA certified arborist, or a professional landscape architect licensed in the State of Missouri. Further, if any easements are platted or dedicated, copies of the recorded easements and as-built drawings shall be submitted, showing location of the stream buffer and all preserved tree areas.

**88-424-09 – IMPLEMENTATION OF PLANS AND AGREEMENTS**

**88-424-09-A. Preservation and Protection Under Approved Plan**

Trees planted or preserved in accordance with the approved tree preservation and protection plan, mitigation plan, and landscape plan per 88-425 are protected in perpetuity, platting of tree preservation tracts or easements is required with preliminary plat submittal. Location of these tracts or easements and language shall be shown on all approved plans, preliminary plat, and final plat.

1. Areas within which tree canopy cover is to be preserved shall be platted as “tree preservation tracts or easements.”
2. Areas within which trees are to be planted to meet required mitigation shall be platted as “tree preservation tracts or easements” and shown on approved plans and on the final plat. Individual trees to be planted per an approved landscape plan per 88-425 are not required to be in tracts or easements.

**88-424-10 ADMINISTRATIVE ADJUSTMENTS FOR ALTERNATIVE COMPLIANCE**

**88-424-10-A.** The city planning and development department director is authorized to approve an administrative adjustment allowing for alternative compliance with the tree preservation and protection standards of this article.

**88-424-10-B.** Alternative compliance may be approved when the city planning and development department director determines that the proposed alternative would be at least as effective as strict compliance in meeting the overall intent of the standards.

**88-424-10-C.** Alternative compliance may also be approved when the city planning and development department director determines that:

1. Conditions and circumstances upon which the waiver or modification is sought are not caused by the applicant; and
2. That alternative preservation will be provided to off-set the waiver or reduction in otherwise applicable standards.

### **88-424-11 TREE PROTECTION MEASURES AND PROHIBITIONS**

A preliminary site inspection at the time of site disturbance permit approval will be conducted by the city planning and development department to ensure compliance with the tree preservation and protection plan.

#### **88-424-11-A. Tree Protection Measures**

*All trees to remain, per the approved tree preservation and protection plan, shall be protected during construction by fencing and barriers as shown on the approved tree preservation and protection plan and on construction documents. All measures shall be erected and in place prior to commencement of any land disturbance, demolition, or construction activity. Protective/temporary fencing shall be required for all protected trees to remain to prevent infringement on the root system from any construction-related activities.*

- 1. The protective fencing shall be installed at the dripline of the tree or 1' for every 1" DBH away from the trunk, whichever is greater.*
- 2. The fencing shall remain in place until all other construction-related activity has been completed or final grade achieved and until final landscaping has been completed.*

#### **88-424-11-B. Prohibited Activities**

*The following activities are prohibited within the protective fencing area:*

1. Storage of materials for construction.
2. Collection of waste accumulated due to excavation, demolition, or construction activities.
3. Cleaning of equipment or depositing materials or liquids, including but not limited to paint, solvents, asphalt, concrete, or mortar.
4. Attachment of signs, wires, nails, or similar materials to a protected tree.
5. Vehicular and construction equipment traffic or parking.
6. Grade changes, including filling or excavating, or other land disturbance;
7. Soil compaction within the drip line of the area resulting from vehicular traffic or storage of equipment.

#### **88-424-11-C. Additional Measures**

Other protective measures may be required based upon the individual characteristics of the site and the proposed construction methods.

### **88-424-12 Payment in Lieu of Planting Trees as Required with Mitigation**

**88-424-12-A.** Notwithstanding anything contained in 88-424, the developer may elect, at the time of preliminary plat application, to pay money to the Capital Improvement Sales Tax Fund-Tree Planting in lieu of, or in combination with planting trees on-site.

**88-424-12-B.** When a developer elects to pay money in lieu of planting for mitigation, the required payment must be deposited prior to recording the subdivision plat or minor subdivision or (if platting or minor subdivision is not required) receiving a certificate of occupancy.

