



**Agenda - Final**

**Neighborhood Planning and Development Committee**

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

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**Wednesday, June 7, 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**

**[230462](#)**

Sponsor: Director of City Planning and Development Department

Approving the plat of Greenwood Senior Housing, an addition in Jackson County, Missouri, on approximately 2.4 acres generally located at the south side of E. 27th Street, west of Cleveland Avenue and east of Monroe Avenue, creating 1 lot for the purpose of residential senior housing; 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-2023-00003)

**Attachments:** [Docket Memo \(CLD-FnPlat-2023-00003\)](#)

**Director of City Planning & Development**

[230463](#) Sponsor: Director of City Planning and Development Department

Approving the plat of Barry Car Wash, an addition in Clay County, Missouri, on approximately 2 acres generally located at the southwest corner of Northwest Barry Road and North Hickory Street, creating 1 lot for the purpose of constructing a car wash; 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-2022-00002)

**Attachments:** [Docket Memo Templatev31 \(1\)](#)

End of Consent(s)

**Bough, Parks-Shaw and O'Neill**

[230401](#) Sponsor(s): Councilmembers; Kevin O'Neill, Andrea Bough and Ryana Parks-Shaw

Amending Chapter 3, Code of Ordinances, by repealing Section 3-431, "Setting Goals for Individual Contracts" and enacting in lieu thereof a new section of like number and subject matter regulating the application of numeric MBE/WBE goals on certain projects leased for development or receiving economic development incentives or tax abatement.

**Attachments:** [230401 Docket Memo](#)

**Director of Housing and Community Development**

[230459](#) Sponsor: Director of Housing and Community Development Department

Appropriating funds in the amount of \$890,000.00 to the Home Investment Fund (HOME) to provide funding for projects that meet the HOME Grant requirements; and recognizing this ordinance as having an accelerated effective date.

**Attachments:** [Docket Memo HOME](#)  
[Deferred PI Admin Approp](#)

**Director of Neighborhoods**

[230465](#) Sponsor: Director of Neighborhoods and Housing Services Department

Accepting \$25,000.00 grant from the State of Missouri in partnership with Essential Families for Digital Demonstration Project serving Kansas City residents in underserved communities with computer hardware, software, and connectivity; authorizing agreement with Essential Families to govern administration of such grant; estimating revenue and appropriating funds in the amount of \$25,000.00 in the General Grants Fund; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date.

**Attachments:** [TMP 3035 - Digital Equity Docket Memo\[32030\]](#)  
[Approp Admin - DDP](#)  
[NPD DDP Presentation](#)

**Loar**

[230466](#) Sponsor: Councilmember Teresa Loar

Detaching from the City approximately 48 acres generally located north of N.W. Roanridge Road (north of Interstate 29) and west of N. Bethel Avenue, upon the annexation of said property by the City of Platte City, Missouri. (\_\_\_\_\_)

\*\*\*\*This item will be held until June 14, 2023\*\*\*\*

**Attachments:** [No Fact Sheet](#)  
[Docket Memo 230466 4.7.2023](#)

**Bough, Lucas and McManus**

[230468](#) Sponsor: Mayor Quinton Lucas and Councilmembers Andrea Bough and Kevin McManus

Authorizing the City Manager to enter into a Tax Redirection Agreement with Kaw Fresh Market, LLC with the purpose of increasing access to grocery services and incentivizing job creation and investment in Kansas City.

**Attachments:** [Docket Memo - Tax Redirection Agreement Kaw Fresh Market LLC](#)  
[230468 cs to org ord-com](#)

**Hall**

[230469](#) Sponsor: Councilmember Heather Hall

RESOLUTION - Amending the Briarcliff-Winnwood Area Plan by amending the Proposed Land Use Plan and Map for an approximately 13.4 acre tract of land generally located at the northwest corner of N.E. 48th Street and N. Randolph Road by changing the recommended land use designation from "Residential Medium Density" to "Light Industrial." (CD-CPC-2023-00059)

**Attachments:** [Docket Memo 230469](#)  
[230469 cs to org ord-com](#)

**Hall**

[23047](#) Sponsor: Councilmember Heather Hall

Rezoning an area of about 13.4 acres generally located at the northwest corner of N.E. 48th Street and N. Randolph Road from Districts R-6 and R-1.5 to District MPD, and approving an MPD preliminary development plan for a mixed use development consisting of two

commercial lots, one storage/distribution/flex space lot and one tract which also serves as the preliminary plat. (CD-CPC-2023-00056)

**Attachments:** [Docket Memo 230470](#)  
[230470 cs to org ord-com](#)

### O'Neill and Hall

**230471** Sponsor(s): Councilmembers Kevin O'Neill and Heather Hall

Amending Committee Substitute for Ordinance No. 220364, passed on October 13, 2022, by repealing and replacing Section 5 to provide for an effective date of July 1, 2024.

**Attachments:** [Docket Memo 230471](#)  
[Public Testimony - Don Wallace 6.6.2023](#)  
[Public Testimony - Pam Seator 6.5.2023](#)  
[No Fact Sheet - Resolution](#)  
[Public Testimony - DeAnn Gregory 6.5.2023](#)  
[Public Testimony - Scott Klamm 6.5.2023](#)  
[Public Testimony - Sarah Dehart Faltico 6.5.2023](#)  
[Public Testimony - Adam Rossi 6.5.2023](#)  
[Public Testimony - Karen Uhlenhuth 6.6.2023](#)  
[Public Testimony - Madison Irwin - Hall 6.6.2023](#)  
[Public Testimony - Leah Kite Edson 6.6.2023](#)  
[Public Testimony - Ilyssa Block 6.6.2023](#)  
[Public Testimony - Jeremy Knoll 6.6.2023](#)  
[Public Testimony - PARKER HALL 6.6.2023](#)  
[Public Testimony - ASHLEY EUSEY 6.6.2023](#)  
[Public Testimony - Caroline Davies 6.6.2023](#)  
[Public Testimony - Thomas Longoria 6.6.2023](#)  
[Public Testimony - Darlene Budd 6.6.2023](#)  
[Public Testimony - Jordynn Webster 6.7.2023](#)  
[Public Testimony - Maria Morton 6.7.2023](#)  
[Public Testimony - Mary English 6.7.2023](#)  
[Public Testimony - DENNIS SHRIVER 6.7.2023](#)

### Hall

**230472** Sponsor: Councilmember Heather Hall

Rezoning an area of approximately 22.89 acres generally located at the southwest corner of Missouri Route 291 (N.E. Cookingham Drive) and N. Eastern Avenue from District MPD to District MPD, and approving an MPD preliminary development plan, for a mixed use development that will include 34 residential lots, commercial and religious assembly uses

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and other amenities which also serves as a preliminary plat. (CD-CPC-2023-00055)

**Attachments:** [Docket Memo 230472](#)  
[230472 cs to org ord-com](#)

**Hall**

**[230473](#)** Sponsor: Councilmember Heather Hall

RESOLUTION - Amending the Shoal Creek Valley Area Plan by amending the Proposed Land Use Plan and Map for an approximately 22.89 acre tract of land generally located at the southwest corner of Missouri Route 291 (N.E. Cookingham Drive) and N. Eastern Avenue by changing the recommended land use designation from "Institutional" to "Institutional, Residential Low Density and Mixed Use Commercial." (CD-CPC-2023-00080)

**Attachments:** [Docket Memo 230473](#)  
[230473 cs to org ord-com](#)

HELD IN COMMITTEE

**Fowler and Loar**

**[230217](#)** Sponsor(s): Councilmembers Dan Fowler and Teresa Loar

Amending the Major Street Plan to change and amend the street typology of N. Line Creek Parkway from N.W. Barry Road to N.W. 68th Street from parkway to local link. (CD-CPC-2023- )

**Attachments:** [Docket Memo 230217](#)  
[230217 cs to org ord-com](#)

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

**[230310](#)** Sponsor: Director of City Planning and Development Department

Amending Chapter 88, Code of Ordinances, by repealing Section 88-805-04, Commercial Use Group, and enacting in lieu thereof a new section of like number and subject matter to change the definition of restaurant to be consistent with Chapter 10 of the Code of Ordinances (CD-CPC-2023-00030).

**Attachments:** [Docket Memo CPC-2023-00030.pdf](#)  
[Public Testimony - Union Hill Neighborhood Association Board 6.7.2023](#)

**Barnes Jr.**

[230360](#) Sponsor: Councilmember Lee Barnes

Directing that the City Manager shall appear before the Council to provide certain information before suspending, terminating, or taking any other adverse action against an employee for failure to comply with the residency requirements of the City's Code of Ordinances.

**Attachments:** [Docket Memo 230360](#)

**Robinson and City Manager's Office**

[230393](#) Sponsor: City Manager

Approving the Guadalupe Center Multifamily PIEA General Development Plan on approximately 2.32 acres generally located at the northwest quadrant of Hardesty Avenue and Van Brunt Drive in Kansas City, Missouri, and declaring said area to be blighted and in need of redevelopment and rehabilitation. (CD-CPC- 2023-00041)

**Attachments:** [Docket Memo - Guadalupe Centers RAO\(61663619.1\)](#)

**City Manager's Office**

[230403](#) Sponsor: City Manager

Approving an Industrial Development Plan for Cas-KC-neda, LLC for the purpose of acquiring, equipping and constructing a project for industrial development consisting of the acquisition, purchase, construction and development of a boutique hotel with approximately thirty-five units (the "Project") located at 1108-1110 Grand Ave., Kansas City, Missouri (the "Project Site"); authorizing and approving various agreements for the purpose of setting forth covenants, agreements and obligations of the City and Cas-KC-neda, LLC; authorizing the issuance of taxable industrial revenue bonds in an amount not to exceed \$24,500,000.00; authorizing and approving other documents; and authorizing certain other actions in connection with the issuance of said bonds.

**Attachments:** [Cas-KC-neda LLC Docket Memo](#)

**Director of City Planning & Development**

[230435](#) Sponsor: Director of City Planning and Development Department

Approving the 6500 Troost PIEA General Development Plan on approximately 1.19 acres generally located at 6500 Troost Avenue, and declaring said area to be blighted and in need of redevelopment and rehabilitation. (CD-CPC-2022-00188)

**Attachments:** [6500 Troost Avenue PIEA Docket Memo](#)

**Robinson**

[230439](#) Sponsor: Councilmember Melissa Robinson

Authorizing the City Manager to enter into a Predevelopment Agreement with Historic Northeast Lofts, LLC, for the development of approximately 22 acres in the Historic Northeast Area.

**Attachments:** [No Fact Sheet](#)

### **Robinson and Lucas**

[230443](#) Sponsor: Councilmember Melissa Robinson and Mayor Quinton Lucas

Authorizing the City Manager to negotiate and enter into a development agreement with the team of Grayson Capital, LLC and Corbella, LLC for the phased sale and development of City-owned properties located at the intersection of 18th and Paseo and providing a 90-day period for negotiations.

**Attachments:** [Docket Memo 230443 mv edits \(ab edits\)](#)

### **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 #: 230462**

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ORDINANCE NO. 230462

Sponsor: Director of City Planning and Development Department

Approving the plat of Greenwood Senior Housing, an addition in Jackson County, Missouri, on approximately 2.4 acres generally located at the south side of E. 27th Street, west of Cleveland Avenue and east of Monroe Avenue, creating 1 lot for the purpose of residential senior housing; 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-2023-00003)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Greenwood Senior Housing, 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 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 4. 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 5. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on April 4<sup>th</sup>, 2023.

..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

Revised 3/24/2023

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

### Executive Summary

Approving the plat of Greenwood Senior Housing, an addition in Jackson County, Missouri, on approximately 2.4 acres generally located at the south side of E. 27th Street, west of Cleveland Avenue and east of Monroe Avenue, creating 1 lots for the purpose of residential senior housing; 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-2023-00003)

### Discussion

See attached CPC staff report.

### Fiscal Impact

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

2. What is the funding source?

This is a Final Plat Ordinance, not applicable.

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

This is a Final Plat Ordinance, not applicable.

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

This is a Final Plat Ordinance, not applicable.

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

This is a Final Plat Ordinance, not applicable.

**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
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**Prior Legislation**

See CPC Staff Report.

**Service Level Impacts**

This is a Final Plat Ordinance, not applicable.

**Other Impacts**

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

This is a Final Plat Ordinance, not applicable.

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

This is a Final Plat Ordinance, not applicable.

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

This is a Final Plat Ordinance, not applicable.

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 Final Plat Ordinance, not applicable.

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 Final Plat Ordinance, not applicable.



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**File #: 230463**

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ORDINANCE NO. 230463

Sponsor: Director of City Planning and Development Department

Approving the plat of Barry Car Wash, an addition in Clay County, Missouri, on approximately 2 acres generally located at the southwest corner of Northwest Barry Road and North Hickory Street, creating 1 lot for the purpose of constructing a car wash; 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-2022-00002)

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

Section 1. That the plat of Barry Car Wash, a subdivision in Clay County, Missouri, a true and correct copy of which is attached hereto and incorporated herein by reference, and which includes a replat of Lots 1 thru 5, Block 2, Town of Barry, and Lot 1, KCPL Northland Service Center, 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 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 Clay County, Missouri.

Section 6. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on April 4, 2023.

..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

Revised 3/24/2023

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

### Executive Summary

Approving the plat of Barry Car Wash, an addition in Clay County, Missouri, on approximately 2 acres generally located at the southwest corner of Northwest Barry Road and North Hickory Street, creating 1 lots for the purpose of constructing a car wash; accepting and releasing 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-2022-00002)

### Discussion

See attached CPC Staff Report.

### Fiscal Impact

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

2. What is the funding source?

This is a Final Ordinance, not applicable.

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

This is a Final Ordinance, not applicable.

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

This is a Final Ordinance, not applicable.

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

This is a Final Ordinance, not applicable.

## 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
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### Prior Legislation

See attached staff report.

### Service Level Impacts

This is a Final Ordinance, not applicable.

### Other Impacts

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

This is a Final Ordinance, not applicable.

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

This is a Final Ordinance, not applicable.

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

This is a Final Ordinance, not applicable.

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 Final Ordinance, not applicable.

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 Final Ordinance, not applicable.



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**File #: 230401**

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ORDINANCE NO. 230401

Sponsor(s): Councilmembers; Kevin O’Neill, Andrea Bough and Ryana Parks-Shaw

Amending Chapter 3, Code of Ordinances, by repealing Section 3-431, “Setting Goals for Individual Contracts” and enacting in lieu thereof a new section of like number and subject matter regulating the application of numeric MBE/WBE goals on certain projects leased for development or receiving economic development incentives or tax abatement.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 3, Code of Ordinances, is hereby amended by repealing Section 3-431, “Setting Goals for Individual Contracts” and enacting in lieu thereof a new section of like number and subject matter to read as follows:

**Sec. 3-431. Setting goals for individual contracts.**

(a) Except for goals to be established by the applicable board as provided in sections 3-450, goals shall be established for individual contracts by the director, as determined pursuant to this section. Goals shall be applied to the total dollar value of the contract, unless otherwise authorized by the director.

(b) Individual contract goals shall be flexible and are to be determined on a contract-by-contract basis. In determining whether goals should be established for an individual contract or in setting the specific goal for an individual contract, the following shall be considered:

- (1) The scope of work; and
- (2) The number and types of qualified MBEs and WBEs available to perform such work, or portions of it; and
- (3) Whether the contract can be structured to create potential opportunities for qualified MBEs and WBEs to participate as subcontractors, service providers and/or suppliers; and
- (4) The level of participation of certified MBEs and WBEs in similar contracts awarded by other city departments and incentive agencies, and on local projects awarded by the state and federal governments in the previous and current fiscal years; and

- (5) The city department's or incentive agency's progress toward meeting its annual MBE/WBE goals and its expectations as to how future contracts will be used toward meeting such goals; and
  - (6) The potential dollar amount of the contract.
- (c) When goals for individual contracts are set, they shall be set as follows:
- (1) For all city and incentive agency professional service and goods and services contracts with an estimated cost of more than \$160,000, by the fairness in professional services and goods board, upon the recommendation of the director, as provided in section 3-450.

(d) When goals are established for a contract, such goals shall be stated in any invitation for bid or request for proposals. No invitation for bid or request for proposals shall be released until goals have been requested and set in accordance with subsection (b) of this section, or until the city department or incentive agency soliciting the contract has been notified by the director that goals will not be established. If the goals are to be set by a board and such board shall have failed to meet for any reason within thirty calendar days from the date upon which such board shall have last convened, then the invitation for bid or request for proposals may be released with the goals as recommended by the director and an addendum thereto shall be issued setting forth the goals once established by the board.

(e) For contracts other than construction contracts and contracts for projects leased for development or receiving economic development incentives or tax abatement as described in section 3-425, the director is authorized to require a bidder or proposer to make good faith efforts to achieve MBE/WBE participation without setting a numeric MBE/WBE goal on the solicitation as long as the director could have set an MBE/WBE goal based on the factors in section 3-431(b).