**88-424-12-C.** Calculation of payment to meet mitigation requirements shall be as follows:

1. The payment for trees removed is based upon the number of tree caliper inches required for mitigation, multiplied by the average cost per caliper inch for trees, including planting and maintenance, per acre of tree canopy cover removed.
2. The tree replacement cost per caliper inch is established by wholesale tree prices and the average costs of current tree planting contract rates, and will include all costs for materials, labor, maintenance, and warranty.
3. The average tree cost per caliper inch will be reviewed annually by the city forester and adjusted accordingly.

### **88-424-13 Capital Improvement Sales Tax Fund-Tree Planting**

#### **88-424-13-A. Purpose**

The purpose of the Capital Improvement Sales Tax Fund-Tree Planting is to facilitate tree planting, to ensure mitigation or tree replacement when tree preservation or tree mitigation standards are not met on a particular development site, and to advance the City's goals for the urban forest and intent to achieve equitable distribution of tree-related benefits across the City.

#### **88-424-13-B. Expenditures**

Money in the Capital Improvement Sales Tax Fund-Tree Planting may be used only as follows:

1. To plant trees and maintain newly established trees on public property, including within street rights-of-way. Planting trees includes the cost of materials and labor necessary to install and maintain a tree during the warranty period.

2. Expenditures may include but are not limited to labor, materials, maintenance, administration, education, and outreach for both City staff and contracted services.

**88-424-13-C. Payment**

Payment to the Capital Improvement Sales Tax Fund-Tree Planting may occur through a number of means, including:

1. Payment made in lieu of tree mitigation as part of a permit issued as stated in Section 88-424-10;
2. Payment made in lieu of preservation or planting where site or street characteristics or development requirements make it infeasible to meet the requirements of Section 88-424.
3. Payment of restoration fees for enforcement actions for trees; and
4. Voluntary contribution.

**88-424-13-D. Administration of the Capital Improvement Sales Tax Fund-Tree Planting**

The Capital Improvement Sales Tax Fund-Tree Planting is administered by the director of parks and recreation, shall be maintained in a dedicated separate account, and is independent of the general fund. Any balance in the Tree Planting Fund will be carried forward into subsequent fiscal years. Funds collected must be used within 15 years of the date payment is received as listed in 88-424-13-B.

Section 2. That Section 88-810, Definitions, is hereby amended by adding and inserting definitions applicable to the new code section set forth in Section 1 as follows:

**88-810 DEFINITIONS**

**88-810-275 - CANOPY**

The combined crowns of all trees on a tract of land.

**88-810-351 - COMPACTION**

The densification of a fill by mechanical means.

**88-810-385 - CONTIGUOUS CANOPY COVER**

Trees having crowns that touch or having trunks within 50 feet of another.

**88-810-431 - CUTTING**

Chopping, shearing, or shredding a tree, beyond removal of the crown, often performed with the intent of destroying the tree to remove roosting habitat of certain species in advance of development. Does not include trimming or pruning.

**88-810-513 - DIAMETER BREAST HEIGHT (DBH)**

The diameter of a tree measured at a point 4.5 feet above the ground. If a tree splits into multi-trunks, the trunk is measured at its narrowest point below the split.

**88-810-523 - DRIP LINE**

The area encircling the base of a tree, the minimum extent of which is delineated by a vertical line extending from the outermost tips of the tree branches down to the ground.

**88-810-682.1 - GRADING**

Any excavating or filling of earth materials or any combination thereof.

**88-810-708 - ISA**

International Society of Arboriculture

**88-810-715 - LAND DISTURBANCE**

Any activity that changes the physical conditions of landform, vegetation, and hydrology. Such activities include, but not limited to clearing, removal of vegetation, stripping, grading, grubbing, excavating, filling, logging, and storing of materials.

**88-810-885.1 - MITIGATION**

The replacement of trees removed during development to lessen the loss of tree canopy cover. Mitigation may be met by planting of trees on-site or by payment to the Capital Improvement Sales Tax Fund-Tree Planting, or a combination thereof.

**88-810-935 - NATIVE SPECIES**

Any plant occurring naturally in within the region and not introduced by man; indigenous.

**88-810-1335 - PROTECTED TREE**

A tree intended for preservation, as identified on the approved tree preservation and protection plan.

**88-810-1336 - PRUNING**

Removal of tree limbs to standards set forth by ANSI A300. At no time shall topping, tipping or flush cutting of trees be deemed a form of "pruning."

**88-810-1478 - SAF**

Society of American Foresters.

**88-810-2161 - TOPPING**

The cutting back of limbs to stubs within the tree's crown, to such a degree as to remove the normal tree canopy cover and disfigure the tree; or the cutting back of limbs or branches to lateral branches that are less than one-half of the diameter of the limb or branch that is cut. Also referred to as stubbing, dehorning, pollarding, and heading.

**88-810-2166 - TREE**

Any self-supporting woody perennial plant, usually having a main stem or trunk and several branches, and at maturity normally attaining a trunk diameter greater than 3 inches at DBH and a height of over 10 feet.

**88-810-2166.1 - TREE CANOPY COVER**

Grouping of trees of one acre or larger in area.

**88-810-2166.2 - TREE PRESERVATION AND PROTECTION PLAN**

A plan that delineates areas of the site and identifies protected trees to be preserved or be removed. The plan sets forth measures to be taken to ensure protection and survivability of trees to be saved, prior to and during construction.

**88-810-2166.3 - TREE PROTECTION**

Fencing, barriers, or other measures intended to protect those trees to remain, including soil and root structure below, per the approved tree preservation and protection plan, construction documents, and ANSI A300 Construction Management Standard – Part 5 (2019).

**88-810-2166.4 - TREE REMOVAL**

Removal of a tree(s), through either direct or indirect actions including, but not limited to, clearing, topping, or cutting, causing irreversible damage to the health of the tree(s).

Section 3. That Section 88-425-10-G. related to credits for landscaping requirements from existing vegetation be repealed.

Section 4. That this ordinance shall have a delayed effective date of 30 days after Council approval.

Section 5. That the Council finds and declares that before taking any action on the proposed amendment to Chapter 88 hereinabove, all public notices have been given and hearings have been held as required by law.

Section 6. The City Manager is hereby directed to report back to the Neighborhood Planning and Development Committee one year after the passage of this ordinance to review the impact of this ordinance.

..end

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Approved as to form:

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Sarah Baxter  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: Mayor/Council's Office

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

### Executive Summary

Amending Chapter 88, Code of Ordinances, by enacting new Sections 88-424-01 through 88-424-11, Tree Preservation and Protection, and amending Section 88-810 by adding and inserting definitions applicable to this new code section

### Discussion

This legislation amends Chapter 88 of the Code of Ordinances by adding new sections which support the Urban Forest Master Plan, the Kansas City Climate Protection and Resiliency Plan, and other City Council-approved plans related to preserving and enhancing the city's tree canopy.

### Fiscal Impact

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

# City of Kansas City, Missouri

## Docket Memo



### Office of Management and Budget Review

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund.  Yes  No
2. This fund has a structural imbalance.  Yes  No

### Additional Discussion (if needed)

There is no fiscal impact, General Fund or otherwise.

### Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Infrastructure and Accessibility (Press tab after selecting.)

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

- Enhance the City's connectivity, resiliency, and equity through a safe, efficient, convenient, inclusive, accessible, sustainable and better connected multi-modal transportation system
- Develop environmentally sound and sustainable infrastructure strategies that improve quality of life and foster economic growth
- Increase and support local workforce development and minority, women, and locally-owned businesses
- Engage in efforts to strategically invest in the City's infrastructure and explore emerging technologies

### Prior Legislation

Resolution No. 200143

### Service Level Impacts

N/A

# City of Kansas City, Missouri

## Docket Memo



### Other Impacts

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

While a healthy and robust urban tree canopy has a significant impact on air and water quality, neighborhood walkability, and visual aesthetics.