..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: 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 Chapter 3 Section 3-431 of the Code of Ordinances relating to the application of numeric MBE/WBE goals on certain projects leased for development or receiving economic development incentives or tax abatement.

### Discussion

There is no fiscal impact for this legislation

### 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.

No

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

No

### Office of Management and Budget Review

(OMB Staff will complete this section.)

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

# City of Kansas City, Missouri



## Docket Memo

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
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### Prior Legislation

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

### Service Level Impacts

None

### 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?

# City of Kansas City, Missouri



## Docket Memo

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 #: 230459**

ORDINANCE NO. 230459

Sponsor: Director of Housing and Community Development Department

Appropriating funds in the amount of \$890,000.00 to the Home Investment Fund (HOME) to provide funding for projects that meet the HOME Grant 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 HOME Grant program; and

WHEREAS, approval from Council is needed to reflect the correct budget amount of the HOME Grant program 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 the sum of \$890,000.00 is hereby appropriated from the Unappropriated Fund Balance of the HOME Investment Fund in the following accounts:

24-2940-575311-B-G57HOME17	Neighborhood Redevelopment	\$871,680.68
24-2940-575311-B-G57HOME18	Neighborhood Redevelopment	<u>18,319.32</u>
	TOTAL	\$890,000.00

Section 2. That the Director of Housing and Community Development Department is hereby designated the requisitioning authority for Account No. 24-2940-575311-G57HOME17 and 24-2940-575311-G57HOME18.

Section 3. That this ordinance is recognized as having and accelerated effective date within the provisions of Section 503 of the City Charter in that it appropriated 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.

---

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

Revised 3/24/2023

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

Appropriating funds in the amount of \$890,000 from the Home Investment Partnership Fund (HOME) to fund housing projects and neighborhood redevelopment

### Discussion

These funds will be used to provide affordable housing to residents of Kansas City, Missouri

### Fiscal Impact

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

2. What is the funding source?

2940 – HOME Investment Fund, funded by the Department of Housing and Urban Development HOME grant program.

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

\$890,000.00 will be appropriated from the fund balance of the HOME Investment Fund accounts.

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

There is no future fiscal impact.

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

This legislation uses grant funding from the US Department of Housing and Urban Development.

## 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 # 220433

## Service Level Impacts

Funding will be used to support affordable housing initiatives.

## 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?

Provides permanent housing and improves the livability of the neighborhood

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

No

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 #: 230465**

ORDINANCE NO. 230465

Sponsor: Director of Neighborhoods and Housing Services Department

Accepting \$25,000.00 grant from the State of Missouri in partnership with Essential Families for Digital Demonstration Project serving Kansas City residents in underserved communities with computer hardware, software, and connectivity; authorizing agreement with Essential Families to govern administration of such grant; estimating revenue and appropriating funds in the amount of \$25,000.00 in the General Grants Fund; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Director of Neighborhood Services is authorized to accept a \$25,000.00 grant in partnership with Essential Families, a local 501(c)(3) organization, to serve Kansas City residents in underserved communities with computer hardware, software, and the connectivity needed to address issues that contribute to persistent poverty while pursuing equity in internet connectivity that improves a family’s access to employment opportunities, financial accessibility, medical accessibility, education accessibility, and personal development capabilities.

Section 2. That the Director of Neighborhood Services is authorized to execute, on behalf of the City, a grant agreement with Essential Families to govern the administration of the grant. A copy of the grant agreement is on file with the Director of the Neighborhood Services Department.

Section 3. That revenue in the following account of the General Grants Fund, Fund 2580, is hereby estimated in the following amount:

24-2580-575210-476810-G57DIGITAL24	EDI Grants	\$25,000.00
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Section 4. That the sum of \$25,000.00 is hereby appropriated from the Unappropriated Fund Balance of the General Grants Fund, Fund 2580, in the following accounts of the funds:

24-2580-575210-619080-G57DIGITAL24	Dept. of Econ Development	\$25,000.00
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Section 5. That the Director of Neighborhood Services is hereby designated as requisitioning authority for 24-2580-575210-B.

Section 6. That this ordinance is recognized as an ordinance with an accelerated effective date as provided by Section 503(a)(3)(C) of the City Charter and shall take effect in accordance with Section 503, City Charter.

Section 7. That, one year after the passage of this ordinance, the Director of Neighborhood Services or their designee is directed to report to Council concerning the above grant, the status of City's performance of grant obligations, and any policy recommendations that may be drawn from knowledge gained as a result of this grant.

..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.*

---

Tammy L. Queen  
Director of Finance

Approved as to form:

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Bret Kassen  
Associate City Attorney

# City of Kansas City, Missouri



## Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: Neighborhoods

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

Affordable Connectivity Program Promotion/Registration Program

### Discussion

The City of Kansas City is partnering with Essential Families, a local 501c3 organization, to serve Kansas City residents in underserved and unserved communities with computer hardware, software, and the connectivity needed to address issues that contribute to persistent poverty. Equity in internet connectivity improves a family's access to employment opportunities, financial accessibility, medical accessibility, education accessibility, and personal development capabilities. The City of Kansas City and Essential Families will work together to assist 94 families that are on a waiting list for connectivity, and that qualify for Affordable Connectivity Program subsidies. The City of Kansas City and Essential Families have trained over 20 Navigators that are prepared to support participants gain connectivity. Each navigator will work with 10 families through in-person and, once connectivity is established, video conference. Each family will receive a laptop with pre-loaded software, and the Navigator will work with the head of household to evaluate internet service provider options and assist with the application process. Each household is eligible for the discounted rates provided by the Affordable Connectivity Program.

The Navigators will work directly with program participants, notifying them when their laptop is ready for pick up and until the participants can independently utilize their device and the internet. Each household is required to provide the following documentation:

1. Valid ID
2. Proof of Residence
3. TAN F, SSI, or SNAP benefit letter or 3 most recent paycheck stubs

Navigators schedule the time for pickup, that allows for the Navigator to work with the participant on introductory computer training, and to establish a client profile in the Essential Families web portal. The client portal is an essential feature in the data collection and analysis strategy for the program. Through this portal the project team will track, evaluate, and analyze the following "real time" key indicators:

- § Calendar schedule of planned client/household attendees
- § Actual Laptop pickup, training, and ACP enrollment assistance attendee
- § Client/Household Commitment Agreement
- § ACP Enrollment Assisted count.
- § Laptop pickup, training, and ACP enrollment assistance feedback/assessment
- § Assigned client/household Digital Navigator
- § Digital Navigator "first" follow up contact with client/household (within 48 hours)



# City of Kansas City, Missouri

## Docket Memo

- § Virtual Parental Education performance (pre, mid-point, and end session assessment)
- § Virtual Mental Healthcare performance (pre, mid-point, and end session assessment)
- § Local essential services usage
- § zTrip usage
- § Childcare usage

The University of Missouri Kansas City will collect de-identified data, provide analysis, and publish reports that will be used for program improvement, adjustments, and replications.

### Fiscal Impact

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

2. What is the funding source?

An awarded grant from the State of Missouri Department of Economic Development's Office of Broadband Development for \$25,000.00.

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

Net neutral fiscal impact.

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

The grant from the State of Missouri is a Digital Demonstration Project and will put the City of Kansas City in a position to expand the program with possible additional funding available later in calendar year 2023, which could have fiscal impact in future fiscal years.

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

The Legislation could leverage outside funding in the future if the funding is expanded by the State of Missouri and the return on investment is more Kansas City residents of 1<sup>st</sup>, 3<sup>rd</sup>, and 5<sup>th</sup> City Council Districts will become participants in the digital economy.

### 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)

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

Resolution Number TMP-2852

### Service Level Impacts

The project team will collect, establish Key Performance Indicators, perform written analysis, and report in real time the following data:

1. Calendar schedule of planned client/household attendees.
2. ACP Enrollment Assisted count.
3. Assigned client/household Digital Navigator

# City of Kansas City, Missouri

## Docket Memo



### Other Impacts

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

The affected groups will have in house connectivity to the internet allowing for another means to access health care options and information.

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

The groups have been defined by the State of Missouri's Department of Economic Development and identified locally. A waiting list has been created to prepare the participants for the ACP enrollment and Digital Navigators have been trained for assigned case management of identified groups

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

This legislation representing this project directly addresses the Digital Divide among unserved/underserved KCMO communities that was highlighted during the Covid 19 pandemic. By assisting these communities in high speed affordable internet connection they will be able to participate in the digital economy and contribute to a sustainable Kansas City

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

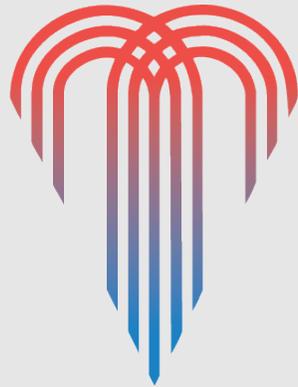
Yes

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")?

Yes







# KANSAS CITY MISSOURI

## **State awards \$250,000 in Digital Equity Act funding through the Digital Demonstration Projects Grant Program**

### City of Kansas City Missouri – Project Activity

The City will be partnering with a local non-profit, Essential Families, to bring increased connectivity to Kansas City. The program will pair 94 families with Digital Navigators and a laptop pre-installed with select software. The program will then support each family to enroll in the ACP and other benefit programs they may qualify for.

**The Affordable Connectivity Program is an FCC benefit program that helps ensure that households can afford the broadband they need for work, school, healthcare and more. The benefit provides a discount of up to \$30 per month toward internet service for eligible households and up to \$75 per month for households on qualifying Tribal lands. Eligible households can also receive a one-time discount of up to \$100 to purchase a laptop, desktop computer, or tablet from participating providers if they contribute more than \$10 and less than \$50 toward the purchase price.**


**CONNECTING ALL MISSOURIANS**  
Office of Broadband Development

**Digital Demonstration Projects Grant Program**
**Recipients**

Entity Name	Partnering Organization	Region	Eligible Activity	Covered Populations	Award Amount
KC Digital Drive	n/a	Statewide	Digital Navigator Training and Deployment Program	Individuals who live in covered households, Aging individuals, Incarcerated individuals (non-federal facilities), Veterans, Individuals with disabilities, Individuals with a language barrier, Racial/ethnic minority groups, Rural residents	\$25,000
City of Kansas City	Essential Families	Kansas City	Affordable Connectivity Program Promotion/Registration Program	Individuals who live in covered households, Aging individuals, Veterans, Individuals with disabilities, Individuals with a language barrier, Racial/ethnic minority groups	\$25,000
The Curators of the University of Missouri	MOREnet	Statewide	Digital Navigator Training and Deployment Program	Aging individuals, Individuals with disabilities, Rural residents, Individuals who live in covered households	\$25,000
The Curators of the University of Missouri	n/a	North	Digital Navigator Training and Deployment Program	Individuals who live in covered households, Aging individuals, Veterans, Individuals with disabilities, Racial/ethnic minority groups, Rural residents	\$25,000
aSTEAM Village Inc.	University of Missouri	Kansas City	Digital Navigator Training and Deployment Program	Individuals who live in covered households, Individuals with disabilities, Racial/ethnic minority groups, Aging individuals, Veterans, Rural residents	\$25,000
Concordance	n/a	St. Louis	Digital Navigator Training and Deployment Program	Racial/ethnic minority groups, Incarcerated individuals (non-federal facilities), Individuals who live in covered households	\$25,000
Jefferson Franklin Community Action Corporation	n/a	St. Louis	Affordable Connectivity Program Promotion/Registration Program	Individuals who live in covered households, Aging individuals, Veterans, Individuals with disabilities, Individuals with a language barrier, Racial/ethnic minority groups, Rural residents, Incarcerated individuals (non-federal facilities)	\$25,000
Boonslick Regional Planning Commission	n/a	North	Digital Navigator Training and Deployment Program	Aging individuals, Individuals with disabilities, Veterans, Rural residents	\$25,000
Meramec Community Enhancement Corporation	Meramec Regional Planning Commission	Central	Affordable Connectivity Program Promotion/Registration Program	Aging individuals, Rural residents, Individuals who live in covered households	\$25,000
Ozarks Area Community Action Corporation	n/a	Southwest	Affordable Connectivity Program Promotion/Registration Program	Aging individuals, Veterans, Individuals with disabilities, Racial/ethnic minority groups, Rural residents, Individuals who live in covered households, Individuals with a language barrier	\$25,000

**Total: \$250,000**



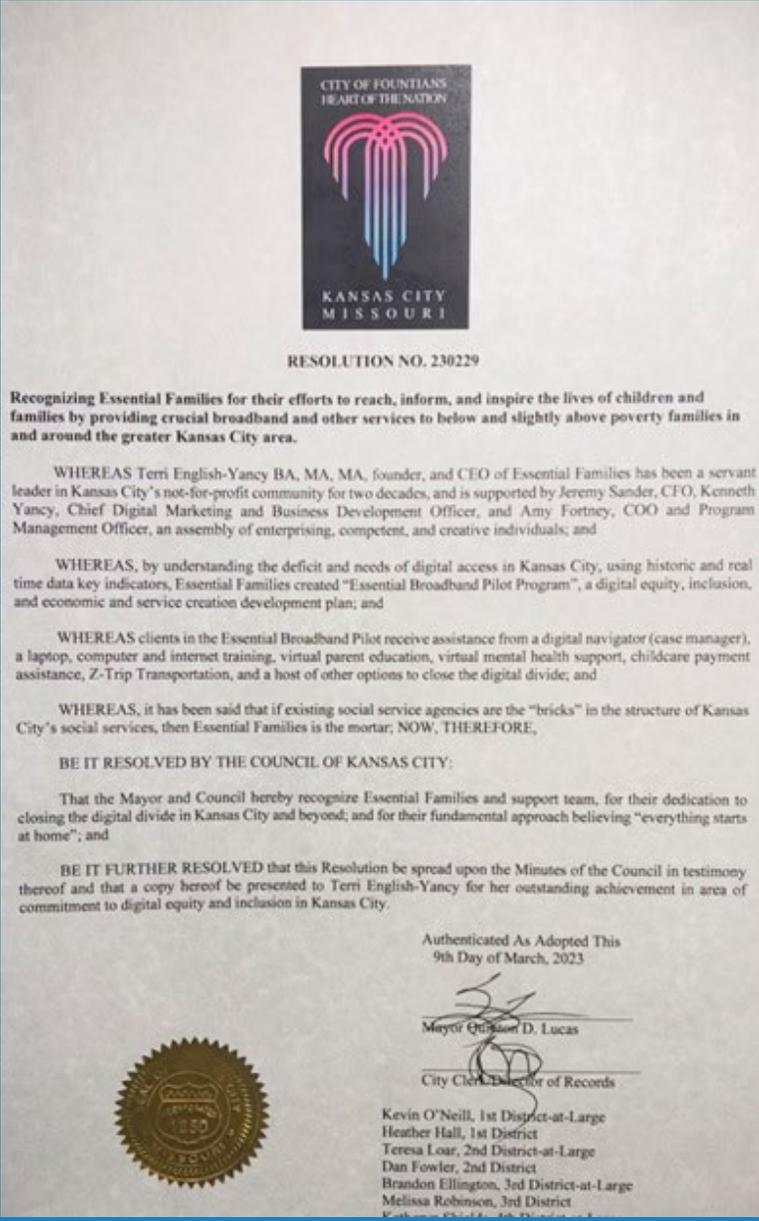
**Essential Families**<sup>SM</sup>

**“Everything Starts At Home”**

**Essential Broadband Program**

City of Kansas City Missouri Resolution No. 230229

A Digital Equity, Inclusion, and Economic Development Solution  
(Urban and Rural)



<b>DDP Grant Budget and Narrative</b>													
Essential Families waitlist 94 of 97 Client/Households eligible for ACP						Digital Demonstration Grant Program will service 42 of 94 Client/Households eligible for ACP							
Digital Navigator (ACP Internet Assistance signup)with phone follow-up						\$38,031.38	Digital Navigator (ACP Internet Assistance signup)with phone follow-up						\$16,467.20
Laptop Computer and Training						\$18,915.00	Laptop Computer and Training						\$8,190.00
							Computer Accessories						\$342.80
Total cost						<u>\$56,946.38</u>	Total cost						<u>\$25,000.00</u>
cost per unit						587.07							595.24

## Schedule for Remaining Digital Demonstration Project

- April 3–August 31, 2023 | Period of performance
- July 31, 2023 | Progress reports due
- September 15, 2023 | Final reports due

# Q and A



**File #:** 230466

ORDINANCE NO. 230466

*Sponsor: Councilmember Teresa Loar*

*Detaching from the City approximately 48 acres generally located north of N.W. Roanridge Road (north of Interstate 29) and west of N. Bethel Avenue, upon the annexation of said property by the City of Platte City, Missouri. (\_\_\_\_\_)*