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

N/A

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

By regulating the preservation, protection, planting, maintenance, and removal of trees this legislation supports the environmental benefits of stormwater management, air quality, carbon sequestration, and more.

4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?

N/A

5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?

N/A



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**File #: 221085**

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RESOLUTION NO. 221085

Sponsors: Councilmembers Katheryn Shields and Eric Bunch

RESOLUTION - Determining the compliance of the Union Hill “353” Redevelopment Project located south of Union Cemetery, and north of E. 31st Street, between Main Street on the west and Gillham Road on the east, and authorizing issuance of a Certificate of Completion to the Phoenix Redevelopment Corporation for the Union Hill Redevelopment Project.

WHEREAS, the City Council passed Ordinance No. 52129 on November 20, 1980, which approved the development plan submitted by Union Hill Redevelopment Corporation (“UHRC”) for the redevelopment of that area generally located south of Union Cemetery, and north of E. 31st Street, between Main Street on the west and Gillham Road on the east; and

WHEREAS, on December 16, 1980 the UHRC was designated as the Developer of the Union Hill Redevelopment Plan (the “Plan”); and

WHEREAS, UHRC amended the Plan three times, October 20, 1983 by Ordinance No. 55680, November 21, 1985 by Ordinance No. 58712, and May 1, 1987 by Ordinance No. 60879; and

WHEREAS, UHRC assigned that portion of the Plan known as “The Residence Inn Tract,” which was approved by Ordinance No. 61307, passed August 6, 1987; and

WHEREAS, UHRC assigned the remaining interest in rights under the Plan to the Phoenix Redevelopment Corporation (“Phoenix”), which was approved by Ordinance No. 61877, as amended, passed December 17, 1987; and

WHEREAS, Phoenix’s Amended and Restated Plan was approved by Ordinance No. 63243, passed November 3, 1988; and

WHEREAS, on January 6, 1989 Phoenix and the City entered into the Fourth Supplemental Contract designating Phoenix as the manager of the Amended and Restated Plan; and

WHEREAS, Phoenix submitted its First Amendment to the Amended and Restated Plan September 27, 1999, which was approved March 27, 2003 by Ordinance No. 030254; and

WHEREAS, on March 27, 2003 the City also approved a District URD Plan for approximately 52 acres that included the Union Hill Redevelopment Plan area; and

WHEREAS, on April 24, 2013 the City Planning and Development Department administratively approved an amendment to the URD Plan and the Amended 353 Plan for “The Founders Phase II” including 2980 Gillham (McGee Bldg.), 3000 Gillham (Campbell Bldg.), 3020 Gillham (McCoy Bldg.), 230 E. 30th Street (Taylor Bldg.), 300 E. 30th Street (Ragan Bldg.), 109 E. 30th Street, 111 E. 30th Street, 114 E. 30th Street., 3010 McGee Street, 3012 McGee Street, 3014 McGee Street, 3005 McGee Street, 3015 McGee Street, 3017 McGee Street, 3019 McGee Street, 3021 McGee Street, 3008 DeGroff Way, 3012 DeGroff Way; and

WHEREAS, Phoenix has requested a Certificate of Completion for Phoenix’s Amended and Restated Plan for the project area, pursuant to Section 36.11(d) of the Code of Ordinances in effect at all times the Plan was adopted and amended; and

WHEREAS, the project proposed the redevelopment of real property within the Union Hill Amended and Restated Redevelopment Plan (“Amended Plan”) in three phases, each with a separate time for completion of construction, as set forth in the Amended Plan; and

WHEREAS, Phoenix’s Robert Frye, who has planned, designed and managed Phoenix’s project since 1988, has certified that the improvements have been completed in compliance with the approved Amended Plan; and

WHEREAS, on \_\_\_\_\_, the City Plan Commission reviewed the Amended Plan and determined that the construction proposed by the Amended Plan for the Union Hill Redevelopment Project has been substantially accomplished and has recommended the City Council authorize the issuance of a Certificate of Full Completion to Phoenix Redevelopment Corporation for the project; NOW, THEREFORE,

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

Section A. That the Council finds and determines that the projects proposed by the Amended Union Hill Redevelopment Plan have been completed and that the construction follows the Amended Plan.

Section B. That the Council hereby authorizes the Director of the Department of City Development to issue a Certificate of Full Completion to Phoenix Redevelopment Corporation pursuant to the terms and conditions of the development plan and redevelopment contract and pursuant to Section 36.11(d), Code of Ordinances of the City of Kansas City, Missouri, for the project known as the Union Hill Redevelopment Project.

..end



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: City Planning

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

### Executive Summary

Determining the compliance of the Union Hill “353” Redevelopment Project and authorizing issuance of a Certificate of Completion to the Phoenix Redevelopment Corporation for the Union Hill Redevelopment Project..

### Discussion

Determining the compliance of the Union Hill “353” Redevelopment Project located south of Union Cemetery, and north of E. 31st Street, between Main Street on the west and Gillham Road on the east, and authorizing issuance of a Certificate of Completion to the Phoenix Redevelopment Corporation for the Union Hill Redevelopment Project. There is no fiscal impact associated with this resolution.

### Fiscal Impact

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

2. What is the funding source?

N/A

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

N/A

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

N/A

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

NO



# City of Kansas City, Missouri

## Docket Memo

### Office of Management and Budget Review

(OMB Staff will complete this section.)

- 1. This legislation is supported by the general fund.  Yes  No
- 2. This fund has a structural imbalance.  Yes  No

### Additional Discussion (if needed)

Click or tap here to enter text.

## Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Infrastructure and Accessibility (Press tab after selecting.)

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

- Enhance the City's connectivity, resiliency, and equity through a safe, efficient, convenient, inclusive, accessible, sustainable and better connected multi-modal transportation system
- Develop environmentally sound and sustainable infrastructure strategies that improve quality of life and foster economic growth
- Increase and support local workforce development and minority, women, and locally-owned businesses
- Engage in efforts to strategically invest in the City's infrastructure and explore emerging technologies
- 
- 

## Prior Legislation

Ordinance No. 52129 (1980); Ordinance No. 55680 (1983); Ordinance No. 58712 (1985); Ordinance No. 60879 (1987); Ordinance No. 61307 (1987); Ordinance No. 61877 (1987); Ordinance No. 63243 (1988); Ordinance No. 030254 (2003)

## Service Level Impacts



# City of Kansas City, Missouri

## Docket Memo

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

### Other Impacts

1. What will be the potential health impacts to any affected groups?  
N/A
2. How have those groups been engaged and involved in the development of this ordinance?  
N/A
3. How does this legislation contribute to a sustainable Kansas City?  
N/A
4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?  
N/A
5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?  
N/A



**File #: 230044**

ORDINANCE NO. 230044

Sponsor: Director of the Health Department

Approving a \$600,000.00 contract, using previously appropriated funds, with Mattie Rhodes Center to assemble a Hispanic Outreach Team in the Kansas City area; and authorizing the Director of Health to extend the term of the contract or increase the total contract dollar amount upon need and appropriation without further Council approval.