*\*\*\*\*This item will be held until June 14, 2023\*\*\*\**

*WHEREAS, the City of Kansas City and the City of Platte City have begun a joint effort to detach from Kansas City approximately 48 acres generally located north of N.W. Roanridge Road (north of Interstate 29) and west of N. Bethel Avenue and concurrently annex this property into Platte City; and*

*WHEREAS, this ordinance will detach property currently owned by Windmill Creek which is just inside the corporate city limits of Kansas City and provide for the completion of the Windmill Creek subdivision which currently is located wholly within the city of Platte City providing the subdivision with consistent services from Platte City; and*

*WHEREAS, it is in the best interest of each municipality to complete this action; and*

*WHEREAS, the property to be concurrently annexed by Platte City and detached by Kansas City abuts Platte City; and*

*WHEREAS, all provisions of Section 71.011, Revised Statutes of Missouri, authorizing such concurrent detachment and annexation have been met; and*

*WHEREAS, there are no residents living in the area to be detached; NOW, THEREFORE,*

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

*Section 1. That the following property of approximately 48 acres generally located north of N.W. Roanridge Road (north of Interstate 29) and west of N. Bethel Avenue, and more specifically described as follows:*

*A tract of land being part of the Southeast Quarter of Section 5 Township 52 Range 34, Platte County, Missouri, described as follows: Commencing at the*

Northeast corner of the Southeast Quarter of said Section 5; thence South 00 degrees 13 minutes 21 seconds West along the East line of said Southeast Quarter a distance of 1141.29 feet to the Point of Beginning of the tract of land herein to be described, thence South 00 degrees 13 minutes 21 seconds West along the East line of said Southeast Quarter a distance of 879.48 feet to the Northerly Right of way line of Interstate 29, thence North 89 degrees 50 minutes 32 seconds West along said Right of way line a distance of 122.44 feet, thence South 00 degrees 09 minutes 28 seconds West along said Right of way line a distance of 230.00 feet, thence North 89 degrees 50 minutes 32 seconds West along said Right of way line a distance of 175.00 feet, thence North 89 degrees 51 minutes 52 seconds West along said Right-of-way line, a distance of 127.58 feet; thence South 86 degrees 02 minutes 43 seconds West along said Right-of-Way line, a distance of 219.07 feet; thence North 73 degrees 26 minutes 08 seconds West along said Right-of-Way line a distance of 381.99 feet thence North 56 degrees 15 minutes 46 seconds West along said Right of Way line a distance of 312.24 feet, thence North 66 degrees 55 minutes 45 seconds West along said Right of way line a distance of 532.68 feet; thence North 54 degrees 16 minutes 10 seconds West along said Right-of-Way line, a distance of 296.40 feet thence North 56 degrees 54 minutes 35 seconds West along said Right-of-Way line, a distance of 400.00 feet, thence North 45 degrees 15 minutes 05 seconds West along said Right-of-Way line, a distance of 316.00 feet, to a Point that is 180.00 feet North of the South line of the North One-half of said Southeast Quarter, thence North 89 degrees 35 minutes 14 seconds East and parallel to the South line of the North One-half of said Southeast Quarter, a distance of 2563.70 feet to the Point of Beginning, subject to that part, if any, in streets, roadways, highways or other public right-of ways.

*is hereby declared to be detached from the City of Kansas City, Missouri, upon the annexation of the same property by the City of Platte City, Missouri, according to the terms of Section 71.011, RSMo.*

*Section 2. That the reasons for and purposes to be accomplished with this detachment by the City of Kansas City and concurrent annexation by the City of Platte City are that it will allow for better coordination of utility service and better provision of services for the benefit of the citizens and property owners in the affected area.*

*Section 3. That the City of Platte City, Missouri shall file a certified copy of this ordinance simultaneously with the filing of a certified copy of the related annexation ordinance adopted by the City of Platte City in the office of the County Clerk of Platte County, the Platte County Assessor, the Recorder of Deeds of Platte County, and the Clerk of the Circuit Court of Platte County, at the cost of the City of Platte City.*

..end

---

Approved as to form:

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Sarah Baxter  
Senior Associate City Attorney

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

**230466**



# 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

Detaching from the City approximately 48 acres generally located north of NW Roanridge Rd and west of N Bethel Ave, upon the annexation of said property by the City of Platte City, Missouri.

### Discussion

This ordinance will detach property currently owned by Windmill Creek located along the border of Kansas City, Missouri and provide for the completion of the Windmill Creek subdivision currently located in Platte City. The annexation will allow for consistent City services throughout the entire development rather than having the neighborhood exist in separate municipalities, political subdivisions, and with different services such as water and trash/recycling pick-up. Platte City has expressed its desire to annex this property.

### Fiscal Impact

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

2. What is the funding source?

No funding needed.

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

Relieves the City of maintenance obligations on surrounding roads.

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

Removes the City's obligation to provide services including water, sewer, road maintenance, emergency services, and trash/recycling pick up.

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)

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?

Select (Press tab after selecting.)

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

- 
- 
- 
- 
- 
- 

### Prior Legislation

None

### 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?  
No additional impacts.
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?  
Provides for consistent services.
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 #: 230468**

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[COMMITTEE SUBSTITUTE FOR] ORDINANCE NO. 230468

Sponsor: Mayor Quinton Lucas and Councilmembers Andrea Bough and Kevin McManus

Authorizing the City Manager to enter into a Tax Redirection Agreement with Red Bridge Properties, Inc. for the purpose of increasing access to grocery services and incentivizing job creation and investment in Kansas City.

WHEREAS, Kaw Fresh Market, LLC (the "Operator") has identified a site to provide grocery services in the Red Bridge Shopping Center of Kansas City, Missouri (the "Business Site") as the Red Bridge Farm Fresh Market (the "Project") to provide quality produce and affordable grocery services to Kansas City residents and visitors as a replacement to previously discontinued services at the Business Site; and

WHEREAS, the Business Site is owned by Red Bridge Properties, Inc. (the "Owner"); and

WHEREAS, the Operator anticipates entering into a long-term lease (15 years with options to extend) with the Owner for the Business Site, in which lease the Owner will provide to the Operator the assistance provided by the City herein; and

WHEREAS, the Operator anticipates the Project creating more than 80 new employees at an anticipated average income of \$17+ per hour; and

WHEREAS, the Project serves to ensure access to grocery services and incentivize job creation and investment in Kansas City by, without limitation, (i) providing grocery services in a highly residential area, (ii) prioritizing high quality produce and options to support a healthy diet, (iii) establishing or expanding Operator's economic presence in City, (iv) promoting economic development in the area of City which the Business Site is located, (v) generating tax revenues for the City from the conduct of business and other activities in City that would not otherwise receive, (vi) catalyzing for additional investment in and further redevelopment and rehabilitation of the area of City in which the Business Site is located, and (vii) furthering the City's policy of encouraging economic stability and growth; and

WHEREAS, the City therefore desires to encourage the Project for the purpose of realizing these public benefits by entering into an agreement to contribute certain revenues from City taxes generated by the Project in an amount needed to cause the Project to be undertaken; and

WHEREAS, the tax contributions contemplated by this Agreement are limited to those which have been determined necessary for the purpose of ensuring that the Project proceeds, and but for their contribution, the Project would not proceed, to the detriment of the public interest; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the City Manager is hereby authorized to execute a Tax Redirection Agreement in an amount not to exceed \$1,375,000.00 over ten (10) years with Red Bridge Properties, Inc. The Tax Redirection Agreement shall provide that the redirection is subject to annual appropriation of funds by the City Council from a portion of the sales tax generated by taxable retail sales within the project at a rate of 1.25%.

Section 2. Further Authority. The Mayor, the City Manager, the Director of Finance and other officials, agents and employees of the City as required, are hereby authorized to take such further actions, and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this ordinance.

..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 Tax Redirection Agreement with Kaw Fresh Market, LLC.

### Discussion

The Tax Redirection Agreement with Kaw Fresh Market, LLC would establish a 100% tax redirection to incremental sales tax for 10 years capped at a contribution of \$1,375,000.00. The Project will be providing grocery services in the Red Bridge Shopping Center operating as the Red Bridge Farm Fresh Market. This will allow for the continuation of grocery services to the area after a previous provider discontinued services. The Project anticipates entering into a 15 year lease.

### Fiscal Impact

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

2. What is the funding source?

The sources of City Funds is a 10-year redirection agreement of economic activity taxes not to exceed \$1,375,000.00 or an average \$137,500.00 per year for the duration of the 10-year agreement.

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

It does not.

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

Redirects up to \$137,500 of EATs per year for 10 years, not to exceed \$1,375,000 total

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

It does not generate revenue.



# 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)

Contributions will be directed through the Payments in Lieu of Taxes Fund

### 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

N/A

### Service Level Impacts

N/A

### Other Impacts

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



# City of Kansas City, Missouri

## Docket Memo

None, this will replace an existing grocery offering with equal or improved services.

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?

Supports the retention of accessible grocery services for residents in neighboring areas.

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

Civil Rights requirements will be included in the Tax Redirection Agreement.

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")?

Yes.

COMPARED VERSION  
COMMITTEE SUBSTITUTE TO ORIGINAL ORDINANCE

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 230468

Authorizing the City Manager to enter into a Tax Redirection Agreement with ~~Kaw Fresh Market, LLC~~ with Red Bridge Properties, Inc. for the purpose of increasing access to grocery services and incentivizing job creation and investment in Kansas City.

WHEREAS, Kaw Fresh Market, LLC (the "Operator") has identified a site to provide grocery services in the Red Bridge Shopping Center of Kansas City, Missouri (the "Business Site") as the Red Bridge Farm Fresh Market (the "Project") to provide quality produce and affordable grocery services to Kansas City residents and visitors as a replacement to previously discontinued services at the Business Site; and

WHEREAS, the Business Site is owned by Red Bridge Properties, Inc. (the "Owner"); and

WHEREAS, the Operator anticipates entering into a long-term lease (15 years with options to extend) with the Owner for the Business Site, in which lease the Owner will provide to the Operator the assistance provided by the City herein; and

WHEREAS, the Operator anticipates the Project creating more than 80 new employees at an anticipated average income of \$17+ per hour; and

WHEREAS, the Project serves to ensure access to grocery services and incentivize job creation and investment in Kansas City by, without limitation, (i) providing grocery services in a highly residential area, (ii) prioritizing high quality produce and options to support a healthy diet, (iii) establishing or expanding Operator's economic presence in City, (iv) promoting economic development in the area of City which the Business Site is located, (v) generating tax revenues for the City from the conduct of business and other activities in City that would not otherwise receive, (vi) catalyzing for additional investment in and further redevelopment and rehabilitation of the area of City in which the Business Site is located, and (vii) furthering the City's policy of encouraging economic stability and growth; and

WHEREAS, the City therefore desires to encourage the Project for the purpose of realizing these public benefits by entering into an agreement to contribute certain revenues from City taxes generated by the Project in an amount needed to cause the Project to be undertaken; and

WHEREAS, the tax contributions contemplated by this Agreement are limited to those which have been determined necessary for the purpose of ensuring that the Project proceeds, and but for their contribution, the Project would not proceed, to the detriment of the public interest; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

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Section 1. That the City Manager is hereby authorized to execute a Tax Redirection Agreement in an amount not to exceed \$1,375,000.00 over ten (10) years with ~~Kaw Fresh Market, LLC~~ Red Bridge Properties, Inc. The Tax Redirection Agreement shall provide that the redirection is subject to annual appropriation of funds by the City Council from a portion of the sales tax generated by taxable retail sales within the project ~~at a rate of 1.25%.~~

Section 2. Further Authority. The Mayor, the City Manager, the Director of Finance and other officials, agents and employees of the City as required, are hereby authorized to take such further actions, and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this ordinance.

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Approved as to form:

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Emalea Black  
Associate City Attorney



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**File #: 230469**

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[COMMITTEE SUBSTITUTE FOR] RESOLUTION NO. 230469

Sponsor: Councilmember Heather Hall

RESOLUTION - Amending the Briarcliff-Winnwood Area Plan by amending the Proposed Land Use Plan and Map for an approximately 13.4 acre tract of land generally located at the northwest corner of N.E. 48th Street and N. Randolph Road by changing the recommended land use designation from "Residential Medium Density" to "Light Industrial." (CD-CPC-2023-00059)

WHEREAS, on June 18, 2009, the City Council by Resolution No. 090442 adopted the Briarcliff-Winnwood Area Plan as a guide for the future development and redevelopment and public investment for that area generally bounded by the city limits of Gladstone, Missouri and Pleasant Valley Road (north), the city limits of North Kansas City, Missouri and Missouri Highway 210 (south), Interstate Highway I-435 (east) and the city limits of Kansas City, Missouri (west); and

WHEREAS, said Briarcliff-Winnwood Area Plan was previously amended by the City Council through adoption of Resolution No. 130159 on January 14, 2016; by Resolution No. 150518 on July 9, 2015; by Resolution No. 150522 on July 2, 2015; by Resolution No. 160105 on March 13, 2016; by Committee Substitute for Resolution No. 210397 on May 20, 2021; by Resolution 220236 on March 31, 2022; and by Resolution 2302361 on March 23, 2023; and

WHEREAS, an application was submitted by Star Acquisitions, Inc. to amend the Briarcliff-Winnwood Area Plan by amending the Proposed Land Use Plan and Map for an approximately 13.4 acre tract of land generally located at the northwest corner of N.E. 48th Street and N. Randolph Road by changing the recommended land use designation from "Residential Medium Density" to "Light Industrial"; and

WHEREAS, the City Plan Commission considered such amendment to the Proposed Land Use Plan and Map on June 6, 2023; and

WHEREAS, after all interested persons were given an opportunity to present testimony, the City Plan Commission did on June 6, 2023, recommend approval of the proposed amendment to the Briarcliff-Winnwood Area Plan; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section A. That the Briarcliff-Winnwood Area Plan is hereby amended by changing the Proposed Land Use Plan and Map for an approximately 13.4 acre tract of land generally located at the northwest corner of 48th Street and N. Randolph Road from "Residential Medium Density" to "Light Industrial." A copy of the amendment to the Briarcliff-Winnwood Area Plan is attached hereto as Exhibit A and is incorporated herein by reference.

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

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

..end

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# City of Kansas City, Missouri



## Docket Memo

Ordinance/Resolution #

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

RESOLUTION - Amending the Briarcliff-Winnwood Area Plan by amending the Proposed Land Use Plan and Map for an approximately 13.4 acre tract of land generally located at the northwest corner of N.E. 48th Street and N. Randolph Road by changing the recommended land use designation from "Residential Medium Density" to "Light Industrial." (CD-CPC-2023-00059)

### Discussion

See 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?

Select (Press tab after selecting.)

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

- 
- 
- 
- 
- 
- 

### Prior Legislation

See staff report

### 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?

Public Engagement per 88-505-12 was completed

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

COMPARED VERSION  
COMMITTEE SUBSTITUTE TO ORIGINAL RESOLUTION

COMMITTEE SUBSTITUTE FOR RESOLUTION NO. 230469

Amending the Briarcliff-Winnwood Area Plan by amending the Proposed Land Use Plan and Map for an approximately 13.4 acre tract of land generally located at the northwest corner of N.E. 48th Street and N. Randolph Road by changing the recommended land use designation from "Residential Medium Density" to "Light Industrial." (CD-CPC-2023-00059)

WHEREAS, on June 18, 2009, the City Council by Resolution No. 090442 adopted the Briarcliff–Winnwood Area Plan as a guide for the future development and redevelopment and public investment for that area generally bounded by the city limits of Gladstone, Missouri and Pleasant Valley Road (north), the city limits of North Kansas City, Missouri and Missouri Highway 210 (south), Interstate Highway I-435 (east) and the city limits of Kansas City, Missouri (west); and

WHEREAS, said Briarcliff–Winnwood Area Plan was previously amended by the City Council through adoption of Resolution No. 130159 on January 14, 2016; by Resolution No. 150518 on July 9, 2015; by Resolution No. 150522 on July 2, 2015; by Resolution No. 160105 on March 13, 2016; by Committee Substitute for Resolution No. 210397 on May 20, 2021; by Resolution 220236 on March 31, 2022; and by Resolution 2302361 on March 23, 2023; and

WHEREAS, an application was submitted by Star Acquisitions, Inc. to amend the Briarcliff-Winnwood Area Plan by amending the Proposed Land Use Plan and Map for an approximately 13.4 acre tract of land generally located at the northwest corner of N.E. 48th Street and N. Randolph Road by changing the recommended land use designation from "Residential Medium Density" to "Light Industrial"; and

WHEREAS, the City Plan Commission considered such amendment to the Proposed Land Use Plan and Map on June 6, 2023; and

WHEREAS, after all interested persons were given an opportunity to present testimony, the City Plan Commission did on June 6, 2023, recommend ~~\_\_\_\_\_~~approval of the proposed amendment to the Briarcliff-Winnwood Area Plan; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section A. That the Briarcliff-Winnwood Area Plan is hereby amended by changing the Proposed Land Use Plan and Map for an approximately 13.4 acre tract of land generally located at the northwest corner of 48th Street and N. Randolph Road from "Residential Medium Density" to "Light Industrial." A copy of the amendment to the Briarcliff-Winnwood Area Plan is attached hereto as Exhibit A and is incorporated herein by reference.