WHEREAS, within the U.S. Bureau of Justice Assistance’s grant, accepted and approved in Ordinance No. 220933, the Health Department’s Aim4Peace Program will support the implementation of two Community Based Violence Intervention and Prevention Initiative (CVIPI) Neighborhood Outreach Teams in the East Patrol Division; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That a \$600,000.00 contract with Mattie Rhodes Center to assemble a Hispanic Outreach Team as part of the Health Department’s Aim4Peace Community Based Violence Intervention and Prevention Initiative for the contract period of February 1, 2023 to September 30, 2025, to be paid from funds previously appropriated in Account No. 23-2480-505082-G50508225. A copy of the contract, in substantial form, is on file with the Director.

Section 2. That the Director is hereby authorized to extend the term of this contract without further Council approval and that the Director is also hereby authorized to amend this contract to increase or decrease the total contract dollar amount contingent upon the need and availability of appropriated funds.

..end

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

\_\_\_\_\_  
Tammy L. Queen  
Director of Finance

Approved as to form:

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Joseph Guarino  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: Health

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

### Executive Summary

Approving a \$600,000.00 contract with Mattie Rhodes Center to assemble a Hispanic Outreach Team in the Kansas City area; and authorizing the Director of Health to extend the term of the contract or increase the total contract dollar amount upon need and appropriation without further Council approval.

### Discussion

The City of Kansas City, Missouri (KCMO) Health Department’s Aim4Peace Program (A4P) has been awarded a grant from the U.S. Bureau of Justice Assistance (BJA) to provide funding to implement the Cure Violence model in Kansas City, MO. 30% of the overall grant budget is allocated within the grant award to support the implementation of two Community Based Violence Intervention and Prevention Initiative (CVIPI) Neighborhood Outreach Teams in the East Patrol Division.

This contract is with the Mattie Rhodes Center to assemble a Hispanic response team to support the program. Outcomes with primary activities include: strengthening the existing multidisciplinary team, conducting a new needs assessment to compliment the 2020 Blueprint, creation of a new Violence Reduction Strategic Plan, participating in all trainings, technical assistance and evaluation required by the BJA, developing a sustainability plan with the CVIPI partnering team, and ultimately, preventing and reducing violent crime.

### Fiscal Impact

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

2. What is the funding source?

2480 - Health Grants Fund

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

Encumbers \$600,000.00 of grant funds.

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



# City of Kansas City, Missouri

## Docket Memo

All funds will be encumbered this fiscal year and remaining fund will roll forward into next fiscal year. Expenses will be incurred next fiscal year.

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

Leverage outside funding.

### Office of Management and Budget Review

(OMB Staff will complete this section.)

- 1. This legislation is supported by the general fund.  Yes  No
2. This fund has a structural imbalance.  Yes  No

### Additional Discussion (if needed)

Click or tap here to enter text.

### Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Public Safety (Press tab after selecting.)

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

- [X] Reduce violent crime among all age groups, placing an emphasis on young offenders
[] Evaluate and identify areas of opportunity in the emergency response delivery system to ensure the best possible patient outcome
[] Improve the diversity of employee recruitment, succession planning, and retention in the Police and Fire Departments
[] Increase effectiveness and efficiencies of operations at Municipal Court and work to achieve the best possible outcomes for those served
[]
[]



# City of Kansas City, Missouri

## Docket Memo

### Prior Legislation

220933 - Accepting and approving a \$2,000,000.00 grant with the US Bureau of Justice Assistance that provides funding to implement the Cure Violence model in Kansas City, MO

### Service Level Impacts

KPIs

80% Percent of Aim4Peace (street conflict) mediations are resolved.

80% Percent of community service activities supported by Aim4Peace in the target neighborhoods.

### Other Impacts

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

This contract will focus on reducing violence amongst the hispanic population by providing alternatives to violence and support with the implementation of the Aim4Peace/Cure Violence Model.

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

An RFP was issued by the Health Department to find a Hispanic-Serving Organization to assist in creating an Hispanic Outreach Team. The strongest proposal was selected to meet the needs of the Hispanic community.

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

This contract allows for community partners to offer alternatives, in conjunction with the Aim4Peace Program, to violence. It will also provide case management services to those who find themselves impacted by violence.

4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?

N/A

5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?

N/A

**Civil Rights & Equal Opportunity Department  
Economic Equity & Inclusion  
Contract Goals Request**

Date: 1/24/23

Form Prepared By: Kimberlee Hughes

Contract/Project Number: 5082230091	Project Name: Hispanic Violence Prevention Outreach Team
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Owning Department: Health Department	Project Manager: Rashid Junaid
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Funding:  City  State  Federal  CO-OP  Grant: BJA - CVIPI  Other:

Project Requirements:  M/WBE  DBE  Section 3  N/A

Tax Incentive:  LCRA  TIF  PIEA  N/A  Other:

Prevailing Wage:  Yes  No

Davis-Bacon:  Yes  No

Presenting to Council<sup>1</sup>:  Yes  No

Construction Employment Program:  Yes: Workforce employment goals are 10% minority hours & 2% female hours. This project is estimated at over 800 work hours and over \$300,000.  
 NO: This project is estimated at less than \$300,000 and no more than 800 work hours.

Estimated Number of Project Days: 1003	Anticipated Solicitation Date: 11/8/22
--	--

Contract Type:

Construction  Design-Build  Design Professional  Professional Services

General Service  Concession  Other Goods & Services  Non-Municipal Agency

Co-Operative  Revenue Sharing  Facilities Maintenance/Repair/Renovation

Other:

**Description of Contract (Provide Details):**

Approach #1: Detect and Interrupt Potentially Violent Conflicts or Potential Shooting Events. MRC will support Violence Interrupters and Outreach Workers. Approach #2: Identify and Treat Highest Risk Individuals. MRC will ensure that Violence Interrupters and Outreach Workers have the credibility, rapport, and knowledge to identify and work with individuals/groups at highest risk for involvement in shootings and killings. Approach #3: Community Mobilization/Change Behavioral Norms. Through credibility and rapport, MRC will ensure that Violence Interrupters and Outreach Workers are working to change the behavioral norms that lead to violence in targeted communities by planning and participating in community activities and public education efforts, assisting with coalition building, and leading and participating in activities engage the community. MRC will communicate its role in violence reduction and inform partners of the needs and opportunities for active involvement. Approach #4: Continual Data Collection, Monitoring and Reporting. Accurate data collection, monitoring and reporting help to strengthen the efficacy of the program and measure the reduction of violence.

Pursuant to RSMo. Section 610.021(11) & (12) documents related to bids will not be made available until bids are completed.

This document is submitted with all available facts. Intentionally falsifying this document or omitting pertinent facts is grounds for disciplinary action pursuant to KCMO Human Resources Rules & Policy Manual (eff. August 4, 2014).

**FOR GENERAL SERVICES DEPARTMENT (PROCUREMENT) USE ONLY:**

Reviewed CREO Annual Goal Manual?  Yes  No

Waiver being applied?  Yes  No Type: \_\_\_\_\_

According to CREO Annual Goal Manual, the Goals for this project are:

_____ % MBE	_____ % WBE	_____ % DBE
-------------	-------------	-------------

Electronic Record?  Yes  No

GSD Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**FOR CIVIL RIGHTS & EQUAL OPPORTUNITY DEPARTMENT (CREO) USE ONLY:**

Reviewed CREO Annual Goal Manual?  Yes  No  N/A

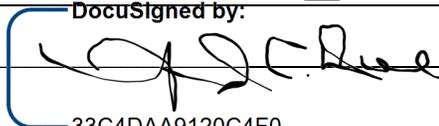
The following Goals are approved for this Project:

14 % MBE	14 % WBE	_____ % DBE
----------	----------	-------------

No Goals are set for this Project  Waiver Approved  Waiver Denied

Reason for Wavier: \_\_\_\_\_

Electronic Record?  Yes  No

CREO Signature:  Date: 1/30/2023

DocuSigned by: \_\_\_\_\_  
33C4DAA9120C4F0...