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

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

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**File #: 23047**

[COMMITTEE SUBSTITUTE FOR] ORDINANCE NO. 230470

Sponsor: Councilmember Heather Hall

Rezoning an area of about 13.4 acres generally located at the northwest corner of N.E. 48th Street and N. Randolph Road from Districts R-6 and R-1.5 to District MPD, and approving an MPD preliminary development plan for a mixed use development consisting of two commercial lots, one storage/distribution/flex space lot and one tract which also serves as the preliminary plat. (CD-CPC-2023-00056)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code, is hereby amended by enacting a new section to be known as Section 88-20A-1390 rezoning an area of about 13.4 acres generally located at the northwest corner of N.E. 48th Street and N. Randolph Road from Districts R-6 (Residential-6) and R-1.5 (Residential-1.5) to District MPD (Master Planned Development), said section to read as follows:

Section 88-20A-1390. That an area legally described as:

All of the South One-half of the Southeast Quarter, Southeast Quarter of Section 33, Township 51, Range 32, except that part in the Right-of-way of I-435 and the right-of-way of Northeast 48th Street, more particularly described as follows:

Beginning on the West line of said Quarter, Quarter Section North 0°53'14" East, a distance of 50.00 feet from the Southwest corner of said Quarter, Quarter Section, said line being also the East line of Greenwood, Lots 36 to 85, inclusive, a subdivision in Kansas City, Clay County, Missouri; thence North 0°51'44" East along said line a distance of 607.40 feet; thence South 89°28'40: East, a distance of 1127.08 feet to the West Right-of-Way line of I-435; thence South 33°48'51" West along said Right-of-Way, a distance of 211.28 feet; thence South 17°23'14" West, continuing along said Right-of-Way, a distance of 435.67 feet to the North Right-of-Way of Northeast 48th Street; thence North 89°24'12" West along said North Right-of-Way, 65.00 feet from the center line thereof, said center line being also the south line of Section 33, a distance of 225.00 feet; thence South 0°35'48" West, continuing along said Right-of-Way, a distance of 14.00 feet; thence North 89°29'12" West, continuing along said

Right-of-Way, 50.00 feet from the center line thereof, a distance of 659.00 feet to the point of beginning

is hereby rezoned from Districts R-6 (Residential-6) and R-1.5 (Residential-1.5) to District MPD (Master Planned Development), as shown outlined on a map marked Section 88-20A-1390, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

Section B. That a MPD preliminary development plan, that will also serve as a preliminary plat, for the area legally described above is hereby approved, subject to the following conditions:

1. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
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. 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 submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.
5. The developer shall secure approval of a final MPD plan from the City Plan Commission prior to building permits.
6. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
7. The developer shall enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by the Land Development Division prior to recording the plat.
8. The developer shall submit a letter to the Land Development Division from a licensed civil engineer, licensed architect, or licensed landscape architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works

Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64, Code of Ordinances, for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, and gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate of occupancy permits.

9. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit to connect the private system to the public sewer main and depending on adequacy of the receiving system make other improvements as may be required.
10. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right-of-way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
11. 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.
12. 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.
13. 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.
14. The developer shall submit plans for grading, siltation, and erosion control to the Land Development Division for review and acceptance, provide a copy of the MDNR submitted Storm Water Pollution Prevention Plan (SWPP) and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities. (5~01/2023)

15. 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.
16. 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.
17. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC- 2018 § 507.1) Fire Water Flow
18. 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)
19. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC- 2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2)
20. A required Fire Department access road shall be an all-weather surface. (IFC-2012: § 503.2.3). 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)
21. 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). Fire Department Access.
22. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4) Fire Department Access.

23. 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)
24. Branch service lines one-and-one-half inches and larger in diameter for domestic water services or fire protection lines shall be connected to the main by cutting in a minimum 6" branch service tee, installing three gate valves, and two solid sleeves on the main line valves on the main shall be the same nominal size as the main.
25. A full flow fire meter will be required when the fire protection service line serves more than one building, or combination service lines 6 inches and larger, or that have private fire hydrants connected to them. (4/24/2023)
26. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to a certificate of occupancy.
27. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
28. The developer shall submit water main extension plans for the public water main extension along N. Randolph Road including public fire hydrants. The plans shall be prepared by a Missouri professional engineer to the water main extension desk for review, acceptance and contracts per the Kansas City Water rules and regulations for water main extensions and relocations.
29. The developer shall secure permits to extend public sanitary sewer 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.
30. The developer shall grant a BMP easement to the City as required by the Land Development Division prior to recording the plat or issuance of any building permits.
31. Internal storm sewers shall be private storm sewer mains located in a private easement and covered by a covenant to maintain private storm sewers document acceptable to the Kansas City Water Services Department.

32. The developer shall provide a covenant to maintain private storm sewers to the Kansas City Water Services Department prior to the final plat case being heard by the City Planning Commission.

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: 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

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Rezoning an area of about 13.4 acres generally located at the northwest corner of N.E. 48th Street and N. Randolph Road from Districts R-6 and R-1.5 to District MPD, and approving an MPD preliminary development plan for a mixed use development consisting of two commercial lots, one storage/distribution/flex space lot and one tract which also serves as the preliminary plat. (CD-CPC-2023-00056)

### Discussion

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See staff report

### Fiscal Impact

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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?

Select (Press tab after selecting.)

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

- 
- 
- 
- 
- 
- 

### Prior Legislation

See staff report

### 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?

Public Engagement per 88-505-12 was completed.

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

COMPARED VERSION  
COMMITTEE SUBSTITUTE TO ORIGINAL ORDINANCE

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 230470

Rezoning an area of about 13.4 acres generally located at the northwest corner of N.E. 48th Street and N. Randolph Road from Districts R-6 and R-1.5 to District MPD, and approving an MPD preliminary development plan for a mixed use development consisting of two commercial lots, one storage/distribution/flex space lot and one tract which also serves as the preliminary plat. (CD-CPC-2023-00056)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code, is hereby amended by enacting a new section to be known as Section 88-20A—~~1390~~ rezoning an area of about 13.4 acres generally located at the northwest corner of N.E. 48th Street and N. Randolph Road from Districts R-6 (Residential-6) and R-1.5 (Residential-1.5) to District MPD (Master Planned Development), said section to read as follows:

Section 88-20A—~~1390~~. That an area legally described as:

All of the South One-half of the Southeast Quarter, Southeast Quarter of Section 33, Township 51, Range 32, except that part in the Right-of-way of I-435 and the right-of-way of Northeast 48th Street, more particularly described as follows:

Beginning on the West line of said Quarter, Quarter Section North 0°53'14" East, a distance of 50.00 feet from the Southwest corner of said Quarter, Quarter Section, said line being also the East line of Greenwood, Lots 36 to 85, inclusive, a subdivision in Kansas City, Clay County, Missouri; thence North 0°51'44" East along said line a distance of 607.40 feet; thence South 89°28'40" East, a distance of 1127.08 feet to the West Right-of-Way line of I-435; thence South 33°48'51" West along said Right-of-Way, a distance of 211.28 feet; thence South 17°23'14" West, continuing along said Right-of-Way, a distance of 435.67 feet to the North Right-of-Way of Northeast 48th Street; thence North 89°24'12" West along said North Right-of-Way, 65.00 feet from the center line thereof, said center line being also the south line of Section 33, a distance of 225.00 feet; thence South 0°35'48" West, continuing along said Right-of-Way, a distance of 14.00 feet; thence North 89°29'12" West, continuing along said Right-of-Way, 50.00 feet from the center line thereof, a distance of 659.00 feet to the point of beginning

is hereby rezoned from Districts R-6 (Residential-6) and R-1.5 (Residential-1.5) to District MPD (Master Planned Development), as shown outlined on a map marked Section 88-20A—~~1390~~, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an

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amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

Section B. That a MPD preliminary development plan, that will also serve as a preliminary plat, for the area legally described above is hereby approved, subject to the following conditions:

1. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
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. 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 submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.
5. The developer shall secure approval of a final MPD plan from the City Plan Commission prior to building permits.
6. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
7. The developer shall enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by the Land Development Division prior to recording the plat.
8. The developer shall submit a letter to the Land Development Division from a licensed civil engineer, licensed architect, or licensed landscape architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64, Code of Ordinances, for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, and gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required

by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate of occupancy permits.

9. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit to connect the private system to the public sewer main and depending on adequacy of the receiving system make other improvements as may be required.
10. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right-of-way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
11. 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.
12. 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.
13. 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.
14. The developer shall submit plans for grading, siltation, and erosion control to the Land Development Division for review and acceptance, provide a copy of the MDNR submitted Storm Water Pollution Prevention Plan (SWPP) and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities. (5-01/2023)
15. 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.

16. 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.
17. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC- 2018 § 507.1) Fire Water Flow
18. 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)
19. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC- 2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2)
20. A required Fire Department access road shall be an all-weather surface. (IFC-2012: § 503.2.3). 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)
21. 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). Fire Department Access.
22. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4) Fire Department Access.
23. 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)
24. Branch service lines one-and-one-half inches and larger in diameter for domestic water services or fire protection lines shall be connected to the main by cutting in a minimum 6" branch service tee, installing three gate valves, and two solid sleeves on the main line valves on the main shall be the same nominal size as the main.
25. A full flow fire meter will be required when the fire protection service line serves more than one building, or combination service lines 6 inches and larger, or that have private fire hydrants connected to them. (4/24/2023)
26. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to a certificate of occupancy.

27. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
28. The developer shall submit water main extension plans for the public water main extension along N. Randolph Road including public fire hydrants. The plans shall be prepared by a Missouri professional engineer to the water main extension desk for review, acceptance and contracts per the Kansas City Water rules and regulations for water main extensions and relocations.
29. The developer shall secure permits to extend public sanitary sewer 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.
30. The developer shall grant a BMP easement to the City as required by the Land Development Division prior to recording the plat or issuance of any building permits.
31. Internal storm sewers shall be private storm sewer mains located in a private easement and covered by a covenant to maintain private storm sewers document acceptable to the Kansas City Water Services Department.
32. The developer shall provide a covenant to maintain private storm sewers to the Kansas City Water Services Department prior to the final plat case being heard by the City Planning Commission.

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.

---

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:

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Sarah Baxter  
Senior Associate City Attorney



**File #: 230471**

ORDINANCE NO. 230471

Sponsor(s): Councilmembers Kevin O’Neill and Heather Hall

Amending Committee Substitute for Ordinance No. 220364, passed on October 13, 2022, by repealing and replacing Section 5 to provide for an effective date of July 1, 2024.

WHEREAS, Committee Substitute for Ordinance No. 220364 (the “Ordinance”), passed by City Council on October 13, 2022, amends Chapter 18 of the Code of Ordinances by updating the City’s Energy Conservation Code; and

WHEREAS, Section 5 of the Ordinance provides an effective date of July 1, 2023; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Committee Substitute for Ordinance No. 220364 is hereby amended by repealing Section 5 thereto and enacting in lieu thereof a new Section 5 to read as follows:

Section 5. The effective date of this ordinance shall be July 1, 2024.

..end

Approved as to form:

Eluard Alegre  
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 Committee Substitute for Ordinance No. 220364, passed on October 13, 2022, by repealing and replacing Section 5 to provide for an effective date of July 1, 2024.

### Discussion

This legislation changes the effective date of Ordinance 220364 from July 1, 2023 to July 1, 2024.

### Fiscal Impact

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

2. What is the funding source?

This legislation does not have a fiscal impact.

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)

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

220364

### 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?

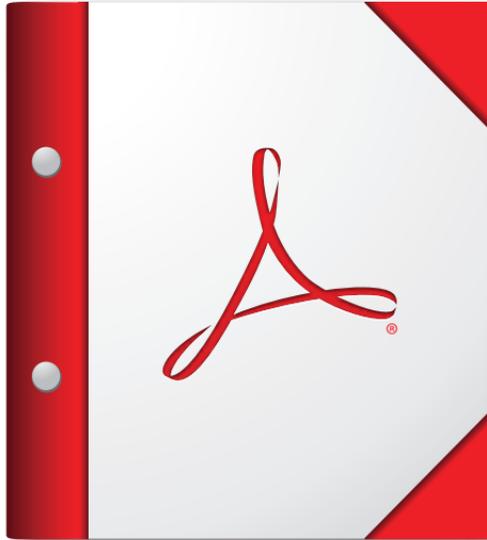
N/A

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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**No Fact  
Sheet/Docket  
Memo  
Provided for  
Resolution No.**

**230471**



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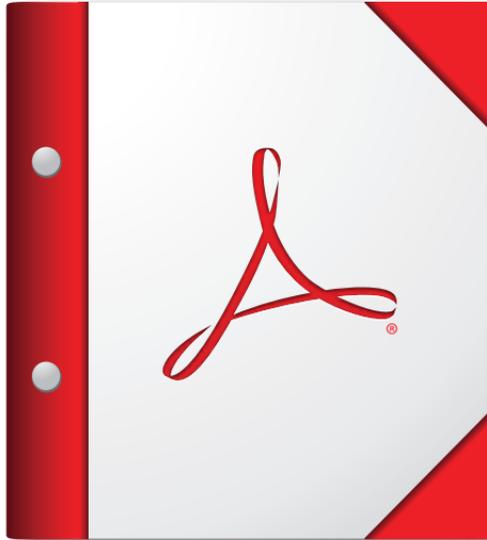
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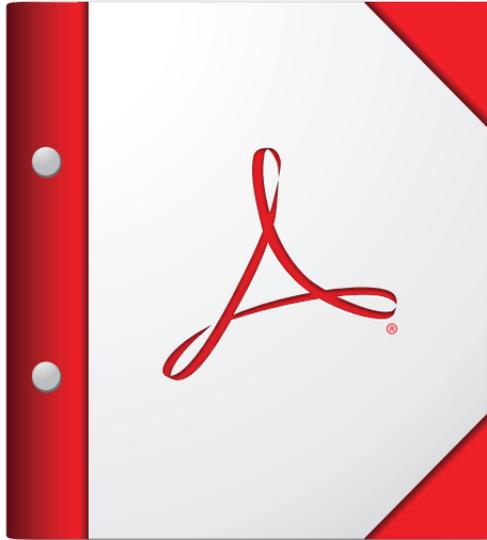
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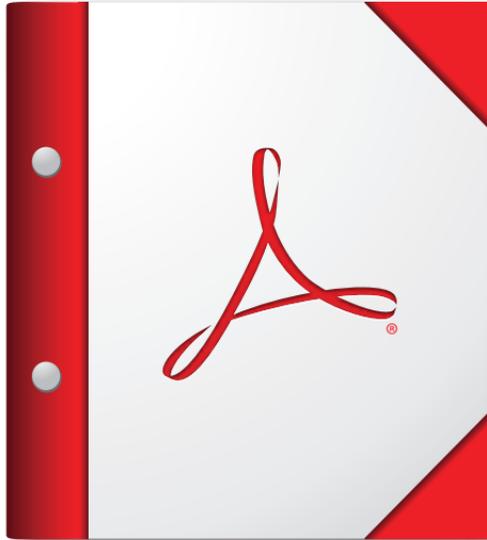
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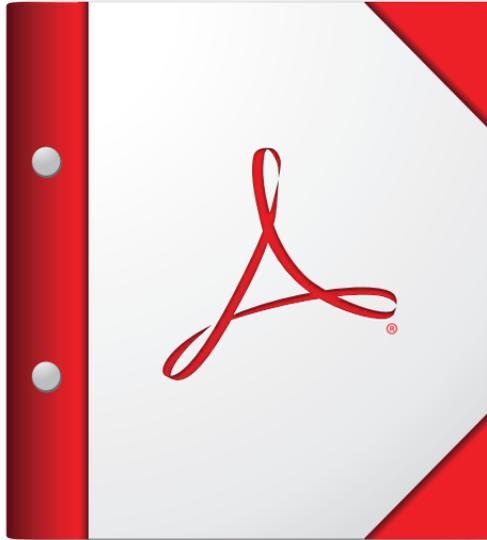
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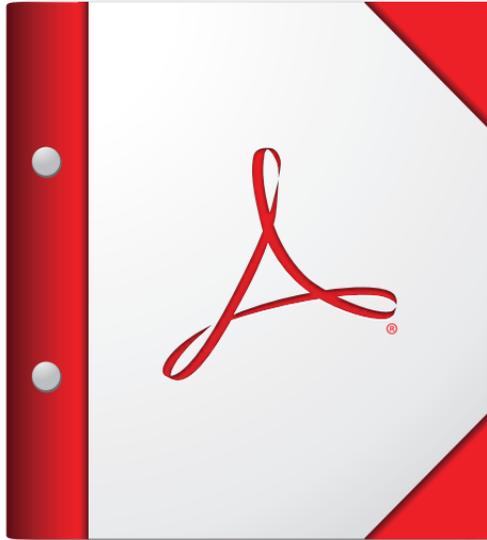
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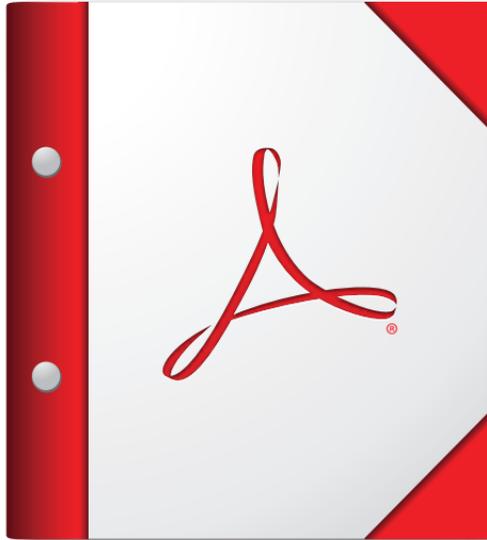
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**HOME BUILDERS ASSOCIATION**  
OF GREATER KANSAS CITY

Affiliated With



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June 7, 2023

Chairman Barnes and Members of the Neighborhood Planning and Development Committee -

Thank you for the opportunity to submit a formal position regarding the city's adoption of **Ordinance 230471** regarding a one-year extension on the implementation date of the 2021 International Energy Conservation Code (IECC). The Home Builders Association of Greater Kansas City (KCHBA) has always supported and endorsed the adoption of reasonable codes that safeguard public safety, health and general welfare through affordability, structural strength, means of egress facilities, stability, sanitation, light and ventilation, energy conservation and safety to life and property. However, the longstanding process of assessing a proposed code change for economic, financial, and environmental suitability during a thorough stakeholder review process did not occur prior to the introduction of Ordinance 220364 adopted on October 13, 2022.

The implementation of the unamended 2021 IECC under current city statutory timelines would occur during one of the most constricted housing inventory periods on record. Even in an interest rate environment as difficult as it is today, consumers are still seeking to improve their housing circumstances. Implementing and enforcing a new building code that will further constrain new housing units will only lead to higher costs not only in the new construction market, but also in the highly competitive existing homes market. Fewer homes for purchase mean higher costs for everyone.

Additionally, it is our understanding that most of the region's permitting jurisdictions are choosing to maintain the six-year code cycle which provides an important measure of predictability in a highly volatile market. The six-year cycle has the added benefit of easing both enforcement for the city and compliance for the permit applicant. Given that Kansas City, MO, along with most of the cities in the metro, will be updating the International Residential Code (IRC) when the 2024 model code is released, home builders are facing the prospect of having to redraft their plans to comply with the 2021 IECC this year only to have them redrafted yet again when the IRC is updated during the 2024 cycle. Not only is this a costly and time-consuming process for the home builders, but city staff members will have to review and ultimately approve all these new plans which has historically proven to be a painstaking process in Kansas City, MO.

With the added pressures of a seemingly non-stop series of code updates, we must further reiterate our longstanding concerns that the City Planning & Development Department does not possess the enforcement capacity at current staffing and resource levels necessary to implement this new set of codes fully and efficiently. Members of the Council as well as city staff members from other departments have stated that the funds, they were expecting from the Inflation Reduction Act (IRA) would assist in additional staffing and training for the purpose of the new code implementation; but we are not currently aware of any evidence that those funds are forthcoming nor would we anticipate that any potential federal resources will adequately address the ongoing resource needs of the department.

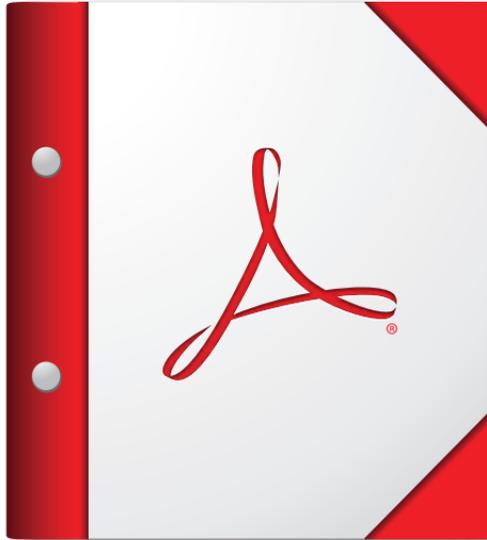
For these reasons stated above, we ask that the committee support the adoption of Ordinance 230471.

Home ownership remains one of the best ways to establish long term financial stability for the average American. By building equity and contributing to the tax base, home ownership fuels our local economies and serves as the foundation of our society. We look forward to our continued work with the city and their elected leaders. Please do not hesitate to call on me if either the KCHBA or I can ever be of any assistance to the Council and the people of Kansas City, MO. Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Will Ruder', with a large, stylized flourish at the end.

Will Ruder  
Executive Vice President  
Home Builders Association of Greater Kansas City



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**DATE:** June 7, 2023

**TO:** Members of the Neighborhood Planning and Development Committee

**FROM:** Mary English, Building Performance Program Manager, Metropolitan Energy Center

**RE:** **Opponent, Resolution No. 230471**

We were surprised to hear about the proposal in Resolution No. 230471 to amend Ordinance No. 220364 and extend the effective date of the 2021 International Energy Conservation Code (IECC) to July 1, 2024. We outlined below why MEC opposes this proposal.

1. Since early 2020, the City has been in the process of updating their 2012 iterations of the building codes, including the energy code. Leading up to the passage of Ordinance No. 220364, the Department of Planning and Development and several Council Members met with industry stakeholders and solicited public feedback through various meetings and listening sessions. Ordinance No. 220364 passed out of this Committee in September 2022 with a 3:1 vote and out of the full Council with a 9:4 vote in October of 2022. By passing this new resolution, you would be discrediting the hundreds of hours spent by City staff, Council Members, industry stakeholders, and community members to update the City's outdated energy code.
2. Our experts have been proactive in offering support to our partners in the City's Department of Planning and Development and the Office of Environmental Quality to ensure a smooth transition to an updated energy code. At no cost and for continuing education credit, we have offered two training courses with four sessions encompassing 32 total credit hours educating local building code offices on the 2021 IECC in residential and commercial buildings. The training was heavily attended by code officials in the Kansas City region including about 20 KCMO codes officials and support staff. In follow-up we received high marks and praise for the curriculum and our trainer's expertise. MEC has stayed in regular contact with the Planning and Development Dept. to ensure that they feel prepared to adopt the 2021 IECC.
3. MEC has scheduled another round of CEU accredited 2021 IECC courses in July and August. These trainings are being heavily promoted to the contractor community, with trade union support to facilitate their efforts under the new policy.
4. In an effort with nearly 2 dozen partners, MEC prepared and submitted a proposal to the U.S. Department of Energy with the City's support to train more contractors, building performance tradespeople and codes officials on implementing the 2021 IECC. Our collaboration includes Missouri Division of Energy and over 20 partners including the University of Missouri, Kansas City KS Community College, and several area community organizations and job placement agencies. We anticipate a robust

effort to ensure Kansas City's new codes policy is a success, and the curriculum is ready to go upon approval on Day 1 of this grant.

Finally, in other words, in addition to ensuring healthy, affordable, durable, and comfortable buildings, this codes policy is a jobs-creation mechanism for our region.

Since 1983 MEC has worked with thousands of residents, businesses, and municipalities (including the City of KCMO), to reduce energy use in the transportation and buildings sectors, all while raising awareness to improve the air quality for our entire region. We currently have a contract passed through the City of KCMO via a U.S. Dept. of Energy grant to improve the efficiency, health, and safety of the Kansas City region's homes and buildings.

Thank you for your time and consideration.

*Mary A. English*





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**File #: 230472**

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[COMMITTEE SUBSTITUTE FOR] ORDINANCE NO. 230472

Sponsor: Councilmember Heather Hall

Rezoning an area of approximately 22.89 acres generally located at the southwest corner of Missouri Route 291 (N.E. Cookingham Drive) and N. Eastern Avenue from District MPD to District MPD, and approving an MPD preliminary development plan, for a mixed use development that will include 34 residential lots, commercial and religious assembly uses and other amenities which also serves as a preliminary plat. (CD-CPC-2023-00055)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code, is hereby amended by enacting a new section to be known as Section 88-20A-1391 rezoning an area of about 22.89 acres generally located at the southwest corner of Missouri Route 291 (N.E. Cookingham Drive) and N. Eastern Avenue from District MPD (Master Planned Development) to District MPD (Master Planned Development), said section to read as follows:

Section 88-20A-1391. That an area is legally described as:

Lot 13, North Start at Auburndale, a subdivision in Kansas City, Clay County, Missouri, according to the recorded plat thereof.

Section B. That a MPD preliminary development plan, that will also serve as a preliminary plat, for the area legally described above is hereby approved, subject to the following conditions:

1. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to a certificate of occupancy.
2. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
3. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.

4. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.
5. The developer shall 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.
6. The developer shall secure approval of a final MPD plan from the City Plan Commission prior to building permit provided that a final MPD plan shall not be required for the residential lots.
7. Future expansion of parking lot on Lot 13A shall be screened in accordance with 88-425.
8. 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.
9. 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.
10. The developer shall enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by the Land Development Division, prior to recording the plat.
11. 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.
12. 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.

13. 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.
14. 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.
15. The developer shall pay impact fees as required by Chapter 39 of the City's Code of Ordinances, as required by the Land Development Division.
16. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right-of-way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
17. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
18. 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)
19. 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; 1, FPA 241-2013 § 8.7.2)
20. A required Fire Department access roads shall be an all-weather surface. (IFC-2012: § 503.2.3) Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-20:iS § 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)
21. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2A)

22. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2023 acquisition rate of \$64,220.18 per acre. This requirement shall be satisfied prior to recording of final plat.
23. 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.
24. 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.
25. The developer shall submit public water main extension and fire hydrant plans prepared by a Missouri professional engineer to the water main extension desk for review, acceptance and contracts per the Kansas City Water rules and regulations for water main extensions and relocations.
26. The developer shall receive approval of a street naming plan prior to approval of the first MPD final plan, or final plat, whichever occurs first.
27. That the commercial pad site parking lots have connectivity if the site allows for it and the end users are fine with it.

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

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

..end

---

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

---

Secretary, City Plan Commission

Approved as to form:

---

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

Rezoning an area of approximately 22.89 acres generally located at the southwest corner of Missouri Route 291 (N.E. Cookingham Drive) and N. Eastern Avenue from District MPD to District MPD, and approving an MPD preliminary development plan, for a mixed use development that will include 34 residential lots, commercial and religious assembly uses and other amenities which also serves as a preliminary plat. (CD-CPC-2023-00055)

### Discussion

See 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 staff report

### Service Level Impacts

N/A

### Other Impacts

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

# City of Kansas City, Missouri



## Docket Memo

N/A

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

Public Engagement per 88-505-12 was completed.

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

COMPARED VERSION  
COMMITTEE SUBSTITUTE TO ORIGINAL ORDINANCE

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 230472

Rezoning an area of approximately 22.89 acres generally located at the southwest corner of Missouri Route 291 (N.E. Cookingham Drive) and N. Eastern Avenue from District MPD to District MPD, and approving an MPD preliminary development plan, for a mixed use development that will include 34 residential lots, commercial and religious assembly uses and other amenities which also serves as a preliminary plat. (CD-CPC-2023-00055)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code, is hereby amended by enacting a new section to be known as Section 88-20A~~—1391~~ rezoning an area of about 22.89 acres generally located at the southwest corner of Missouri Route 291 (N.E. Cookingham Drive) and N. Eastern Avenue from District MPD (Master Planned Development) to District MPD (Master Planned Development), said section to read as follows:

Section 88-20A~~—1391~~. That an area is legally described as:

Lot 13, North Start at Auburndale, a subdivision in Kansas City, Clay County, Missouri, according to the recorded plat thereof.

Section B. That a MPD preliminary development plan, that will also serve as a preliminary plat, for the area legally described above is hereby approved, subject to the following conditions:

1. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to a certificate of occupancy.
2. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
3. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
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.

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5. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to a certificate of occupancy.
6. The developer shall secure approval of a final MPD plan from the City Plan Commission prior to building permit provided that a final MPD plan shall not be required for the residential lots.
7. Future expansion of parking lot on Lot 13A shall be screened in accordance with 88-425.
8. 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.
9. 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.
10. The developer shall enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by the Land Development Division, prior to recording the plat.
11. 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.
12. 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.
13. 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.

14. 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.
15. The developer shall pay impact fees as required by Chapter 39 of the City's Code of Ordinances, as required by the Land Development Division.
16. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right-of-way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
17. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
18. 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)
19. 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; 1, FPA 241-2013 § 8.7.2)
20. A required Fire Department access roads shall be an all-weather surface. (IFC-2012: § 503.2.3) Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-20:iS § 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)
21. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2A)
22. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2023 acquisition rate of \$64,220.18 per acre. This requirement shall be satisfied prior to recording of final plat.
23. 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.

24. 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.
25. The developer shall submit public water main extension and fire hydrant plans prepared by a Missouri professional engineer to the water main extension desk for review, acceptance and contracts per the Kansas City Water rules and regulations for water main extensions and relocations.
26. The developer shall receive approval of a street naming plan prior to approval of the first MPD final plan, or final plat, whichever occurs first.
27. That the commercial pad site parking lots have connectivity if the site allows for it and the end users are fine with it.

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.

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



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**File #: 230473**

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[COMMITTEE SUBSTITUTION FOR] RESOLUTION NO. 230473

Sponsor: Councilmember Heather Hall

RESOLUTION - Amending the Shoal Creek Valley Area Plan by amending the Proposed Land Use Plan and Map for an approximately 22.89 acre tract of land generally located at the southwest corner of Missouri Route 291 (N.E. Cookingham Drive) and N. Eastern Avenue by changing the recommended land use designation from "Institutional" to "Institutional, Residential Low Density and Mixed Use Commercial." (CD-CPC-2023-00080)

WHEREAS, on March 26, 1992, the City Council by Committee Substitute for Resolution No. 920048 adopted the Shoal Creek Valley Area Plan being the Plan for development and redevelopment of that area generally bounded by the corporate limits of Kansas City on the north, Pleasant Valley Road on the south, the corporate limits of Kansas City on the east and N. Woodland Avenue on the west; and

WHEREAS, said Plan has been amended by Resolution No. 931107, adopted October 21, 1993; by Resolution No. 951256, adopted November 9, 1995; by Resolution No. 960508, adopted July 2, 1996; by Resolution No. 971165, adopted September 4, 1997; by Resolution No. 971555, adopted December 18, 1997; by Committee Substitute for Resolution No. 980565, adopted June 25, 1998; by Resolution No. 990157, adopted March 25, 1999; by Resolution No. 991002 adopted August 26, 1999; by Resolution No. 991004 adopted August 26, 1999; by Resolution No. 000154, adopted March 9, 2000; by Resolution No. 000959, adopted August 24, 2000; by Resolution No. 001700, adopted February 15, 2001; by Resolution No. 020055, adopted January 31, 2002; by Resolution No. 021000, adopted September 5, 2002; by Resolution 030267 adopted March 27, 2003; by Resolution No. 040493, adopted May 27, 2004; by Resolution No. 041408, adopted January 13, 2005; by Resolution No. 050112, adopted February 24, 2005; by Resolution No. 051302, adopted November 17, 2005; by Resolution No. 060580, adopted June 15, 2006; by Resolution No. 061077, adopted October 26, 2006; and by Committee Substitute for Resolution No. 071161, adopted December 6, 2007; and

WHEREAS, an application was submitted by Star Development Corporation to amend the Shoal Creek Valley Area Plan by amending the Proposed Land Use Plan and Map for an approximately 22.89 acre tract of land generally located at the southwest corner of Missouri Route 291 (N.E. Cookingham Drive) and N. Eastern Avenue by changing the recommended land use designation from "Institutional" to "Institutional, Residential Low Density and Mixed Use Commercial"; and

WHEREAS, the City Plan Commission considered such amendment to the Proposed Land Use Plan and Map on June 6, 2023; and

WHEREAS, after all interested persons were given an opportunity to present testimony, the City Plan Commission did on June 6, 2023, recommend approval of the proposed amendment to the Shoal Creek Valley Area Plan; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section A. That the Shoal Creek Valley Area Plan is hereby amended by changing the Proposed Land Use Plan and Map for an approximately 22.89 acre tract of land generally located at the southwest corner of Missouri Route 291 (N.E. Cookingham Drive) and N. Eastern Avenue from "Institutional" to "Institutional, Residential Low Density and Mixed Use Commercial." A copy of the amendment to the Shoal Creek Valley Area Plan is attached hereto as Exhibit A and is incorporated herein by reference.