**Civil Rights & Equal Opportunity Department  
Economic Equity & Inclusion  
Nondiscrimination & Equal Opportunity Review Form**

Date: 1/24/23

Form Prepared By: Kimberlee Hughes

Contract/Project Number: 5082230091	Project Name: Hispanic Violence Prevention Outreach Team
Developer/Prime:	Contact Information:
Final Contract Value: \$600,000.00	Project Manager: Rashid Junaid

Funding:  City  State  Federal  CO-OP  Grant: BJA - CVIPI  Other:  
 Project Requirements:  M/WBE  DBE  Section 3  N/A  
 Tax Incentive:  LCRA  TIF  PIEA  Ch. 100  Other:  N/A  
 Prevailing Wage:  Yes  No  
 Davis-Bacon:  Yes  No  
 Construction Employment Program:  Yes: Workforce goals are 10% Minority & 2% Women. There are over 800 Workforce hours and project cost is \$300,000 or more.  
 No: Workforce hours are less than 800 and project cost is less than \$300,000.

Contracts & Leases	Nondiscrimination
Ch. 3 Article IV: <u> X </u>	Ch. 38: <u> See changes needed </u>
RSMo 213: <u> See changes needed </u>	Title VI: <u> X </u>
MWDBE: <u> see changes needed </u>	Prevailing Wage and Labor Standards: <u> see changes needed </u>
SLBE: <u> N/A </u>	RSMo 34 Anti-Discrimination Against Israel: <u> See changes ne </u>

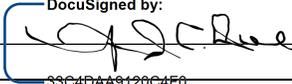
Contract Type:

Construction  Design-Build  Design Professional  Professional Services  
 General Service  Concession  Other Goods & Services  Non-Municipal Agency  
 Co-Operative  Revenue Sharing  Facilities Maintenance/Repair/Renovation  
 Other:

**Additional Information:**  
 Contract Scope:  
 Approach #1: Detect and Interrupt Potentially Violent Conflicts or Potential Shooting Events. MRC will support Violence Interrupters and Outreach Workers. Approach #2: Identify and Treat Highest Risk Individuals. MRC will ensure that Violence Interrupters and Outreach Workers have the credibility, rapport, and knowledge to identify and work with individuals/groups at highest risk for involvement in shootings and killings. Approach #3: Community Mobilization/Change Behavioral Norms. Through credibility and rapport, MRC will ensure that Violence Interrupters and Outreach Workers are working to change the behavioral norms that lead to violence in targeted communities by planning and participating in community activities and public education efforts, assisting with coalition building, and leading and participating in activities engage the community. MRC will communicate its role in violence reduction and inform partners of the needs and opportunities for active involvement. Approach #4: Continual Data Collection, Monitoring and Reporting. Accurate data collection, monitoring and reporting help to strengthen the efficacy of the program and measure the reduction of violence.

**This document is submitted with all available facts. Intentionally falsifying this document or omitting pertinent facts is grounds for disciplinary action pursuant to KCMO Human Resources Rules & Policy Manual (eff. August 4, 2014).**

<b>FOR CIVIL RIGHTS &amp; EQUAL OPPORTUNITY DEPARTMENT (CREO) USE ONLY:</b>		
<b>The Document is:</b>		
<input type="checkbox"/> Approved	<input checked="" type="checkbox"/> Disapproved	
Changes Needed: ch. 38 Living wage of \$15 must be included as a requirement ch. 38 nondiscrimination must be included (current contract only references state and federal law)		
Federal Provisions Included: Nondiscrimination against Israel must be included		
<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Disapproved	<input type="checkbox"/> Not Applicable

CREO Signature:  Date: 1/30/2023

**Comments:** The data collection, monitoring and reporting Have been reviewed for subcontracting opportunities. The subcontracting goals are applied on the Goal Request Form attached hereto.