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

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

..end

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# City of Kansas City, Missouri



## Docket Memo

Ordinance/Resolution #

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

RESOLUTION - Amending the Shoal Creek Valley Area Plan by amending the Proposed Land Use Plan and Map for an approximately 22.89 acre tract of land generally located at the southwest corner of Missouri Route 291 (N.E. Cookingham Drive) and N. Eastern Avenue by changing the recommended land use designation from "Institutional" to "Institutional, Residential Low Density and Mixed Use Commercial." (CD-CPC-2023-00080)

### Discussion

See 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?

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 staff report.

### Service Level Impacts

N/A

### 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?  
Public Engagment per 88-505-12 was completed.
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

COMPARED VERSION  
COMMITTEE SUBSTITUTE TO ORIGINAL RESOLUTION

COMMITTEE SUBSTITUTE FOR RESOLUTION NO. 230473

Amending the Shoal Creek Valley Area Plan by amending the Proposed Land Use Plan and Map for an approximately 22.89 acre tract of land generally located at the southwest corner of Missouri Route 291 (N.E. Cookingham Drive) and N. Eastern Avenue by changing the recommended land use designation from "Institutional" to "Institutional, Residential Low Density and Mixed Use Commercial." (CD-CPC-2023-00080)

WHEREAS, on March 26, 1992, the City Council by Committee Substitute for Resolution No. 920048 adopted the Shoal Creek Valley Area Plan being the Plan for development and redevelopment of that area generally bounded by the corporate limits of Kansas City on the north, Pleasant Valley Road on the south, the corporate limits of Kansas City on the east and N. Woodland Avenue on the west; and

WHEREAS, said Plan has been amended by Resolution No. 931107, adopted October 21, 1993; by Resolution No. 951256, adopted November 9, 1995; by Resolution No. 960508, adopted July 2, 1996; by Resolution No. 971165, adopted September 4, 1997; by Resolution No. 971555, adopted December 18, 1997; by Committee Substitute for Resolution No. 980565, adopted June 25, 1998; by Resolution No. 990157, adopted March 25, 1999; by Resolution No. 991002 adopted August 26, 1999; by Resolution No. 991004 adopted August 26, 1999; by Resolution No. 000154, adopted March 9, 2000; by Resolution No. 000959, adopted August 24, 2000; by Resolution No. 001700, adopted February 15, 2001; by Resolution No. 020055, adopted January 31, 2002; by Resolution No. 021000, adopted September 5, 2002; by Resolution 030267 adopted March 27, 2003; by Resolution No. 040493, adopted May 27, 2004; by Resolution No. 041408, adopted January 13, 2005; by Resolution No. 050112, adopted February 24, 2005; by Resolution No. 051302, adopted November 17, 2005; by Resolution No. 060580, adopted June 15, 2006; by Resolution No. 061077, adopted October 26, 2006; and by Committee Substitute for Resolution No. 071161, adopted December, 6, 2007; and

WHEREAS, an application was submitted by Star Development Corporation to amend the Shoal Creek Valley Area Plan by amending the Proposed Land Use Plan and Map for an approximately 22.89 acre tract of land generally located at the southwest corner of Missouri Route 291 (N.E. Cookingham Drive) and N. Eastern Avenue by changing the recommended land use designation from "Institutional" to "Institutional, Residential Low Density and Mixed Use Commercial"; and

WHEREAS, the City Plan Commission considered such amendment to the Proposed Land Use Plan and Map on June 6, 2023; and

WHEREAS, after all interested persons were given an opportunity to present testimony, the City Plan Commission did on June 6, 2023, recommend ~~\_\_\_\_\_~~ approval of the proposed amendment to the Shoal Creek Valley Area Plan; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section A. That the Shoal Creek Valley Area Plan is hereby amended by changing the Proposed Land Use Plan and Map for an approximately 22.89 acre tract of land generally located at the southwest corner of Missouri Route 291 (N.E. Cookingham Drive) and N. Eastern Avenue from "Institutional" to "Institutional, Residential Low Density and Mixed Use Commercial." A copy of the amendment to the Shoal Creek Valley Area Plan is attached hereto as Exhibit A and is incorporated herein by reference.

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

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



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**File #: 230217**

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[COMMITTEE SUBSTITUTE FOR] ORDINANCE NO. 230217

Sponsor(s): Councilmembers Dan Fowler and Teresa Loar

Amending the Major Street Plan to change and amend the street typology of N. Line Creek Parkway from N.W. Barry Road to N.W. 68th Street from parkway to special segment parkway with special parkway standards. (CD-CPC-2023-00063)

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

WHEREAS, further changes were recommended and approved by Ordinance No. 64760, passed November 22, 1989; by Ordinance No. 911308, passed November 27, 1991; by Ordinance No. 960104, passed March 7, 1996; by Committee Substitute for Ordinance No. 971243, passed February 5, 1998; by Committee Substitute for Ordinance No. 000742, passed June 29, 2000; by Ordinance No. 020136, passed March 6, 2002; by Ordinance No. 011406, passed July 18, 2002; by Committee Substitute for Ordinance 011288, passed August 15, 2002; and by Ordinance No. 030928, passed September 11, 2003, by Ordinance Nos. 051158, 051159, 051160 and 051161, all passed October 6, 2005; by Ordinance No. 060579, passed June 15, 2006; by Committee Substitute for Ordinance No. 061235, passed November 30, 2006; by Ordinance 080150, passed March 6, 2008; by Ordinance 080204, passed March 13, 2008, by Ordinance 090187, passed April 9, 2009, by Ordinance No. 110249, passed October 23, 2011; by Ordinance No. 160336, passed June 23, 2016; by Ordinance No. 210837, passed September 23, 2021, by Ordinance No. 220661, passed on August 25, 2022 and Ordinance No. 220884, passed on October 6, 2022.

WHEREAS, further review and revisions have been initiated concerning certain issues related to the Major Street Plan; and

WHEREAS, the review includes recommendations for revisions to the Major Street Plan to change and amend the street typology from a parkway to a special segment parkway with special parkway standards for N. Line Creek Parkway from N.W. Barry Road to N.W. 68th Street; and

WHEREAS, the City Plan Commission has reviewed the proposed amendment to the Major Street Plan and, pursuant to public notice and hearing, did on June 6, 2023, recommend approval of the revisions to the Major Street Plan, specifically to change and amend the street typology from a parkway to a special segment parkway with special parkway standards for N. Line Creek Parkway from N.W. Barry Road to N.W. 68th Street as shown on the map and Appendix A attached hereto; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Major Street Plan of Kansas City is hereby amended to change and amend the street typology from a parkway to a special segment parkway with special parkway standards for N. Line Creek Parkway from N.W. Barry Road to N.W. 68th Street on the map and Appendix A, attached hereto.

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

Section 3. That the Council hereby finds and declares that before taking any action on the proposed amendment hereinabove, all public notices and hearings required by law have been given and had.

..end

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

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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: 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 Major Street Plan to change and amend the street typology of N. Line Creek Parkway from N.W. Barry Road to N.W. 68th Street from parkway to local link. (CD-CPC-2023- )

### 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

# City of Kansas City, Missouri



## Docket Memo

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. 64073, passed September 28, 1989; Ordinance No. 64760, passed November 22, 1989; by Ordinance No. 911308, passed November 27, 1991; by Ordinance No. 960104, passed March 7, 1996; by Committee Substitute for Ordinance No. 971243, passed February 5, 1998; by Committee Substitute for Ordinance No. 000742, passed June 29, 2000; by Ordinance No. 020136, passed March 6, 2002; by Ordinance No. 011406, passed July 18, 2002; by Committee Substitute for Ordinance 011288, passed August 15, 2002; and by Ordinance No. 030928, passed September 11, 2003, by Ordinance Nos. 051158, 051159, 051160 and 051161, all passed October 6, 2005; by Ordinance No. 060579, passed June 15, 2006; by Committee Substitute for Ordinance No. 061235, passed November 30, 2006; by Ordinance 080150, passed March 6, 2008; by Ordinance 080204, passed March 13, 2008, by Ordinance 090187, passed April 9, 2009, by Ordinance No. 110249, passed October 23, 2011; by Ordinance No. 160336, passed June 23, 2016; by Ordinance No.



# City of Kansas City, Missouri

## Docket Memo

210837, passed September 23, 2021, by Ordinance No. 220661, passed on August 25, 2022 and Ordinance No. 220884, passed on October 6, 2022.

### Service Level Impacts

### 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

COMPARED VERSION  
COMMITTEE SUBSTITUTE TO ORIGINAL ORDINANCE

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 230217

Amending the Major Street Plan to change and amend the street typology of N. Line Creek Parkway from N.W. Barry Road to N.W. 68th Street from parkway to ~~local link~~ special segment parkway with special parkway standards. (CD-CPC-2023-00063)

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

WHEREAS, further changes were recommended and approved by Ordinance No. 64760, passed November 22, 1989; by Ordinance No. 911308, passed November 27, 1991; by Ordinance No. 960104, passed March 7, 1996; by Committee Substitute for Ordinance No. 971243, passed February 5, 1998; by Committee Substitute for Ordinance No. 000742, passed June 29, 2000; by Ordinance No. 020136, passed March 6, 2002; by Ordinance No. 011406, passed July 18, 2002; by Committee Substitute for Ordinance 011288, passed August 15, 2002; and by Ordinance No. 030928, passed September 11, 2003, by Ordinance Nos. 051158, 051159, 051160 and 051161, all passed October 6, 2005; by Ordinance No. 060579, passed June 15, 2006; by Committee Substitute for Ordinance No. 061235, passed November 30, 2006; by Ordinance 080150, passed March 6, 2008; by Ordinance 080204, passed March 13, 2008, by Ordinance 090187, passed April 9, 2009, by Ordinance No. 110249, passed October 23, 2011; by Ordinance No. 160336, passed June 23, 2016; by Ordinance No. 210837, passed September 23, 2021, by Ordinance No. 220661, passed on August 25, 2022 and Ordinance No. 220884, passed on October 6, 2022.

WHEREAS, further review and revisions have been initiated concerning certain issues related to the Major Street Plan; and

WHEREAS, the review includes recommendations for revisions to the Major Street Plan to change and amend the street typology from a parkway to a ~~local link~~ special segment parkway with special parkway standards for N. Line Creek Parkway from N.W. Barry Road to N.W. 68th Street; and

WHEREAS, the City Plan Commission has reviewed the proposed amendment to the Major Street Plan and, pursuant to public notice and hearing, did on \_\_\_\_\_, 2023, ~~recommend \_\_\_\_\_ of the revisions to the Major Street Plan and the City Council has considered said recommendation and hereby \_\_\_\_\_ certain~~ June 6, 2023, recommend approval of the revisions to the Major Street Plan, specifically to change and amend the street typology from a parkway to a ~~local link for N.~~ special segment parkway with special parkway standards for N. Line Creek Parkway from N.W. Barry Road to N.W. 68th Street as shown on the map and Appendix A attached hereto; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Major Street Plan of Kansas City is hereby amended to change and amend the street typology from a parkway to a ~~local link for N.~~special segment parkway with special parkway standards for N. Line Creek Parkway from N.W. Barry Road to N.W. 68th Street on the map and Appendix A, attached hereto.

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

Section 3. That the Council hereby finds and declares that before taking any action on the proposed amendment hereinabove, all public notices and hearings required by law have been given and had.

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

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Secretary, City Plan Commission

Approved as to form:

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Sarah Baxter  
Senior Associate City Attorney



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**File #: 230310**

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ORDINANCE NO. 230310

Sponsor: Director of City Planning and Development Department

Amending Chapter 88, Code of Ordinances, by repealing Section 88-805-04, Commercial Use Group, and enacting in lieu thereof a new section of like number and subject matter to change the definition of restaurant to be consistent with Chapter 10 of the Code of Ordinances (CD-CPC-2023-00030).

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 88, Code of Ordinances, is hereby amended by repealing section 88-805-04, Commercial Use Group, and enacting in lieu thereof a new section of like number and title, with said new section to read as follows:

**88-805-04 COMMERCIAL USE GROUP**

The commercial use group includes uses that provide a business service or involve the selling, leasing or renting of merchandise to the general public. The commercial use group includes the following use categories.

**88-805-04-A. ADULT BUSINESS**

"Adult business" is an inclusive term used to describe collectively: adult cabaret; adult motion picture theatre; adult media store; bathhouse; massage shop; modeling studio; and/or sex shop. This collective term does not describe a specific land use and will not be considered a single use category.

**1. ADULT CABARET**

An adult live entertainment facility, or that part of an adult live entertainment facility, that regularly features or otherwise offers to the public, customers or members in a viewing area, any live exhibition, performance or dance by persons whose exhibition, performance or dance is characterized by the exposure of any specified anatomical area, or by specified sexual activities, or who otherwise appear unclothed or in such attire, costume or clothing so as to expose to view specified anatomical areas.

**2. ADULT MEDIA STORE**

An establishment that rents and/or sells adult media and that meets any of the following tests:

- (a) More than 40% of the gross public floor area is devoted to adult media;
- (b) More than 40% of the stock in trade consists of adult media; or
- (c) A media store that advertises or holds itself out in any forum as "XXX," "adult," "sex" or otherwise as an adult business.

**3. ADULT MOTION PICTURE THEATER**

A building or portion of a building (including any portion of a building that contains more than 150 square feet) used for presenting motion pictures, movies, videos or other projected images if such building or portion of a building as a prevailing practice excludes minors by virtue of age, or if, as a prevailing practice, the movies, videos or other material presented are distinguished or characterized by an emphasis on the depiction or description of "specified sexual activities" or "specified anatomical areas" for observation by patrons therein.

**4. BATHHOUSE**

An establishment or business that provides the services of baths of all kinds, including all forms and methods of hydrotherapy, unless operated by a medical practitioner or professional physical therapist, licensed by the state.

**5. MASSAGE SHOP**

An establishment that has a fixed place of business having a source of income or compensation derived from the practice of any method of pressure on or friction against, or stroking, kneading, rubbing, tapping, pounding, vibrating or stimulation of, external parts of the human body with the hands or with the aid of any mechanical, electric apparatus or appliances with or without such supplementary aids as rubbing alcohol, liniments, antiseptics, oils, powders, creams, lotion, ointment or other similar preparations commonly used in the practice of massage, under such circumstances that it is reasonably expected that the person to whom the treatment is provided or some third person on his or her behalf will pay money or give any other consideration or gratuity provided that this term does not include any establishment operated by a medical practitioner, professional physical therapist, or massage therapist licensed by the state.

**6. MODELING STUDIO**

Modeling studio means an establishment or business that provides the services of modeling for the purposes of reproducing the human body, wholly or partially in the nude, by means of photography, painting, sketching, drawing, or otherwise.

**7. SEX SHOP**

A business offering goods for sale or rent and that meets any of the following tests:

- (a) It offers for sale items from any two of the following categories: adult media; sexually-oriented toys or novelties; lingerie; leather goods marketed or presented in a context to suggest their use for sadomasochistic practices; and the combination of such items constitutes more than 10% of the stock in trade of the business or occupies more than 10% of the gross public floor area of the business;
- (b) More than 5% of the stock in trade of the business consists of sexually-oriented toys or novelties; or
- (c) More than 5% of the gross public floor area of the business is devoted to the display of sexually oriented adult toys or novelties.

#### **88-805-04-B. ANIMAL SERVICES**

The following are animal services use types:

##### **1. SALES AND GROOMING**

Sales and grooming of dogs, cats, and similar small animals. Typical uses include pet stores, dog bathing and clipping salons, and pet grooming shops.

##### **2. SHELTER OR BOARDING KENNEL**

Animal shelters and kennel services for dogs, cats, and small animals. Typical uses include boarding kennels, pet resorts/hotels, dog training centers, and animal rescue shelters.

##### **3. VETERINARY**

Typical uses include pet clinics, dog and cat hospitals, and animal hospitals.

##### **4. STABLE**

Stables and boarding facilities for horses and similar large animals.

#### **88-805-04-C. ARTIST WORK OR SALES SPACE**

Floor space devoted to the production, showing, or sale of art. Typical uses include art galleries and artist studios, but not including art museums. Art museums are classified in the "Libraries and Cultural Exhibits" use category.

#### **88-805-04-D. BUILDING MAINTENANCE SERVICE**

Provision of maintenance and custodial services to commercial and industrial establishments. Typical uses include janitorial, landscape maintenance, and window cleaning services. Also includes exterminator services for residential, commercial, or industrial applications.

#### **88-805-04-E. BUSINESS EQUIPMENT SALES AND SERVICE**

Sales, rental, or repair of office, professional and service equipment and supplies to companies rather than to individuals. Excludes automotive and heavy equipment sales or

service. Typical uses include office equipment and supply firms, small business machine repair shops and hotel equipment and supply firms.

#### **88-805-04-F. BUSINESS SUPPORT SERVICE**

Provision of clerical, employment, protective, or minor processing services to firms rather than individuals. Typical uses include employment agencies and telephone answering services and business or trade schools. Business or trades schools that involve outdoor storage and work areas or manufacturing processes are not considered business support services but rather are to be classified in an Industrial use group category.

##### **1. DAY LABOR EMPLOYMENT AGENCY**

Any enterprise, other than a labor union or a not-for-profit organization, engaged in procuring or providing persons to perform temporary unskilled work at a site other than the day labor business premises in which (1) the day laborers are paid, by the day labor business or a third party employer, each work day or on the business day following the work day, and (2) persons arrive at the day labor business premises to make application for work as a day laborer, to obtain assignment for day labor, to obtain transportation to a day labor site or to obtain payment of wages or benefits for day labor. For purposes of this definition, "unskilled work" means work involving physical tasks for which the (1) the worker is not required by law to hold a professional or occupational license, or (2) the employer or contractor controlling the site of the work does not require the worker to have (a) a high school diploma or its equivalent, or (b) education beyond high school, or (c) relevant vocational education or (d) demonstrated proficiency with a specified type of machinery to be used in the work, but does not include white collar, secretarial, clerical or professional work.

#### **88-805-04-G. COMMUNICATIONS SERVICE ESTABLISHMENTS**

Broadcasting and other information relay services accomplished through use of electronic and telephonic mechanisms. Excludes services classified as "major utilities and services" and "minor utilities." Typical uses include recording studios, television and radio studios, telecommunication service centers, data centers, and telegraph service offices.

#### **88-805-04-H. DRIVE-THROUGH FACILITY**

Any service window, automated device or other facility that provides goods or services to individuals in a motor vehicle. Also includes "drive-in" businesses and facilities, such as drive-in restaurants and car washes.

#### **88-805-04-I. EATING AND DRINKING ESTABLISHMENTS**

Provision of prepared food and/or beverages for on- or off-premises consumption. Typical uses include restaurants, taverns, and nightclubs.

##### **1. RESTAURANT**

An establishment primarily engaged in serving prepared food to the public and in which sales of such prepared foods and meals constitutes at least 30% of the establishment's gross income, pursuant to Chapter 10 of the municipal code.

**2. TAVERN OR NIGHTCLUB**

An establishment that is not a restaurant and that is primarily engaged in the serving of alcohol for consumption on the premises or engaged in allowing the smoking of tobacco or other substances.

**88-805-04-J. ENTERTAINMENT VENUES AND SPECTATOR SPORTS**

Provision of cultural, entertainment, athletic and other events to spectators, such as occurs in theaters, cinemas, auditoriums, fairgrounds, sports stadiums and racetracks. The following are spectator sports and entertainment use types:

**1. SMALL VENUE**

Entertainment and spectator sports establishments with a capacity of no more than 149 persons. Typical uses include small theaters and meeting or banquet halls.

**2. MEDIUM VENUE**

Entertainment and spectator sports establishments with a capacity of more than 149 and fewer than 500 persons. Typical uses include theaters and meeting or banquet halls.

**3. LARGE VENUE**

Entertainment and spectator sports establishments with a capacity of 500 persons or more. Typical uses include large theaters, cinemas and meeting or banquet halls.

**4. OUTDOOR VENUE**

Entertainment and spectator sports functions held outdoors. Typical uses include theaters, fairgrounds, sports stadiums, and racetracks.

**88-805-04-K. FINANCIAL SERVICES**

Financial or securities brokerage services. Typical uses include banks, savings and loans, credit unions, mortgage companies, pawnshops, and short-term loan establishments.

**1. BANK**

An establishment that is engaged in the business as a bank or trust company, and is federally chartered or state chartered. "Bank" also includes credit unions that are federally or state chartered, and mortgage companies that provide mortgage loans as a principal part of their operation, with the loans secured by an interest in real property as collateral for the loan.

**2. PAWN SHOP**

Businesses that lend money on the security of pledged goods or that is engaged in the business of purchasing tangible personal property on condition that it may be redeemed or repurchased by the seller for a fixed price within a fixed period of time. Pawnshops and pawnbrokers are further governed by Chapter 367, RSMo.

**3. SAVINGS AND LOAN ASSOCIATION**

An establishment that is engaged in the business as a savings and loan association and is federally chartered or state chartered.

**4. SHORT-TERM LOAN ESTABLISHMENT**

An establishment which (a) engages in the business of providing money to customers on a temporary basis, wherein such loans are secured by post-dated check, paycheck or car title, or (b) is registered as a lender under state or federal law. The classification does not include a state or federally chartered bank, savings and loan association, credit union, or mortgage broker or originator. Further, this classification does not include establishments selling consumer goods, including consumables, where the loans or the cashing of checks or money orders are incidental to the main purpose of the business. This classification does include, but is not limited to, check cashing stores, payday loan stores, and car title loan stores.

**88-805-04-L. FOOD AND BEVERAGE RETAIL SALES**

Retail sale of food and beverages for home consumption. Typical uses include groceries and liquor stores.

**88-805-04-M. FUNERAL AND INTERMENT SERVICES**

Provision of services involving the care, preparation, or disposition of human dead. The following are funeral and interment services use types:

**1. CEMETERY/COLUMBARIUM/MAUSOLEUM**

Land or facilities used for burial of the dead, including pet cemeteries.

**2. CREMATING**

Crematory services involving the purification and reduction of the human body by fire. Typical uses include crematories and crematoriums.

**3. UNDERTAKING**

Undertaking services such as preparing the dead for burial and arranging and managing funerals. Typical uses include funeral homes and mortuaries.

**88-805-04-N. GASOLINE AND FUEL SALES**

Uses primarily engaged in retail sales of personal automobile and vehicle fuels, including rapid (level 3) battery charging stations, battery exchange stations and retail electric charging of vehicles.

**88-805-04-O. LODGING**

Provision of lodging services on a temporary basis of not more than 30 days, with incidental food, drink and other sales and services intended for the convenience of guests. The following are lodging use types:

**1. BED AND BREAKFAST**

A detached house in which the owner offers overnight accommodations and meal service to guests for compensation.

**2. HOTEL/MOTEL**

An establishment, other than a detached house, in which short-term lodging is offered for compensation and that may or may not include the service of one or more meals to guests. Typical uses include hotels, motels, and boarding houses.

**3. RECREATIONAL VEHICLE PARK**

A development site, parcel, or tract of land designed, maintained or intended to be used for the purpose of providing short-term accommodation of not more than 30 days for placement of two or more recreational vehicles, including all buildings used or maintained for the use of the occupants in the recreational vehicle park.

**88-805-04-P. OFFICE**

**1. ADMINISTRATIVE, PROFESSIONAL OR GENERAL OFFICE**

Professional, governmental, executive, management, or administrative offices of private organizations or government agencies. Typical uses include administrative offices, law offices, architectural firms, insurance companies, and government offices.

**2. MEDICAL OFFICE**

Personal health services including prevention, diagnosis and treatment; rehabilitation services provided by physicians, dentists, nurses, and other health personnel; and medical testing and analysis services, including medical marijuana testing facilities. Typical uses include medical and dental offices, health maintenance organizations, blood banks, plasma centers, and government-operated health centers. Excludes use types more specifically classified, such as hospitals.

**88-805-04-Q. PARKING, NON-ACCESSORY**

Parking that is not provided to comply with minimum off-street parking requirements and that is not provided exclusively to serve occupants of or visitors to a particular use, but rather is available to the public at-large. A facility that provides both accessory parking and non-accessory parking is classified as non-accessory parking.

**88-805-04-R. PERSONAL IMPROVEMENT SERVICE**

Informational, instructional, personal improvement and similar services of a nonprofessional nature. Typical uses include hair salons, barber shops, beauty shops, nail salons, health clubs, yoga or dance studios, driving schools and martial arts studios.

**88-805-04-S. REPAIR OR LAUNDRY SERVICE, CONSUMER**

Provision of repair, dry cleaning, or laundry services to individuals and households, but not to firms. Excludes vehicle and equipment repair. Typical uses include laundry/dry cleaning

drop-off stations (with no dry cleaning on the premises), hand laundries, appliance repair shops, locksmiths, shoe and apparel repair and musical instrument repair.

**88-805-04-T. RESEARCH SERVICE**

An establishment that conducts educational, scientific, high-technology or medical research not involving the mass production, distribution, or sale of products. Research services do not produce odors, dust, vibration, noise, or other external impacts that are detectable beyond the property lines of the subject property. Research-related establishments that do produce such external impacts are classified as "manufacturing, production, and industrial services."

**88-805-04-U. RESIDENTIAL SUPPORT SERVICES**

Commercial uses provided primarily to serve the needs of residents in large, multi-unit residential buildings. The following are considered residential support services:

1. Restaurants;
2. Financial services, except pawnshops, consumer loan agencies, and payday loan stores;
3. Food and beverage retail sales;
4. Medical office (other than blood/plasma center);
5. Administrative, Professional, or General Offices;
6. Personal improvement service; and
7. Retail sales establishments.

**88-805-04-V. RETAIL SALES**

Businesses involved in the sale, lease, or rent of new or used products or merchandise to consumers. Typical uses include drug stores, grocery stores, department stores, and apparel stores. Also includes medical marijuana dispensary facilities.

**1. OUTDOOR RETAIL SALES - CLASS A**

Outdoor retail sales - class A are permanent uses outside of a completely enclosed building or structure used to display goods for sale to the general public as part of and subordinate to retail sales or similar business establishment. This includes but is not limited to garden supplies, building supplies, and plant materials.

**2. OUTDOOR RETAIL SALES - CLASS B**

Outdoor retail sales - class B are permanent uses where the majority of the retail space is outdoors and items are for sale to the general public. This includes but is not limited to garden nurseries, manufactured home sales, and recreational and play equipment sales.

**88-805-04-W. SPORTS AND RECREATION, PARTICIPANT**

Provision of sports or recreation primarily by and for participants. (Spectators would be incidental and on a nonrecurring basis). Examples include bowling alleys, skating rinks, billiard parlors, driving ranges and miniature golf courses, shooting and archery ranges, batting cages, and go-cart tracks.

**88-805-04-X. VEHICLE SALES AND SERVICE**

Sales of motor vehicles or services related to motor vehicles. The following are vehicle sales and service use types:

**1. CAR WASH/CLEANING SERVICE**

A building or site containing facilities for washing automobiles. It may use automatic production line methods—a chain conveyor, blower, steam cleaning device, or other mechanical device—or it may provide space, water and equipment for hand washing, cleaning or detailing of automobiles, whether by the customer or the operator.

**2. HEAVY EQUIPMENT SALES/RENTALS**

Sale, retail or wholesale and/or rental from the premises of heavy construction equipment, trucks and aircraft, together with incidental maintenance. Typical uses include heavy construction equipment dealers and tractor trailer sales.

**3. LIGHT EQUIPMENT SALES/RENTALS**

Sale, retail, wholesale, or rental from the premises of autos, noncommercial trucks, motorcycles, trailers with less than 10,000 lbs. gross cargo weight, recreational vehicles and boat dealers, together with incidental maintenance. Typical uses include automobile and boat dealers, car rental agencies and recreational vehicle sales and rental agencies.

**4. MOTOR VEHICLE REPAIR, LIMITED**

a. A vehicle repair establishment that provides lubrication and/or checking, changing, or additions of those fluids and filters necessary to the maintenance of a vehicle. Customers generally wait in the car or at the establishment while the service is performed. Examples include quick lube services.

b. Also included vehicle repair establishments that provide replacement of passenger vehicle parts or repairs that do not involve body work or painting or require removal of the engine head or pan, engine transmission or differential. Examples include tire, muffler and transmission shops.

**5. MOTOR VEHICLE REPAIR, GENERAL**

Any vehicle repair activity other than "minor vehicle repair." Examples include repair or servicing of commercial vehicles or heavy equipment or body work, painting, or major repairs to passenger vehicles.

**6. VEHICLE STORAGE AND TOWING**

Storage of operating motor vehicles or vehicle towing services. Typical uses include towing services; private tow lots; impound yards; parking station for buses; and fleet storage yards. Includes the use of a site for temporary storage of motor vehicles to be sold, rented, salvaged, dismantled, or repaired for a period of not more than 15 days.

Section 2. That the Council finds and declares that before taking any action on the proposed amendment hereinabove, all public notices and hearings required by law have been given and had.

..end

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

Revised 3/24/2023

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

## Executive Summary

Amending Chapter 88, the Zoning and Development Code, to align with the definition of a restaurant in Chapter 10 of the Code of Ordinances (CD-CPC-2023-00030).

## 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.)

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?

The 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?

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

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

The 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"](#))?

The 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"](#))?

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



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**File #:** 230360

ORDINANCE NO. 230360

Sponsor: Councilmember Lee Barnes

Directing that the City Manager shall appear before the Council to provide certain information before suspending, terminating, or taking any other adverse action against an employee for failure to comply with the residency requirements of the City’s Code of Ordinances.

WHEREAS, Council has the duty to supervise the City Manager in his exercise of his duties; and

WHEREAS, the Council has the obligation to determine whether residency ordinances as written are being properly interpreted and fairly enforced, consistent with the intentions of the Council; and

WHEREAS, the City has been required to pay hundreds of thousands of dollars for claims arising out of disciplinary actions taken related to allegations of non-residency; and

WHEREAS, it is within the proper purview of the Council to determine if changes to the residency requirements are necessary or desirable to properly regulate City employees, including granting waivers of required residency; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That, prior to suspending, terminating or taking any other adverse action against any employee based on failure to comply with the residency requirements of the City’s Code of Ordinances, the City Manager shall personally appear before a Business Session of the Council to provide the Council with specific and detailed information and evidence upon which such suspension, termination or other adverse action is based, and no such action shall be taken until at least forty-five days shall have passed after such presentation.

..end

Approved as to form:

Katherine Chandler

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

Directing that the City Manager shall appear before the Council to provide certain information before suspending, terminating, or taking any other adverse action against an employee for failure to comply with the residency requirements of the City's Code of Ordinances.

### Discussion

The fiscal impact of this legislation is indeterminable.

### 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)

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

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?

N/A

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

# City of Kansas City, Missouri



## Docket Memo

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")?

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.



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**File #: 230393**

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ORDINANCE NO. 230393

Sponsor: City Manager

Approving the Guadalupe Center Multifamily PIEA General Development Plan on approximately 2.32 acres generally located at the northwest quadrant of Hardesty Avenue and Van Brunt Drive in Kansas City, Missouri, and declaring said area to be blighted and in need of redevelopment and rehabilitation. (CD-CPC- 2023-00041)

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

WHEREAS, the City Plan Commission has reviewed and recommended approval of the finding of blight of the Guadalupe Center Multifamily PIEA General Development Plan on May 2, 2023, as evidenced by its disposition of the case and its written recommendations submitted to the City; and

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

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

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

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

Section 1. That the Council declares the area of approximately 2.32 acres generally located on the northwest quadrant of Hardesty Avenue and Van Brunt Drive in Kansas City, Missouri, and more specifically described on Exhibit A attached hereto and incorporated herein

by reference, to be a blighted area as defined in Section 100.310, RSMo, and more specifically finds that there is a predominance of insanitary and unsafe conditions, deterioration of site improvements, and/or the existence of conditions which endanger life and property by fire and other causes in such planning area and, as a result of the predominance of those conditions the planning area in its present condition and use, constitutes an economic and social liability and a serious menace to the public health, safety, morals, and welfare.

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

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

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

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

Section 6. That pursuant to Section 9 of Second Committee Substitute for Ordinance No. 160383, as amended, as modified by Second Committee Substitute for Ordinance No. 200497, as amended, the City Council hereby authorizes the abatement of ad valorem real property taxes to the full extent authorized by Section 100.570, RSMo with respect to any project in the General Development Plan area providing affordable housing or housing at deeper levels of affordability, as such terms are defined in Code Section 74-11.

..end

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

Approved as to form:

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Emalea Black  
Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution # 230393

Submitted Department/Preparer:

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 legislation approves the [Guadalupe Centers] PIEA General Development Plan on approximately 2.32 acres generally located at the northwest quadrant of the intersection of Hardesty Avenue and Van Brunt Drive in Kansas City, Missouri, and declaring said area to be blighted and in need of redevelopment and rehabilitation.

### Discussion

The proposed development plan is in conformance with the Area Plan land use recommendation. This incentive plan also has an accompanying UR development plan as required by the zoning and development code. The property owners will seek a tax abatement which provides for one hundred (100%) percent abatement for ten (10) years and fifty (50%) percent abatement for fifteen (15) years. Abatement for projects within the redevelopment area shall be subject to the provisions of Second Committee Substitute for Ordinance No. 160383, As Amended, and as may be further amended from time to time, which was adopted by the City Council on or about October 6, 2016. The real estate shall not receive greater than a seventy-five (70%) percent abatement of real property taxes for the first ten (10) years and thirty-seven and one-half (37.5%) percent abatement for the following fifteen (15) years. However this limitation may be waived with Council approval to allow for abatements that exceed this threshold for certain qualifying projects. It is anticipated that projects in the Guadalupe Centers General Development Plan area will qualify for the waiver with the satisfaction of providing affordable housing or housing at deeper levels of affordability, as defined in Code Section 74-11. The PIEA has the statutory right to exercise the power of eminent domain to acquire any real property it deems necessary for a project or for its purposes under this law upon the adoption by the PIEA of a resolution declaring that the acquisition of the real property described therein is necessary for such purposes. The PIEA does not anticipate exercising the power of eminent domain within the Planning Area, except possibly to clear title, and will limit the use of eminent domain to five (5) years from the approval of the Plan. Should eminent domain be necessary to acquire real property in the future, the Plan shall be amended and such amendment shall be considered and approved by the PIEA and the City Council. The PIEA shall observe its approved standard procedures for consideration of such amendments, including notices to owners(s) and developer(s). Any use of eminent domain shall satisfy the requirements of Chapter 523, RSMo. City Staff does not comment on whether the site is blighted or not, however a blight analysis prepared by Belke Appraisal & Consulting Services, Inc. determined that the plan area is blighted. The Board of Commissioners of the Planned Industrial Expansion Authority (PIEA) of Kansas City, Missouri approved the Blight Study and General Development Plan for the Guadalupe Centers PIEA Redevelopment Area. Further, the Board recommended to the City Council that the Guadalupe Centers General PIEA Area be designated by ordinance as blighted, insanitary or an undeveloped industrial area, as defined by RSMo sections 100.310(2), 100.310(11)



# City of Kansas City, Missouri

## Docket Memo

and 100.310(18), and that the General Development Plan for Guadalupe Centers located at the northwest quadrant of the intersection of Hardesty Avenue and Van Brunt Drive be approved.

### 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?

No fiscal impact in the current fiscal year.

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

A future fiscal impact will arise with approval of redevelopment proposals by the Planned Industrial Expansion Authority (PIEA) and Chapter 353 Tax Abatement treatment. Such tax abatement on real property will consist of the following: 1) 100% abatement for 10 years on amounts over the tax due on land for the year prior to the property being acquired by the redevelopment corporation; 2) The property is then eligible for an additional 50% abatement on the value of land and any improvements for the next 15 years. The tax abatement for this plan shall be consistent with the Second Committee Substitute for Ordinance No. 200497, which capped the abatement at seventy percent (70%) of real property taxes for the first ten years and thirty percent (30%) for the following 5 years. However this limitation may be waived with Council approval to allow for abatements that exceed this threshold for certain qualifying projects. It is anticipated that projects in the Guadalupe Centers General Development Plan area will qualify for the waiver with the satisfaction of providing affordable housing or housing at deeper levels of affordability, as defined in Code Section 74-11. Each project will undergo a financial analysis prior to incentives being awarded. PIEA approves incentives through its board, however other elements of the projects (design standards, etc.) will require council approval.

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

The legislation itself does not generate revenue, leverage outside funding, or deliver a return on investment. In the future with the approval of redevelopment proposals by the Planned Industrial Expansion Authority (PIEA) tax revenue will be generated dependent on the terms of a development agreement between the PIEA and the developer. That said, the legislation positions the blighted and under-utilized propoerty to be eligible for a return on investment, and at the very



# City of Kansas City, Missouri

## Docket Memo

least could generate 50%-70% property tax revenues beginning in a project's eleventh year and all property tax revenues at the beginning of a project's twenty-fifth year. A project would also generate new sales tax, earnings tax, utility tax, and personal property tax revenues upon completion of the development, in addition to affordable housing and the elimination of blight that has a negative impact on surrounding property values. Potential redevelopment projects at the least would likely be financed with a combination of private equity, debt, and perhaps other outside funding sources not yet identified. A return on investment will only occur upon the implementation of a future redevelopment proposal and will be dependent on the terms of the development agreement between the PIEA and the developer and the timing of implementation.

### Budget Review

(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 Impact

HOUSING AND HEALTHY COMMUNITIES - 1. Increase affordable housing supply to meet demands of a diverse population. 2. Broaden the capacity and innovative use of funding sources for affordable housing - b) Align developer incentives with affordable housing production and commitment; c) Utilize Brownfield assistance programs to facilitate and support development of new infill affordable housing in established neighborhoods or on repurposed property. 3. Invest in neighborhood stabilization and revitalization to reduce blight, ensure sustainable housing, and improve the wellbeing of residents while sustaining their diverse cultures. INFRASTRUCTURE AND ACCESSIBILITY - 1. Enhance the City's connectivity, resiliency, and equity through a safe, efficient, convenient, inclusive, accessible, sustainable and better connected multi-modal transportation system - d) Utilize the City's Transit Oriented Development Policy to encourage higher density for new housing developments within close proximity of frequent public transit service.

## Prior Legislation

Ordinance Nos. 160383 and 200497 as relates to the use of development incentives and Ordinance No. 220700 as relates to the City's Affordable Housing Set Aside.

# City of Kansas City, Missouri

## Docket Memo

### Service Level Impacts

This legislation will have no impact on service levels. Subsequent redevelopment within the plan area will have impacts on traffic and possibly other services that will not exceed levels prescribed by the City.

### Other Impacts

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

This legislation itself has no health impacts but will allow for the elimination of blight and environmental liabilities that will improve the quality of life for all in the immediate vicinity of the planning area. The implementation of future redevelopment proposals will abide by all local, state and federal laws and in doing so will minimize and/or eliminate any negative health impacts as required, including the remediation of property contamination with the assistance of the City's Brownfields Office that is already underway.

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

Not applicable.

3. Is this legislation good for the children?

Yes.

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

The legislation itself allows for, but does not guarantee, the potential redevelopment of currently blighted properties and subsequent provision of dense affordable housing in a transit corridor that will utilize green design, materials and equipment.



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**File #: 230403**

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ORDINANCE NO. 230403

Sponsor: City Manager

Approving an Industrial Development Plan for Cas-KC-neda, LLC for the purpose of acquiring, equipping and constructing a project for industrial development consisting of the acquisition, purchase, construction and development of a boutique hotel with approximately thirty-five units (the "Project") located at 1108-1110 Grand Ave., Kansas City, Missouri (the "Project Site"); authorizing and approving various agreements for the purpose of setting forth covenants, agreements and obligations of the City and Cas-KC-neda, LLC; authorizing the issuance of taxable industrial revenue bonds in an amount not to exceed \$24,500,000.00; authorizing and approving other documents; and authorizing certain other actions in connection with the issuance of said bonds.

WHEREAS, the City of Kansas City, Missouri, a constitutional charter city and municipal corporation of the State of Missouri (the "City") is authorized pursuant to the provisions of Article VI, Section 27(b) of the Missouri Constitution, as amended, and Sections 100.010 to 100.200, inclusive, of the Revised Statutes of Missouri, as amended, and the City of Kansas City Charter (collectively, the "Act"), to issue its revenue bonds for carrying out a project or projects under the Act, such revenue bonds to be paid solely from revenue received from such project, and to enter into leases of certain property associated with the project to be financed with the proceeds of such revenue bonds with any person, firm or corporation; and

WHEREAS, the City has heretofore prepared and approved plans for the industrial development of the City and desires to approve a Chapter 100 Industrial Development Plan (the "Plan") for the purpose of carrying out the Project for Cas-KC-neda, LLC, a Missouri limited liability company, and its affiliates or other designated entities (the "Company"); and

*WHEREAS, the City intends to issue its Taxable Industrial Revenue Bonds (Kindler Hotel Project) (the "Bonds") for the purpose of furthering the Project located at the Project Site; and*

*WHEREAS, notice of the Project was given to the taxing jurisdictions in accordance with the Act and the City Council has fairly and duly considered all comments submitted to the City Council regarding the proposed Plan; and*

*WHEREAS, the City Council has heretofore and does hereby find and determine that it is desirable for the economic development of the City and within the public purposes of the Act that the City Council approve the Plan as proposed by the Company; and that*

*the City issue the Bonds, as more fully described in the applicable Indenture and in the applicable Lease, as such terms are hereinafter defined and authorized, the proceeds of which shall be used for the purchase, construction and equipping of certain real property associated with the Project, which shall be located at the Project Site and leased, with an option to purchase, by the City to the Company; and*

*WHEREAS, the principal amount of the Bonds will be issued in taxable Chapter 100 bonds which will be repaid solely by the Company under the terms of the Lease (defined herein); and*

*WHEREAS, for a Chapter 100 bond issuance, the City Council has previously established a policy pursuant to Committee Substitute for Resolution No. 041033, as reaffirmed by Section 7 of Second Committee Substitute for Ordinance No. 160383, as amended, as modified by Second Committee Substitute for Ordinance No. 200497, as amended, (the "Chapter 100 Policy") for the review and approval of these projects; and*

*WHEREAS, the City Council wishes in this instance to waive the Chapter 100 Policy as it relates to: (i) suggesting the maximum abatement period and maximum bond term; (ii) suggesting the minimum PILOT payment on behalf of the Project; and (iii), all based upon the independent professional analysis of the anticipated financial return on the amount of private investment necessary to develop and construct the Project and the eventual net benefits to taxing jurisdictions from the implementation of the Project; and*

*WHEREAS, the proceeds of the Bonds will be used to construct and develop the Project (with a corresponding tax abatement as described herein) and to provide a sales tax exemption on construction materials for the Project, which does not require any waiver of the Chapter 100 Policy; and*

*WHEREAS, the City further finds and determines that it is necessary and desirable in connection with the Project and the issuance of the Bonds that the City enter into certain documents, and that the City take certain other actions and approve the execution of certain other documents as herein provided; NOW, THEREFORE,*

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

*Section 1. Approval of Plan. The City Council hereby finds and determines that the Project will promote the economic well-being and industrial development of the City and the Project will be in furtherance of the public purposes set forth in the Act. The City Council hereby approves the Plan for the Project, which includes the following provisions:*

- (a) Construction, acquisition, equipping and installation of the Project located at the Project Site in the City;*
- (b) A total estimated project cost of approximately \$23,866,383; and*

(c) The costs of constructing, acquiring, equipping and installing the Project that will be funded from proceeds of the sale of up to Twenty Four Million Five Hundred Thousand and No/100 (\$24,500,000.00) maximum principal amount of Taxable Industrial Revenue Bonds to be issued by the City and purchased by the Company or other purchaser named in the herein-defined Purchase Agreement.

Section 2. *Authorization of Documents.* The City is hereby authorized to enter into the following documents for the Bonds (collectively, the "City Documents"), in such form as shall be approved by the officials of the City executing such documents, with such officials' signatures thereon being conclusive evidence of their approval thereof:

(a) a Trust Indenture (the "Indenture") between the City and BOKF, N.A. or other trustee named therein (the "Trustee") pursuant to which the Bonds shall be issued and the City shall pledge the Project, and assign certain of the payments, revenues and receipts received pursuant to the Lease to the Trustee for the benefit and security of the owners of the Bonds upon the terms and conditions as set forth in the Indenture;

(b) a Lease Agreement, between the City and Company, under which the City will lease the Project to the Company (the "Lease"), which Lease shall terminate following the issuance of a temporary certificate of occupancy for the Project or sooner at Company's option as described in the Lease ("Lease Term"). The Bonds will be repaid solely by Company under the terms of the Lease.

(c) Purchase Agreement, as defined below, under which the purchaser named therein agrees to purchase the Bonds.

Section 3. *Authorization of the Bonds.* The City is hereby authorized to issue and sell its Taxable Industrial Revenue Bonds (Kindler Hotel Project), in the maximum aggregate principal amount not to exceed \$24,500,000, for the purpose of providing funds for the costs associated with the construction, improvement, and renovation of the Project. The Bonds shall be issued and secured pursuant to the herein authorized Indenture and shall bear such date, shall mature at such time, shall be in such denomination, shall bear interest at such rates, shall be in such form, shall be subject to redemption and other terms and conditions, and shall be issued in such manner, subject to such provisions, covenants and agreements, as are set forth in the Indenture.

Section 4. *Sale and Terms of Bonds; Authorization and Execution of Bond Purchase Agreement.*

(a) The Bonds will be sold to the Company or other purchaser under the terms of a Bond Purchase Agreement between the City and the Company or other purchaser (the "Purchase Agreement"). The maximum principal amount of the Bonds shall be \$24,500,000, the interest rate on the Bonds shall not exceed 7%, principal shall be payable in accordance to the terms of the Lease, the maturity date shall be no later than December 1, 2038, the Bonds shall be

*purchased at 100% of the principal amount thereof and the Bonds may be redeemed at any time at a redemption price equal to the principal amount thereof plus accrued interest. The Director of Finance or the City Treasurer is each authorized to execute the Purchase Agreement for or on behalf of and as the act and deed of the City.*

*(b) The issuance of the Bonds and the execution and delivery of the related Lease shall provide for (1) a 100% abatement of ad valorem real property taxes beginning in the year 2024 through 2033 with annual PILOTS equal to \$31,725.00, and (2) a 50% abatement of ad valorem real property taxes in the years 2034 through 2038, with annual PILOTS equal to 50% of ad valorem real property taxes being abated, all as described in the Plan. Such PILOTS will be remitted to the affected jurisdictions pro rata on the basis that would have been payable to them respectively had the real property been fully taxed, all as described in the Plan.*

*(c) In connection with the issuance of the Bonds, the City will provide a sales tax exemption for construction materials purchased with the proceeds of the Bonds.*

*(d) The City hereby waives Committee Substitute for Resolution No. 041033, as reaffirmed by Section 7 of Second Committee Substitute for Ordinance No. 160383, as amended, as modified by Second Committee Substitute for Ordinance 200497, as amended, to the extent necessary so that the terms of the Bonds and resulting abatement may be provided as authorized in this Ordinance.*

*Section 5. Limitation on Liability. The Bonds and the interest thereon shall be limited obligations of the City payable solely out of certain payments, revenues and receipts derived by the City from the Lease associated with the applicable portion of the Project described therein, and such payments, revenues and receipts shall be pledged and assigned to the Trustee as security for the payment of the Bonds as provided in the Indenture. The Bonds and the interest thereon shall not constitute general obligations of the City or the State of Missouri. The Bonds shall not constitute indebtedness within the meaning of any constitutional or statutory debt limitation or restriction and are not payable in any manner by taxation.*

*Section 6. Creation of Bond Fund. The City is hereby authorized to establish with the Trustee pursuant to the Indenture, (i) a special trust fund in the name of the City to be designated the "City of Kansas City, Missouri, Bond Fund – Kindler Hotel Project" and the City shall cause all sums required by the applicable Indenture to be deposited within the applicable fund and shall create all accounts in such fund as required by the applicable Indenture.*

*Section 7. Execution of Documents. The Mayor is hereby authorized and directed to execute the Bonds and to deliver the Bonds to the Trustee for authentication for and on behalf of and as the act and deed of the City in the manner provided in the*

*Indenture. The Director of Finance is hereby authorized and directed to execute the City Documents and such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance, for and on behalf of and as the act and deed of the City. The City Clerk or a deputy City Clerk, of the City is hereby authorized and directed to attest to and affix the seal of the City to the Bonds and the City Documents and such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance.*

*Section 8. Further Authority. The Mayor, Director of Finance, the City Treasurer and other officials, agents and employees of the City as required, are hereby authorized and directed to take such further action, and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance and to carry out, comply with and perform the duties of the City with respect to the Bonds, the City Documents, and tax redirection.*

..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: 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

Approving an Industrial Development Plan for Cas-KC-neda, LLC

### Discussion

This is an industrial development project consisting of the acquisition, purchase, construction and development of a boutique hotel with approximately 35 units at 1108-1110 Grand Ave. and this authorizes the issuance of taxable industrial revenue bonds in an amount not to exceed \$24,500,000.

### 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?

Click or tap here to enter text.

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?

Click or tap here to enter text.

### 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)

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

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?

Contributes to a project that will potential increase tax revenue collection

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

This approves the agreement and any future associated contracts will include such requirements.

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 approves the agreement and any future associated contracts will include such requirements



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**File #: 230435**

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ORDINANCE NO. 230435

Sponsor: Director of City Planning and Development Department

Approving the 6500 Troost PIEA General Development Plan on approximately 1.19 acres generally located at 6500 Troost Avenue, and declaring said area to be blighted and in need of redevelopment and rehabilitation. (CD-CPC-2022-00188)

WHEREAS, the Planned Industrial Expansion Authority of Kansas City, Missouri (“Authority”) did prepare or cause to be prepared the 6500 Troost Avenue PIEA General Development Plan and recommended that the Council approve the finding of blight and approve the General Development Plan for the area;

WHEREAS, the City Plan Commission has reviewed and recommended approval of the finding of blight of the 6500 Troost Avenue PIEA General Development Plan on February 21, 2023 as evidenced by its disposition of the case and its written recommendations submitted to the City; and

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

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

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

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

Section 1. That the Council declares the area of approximately 1.19 acres generally located 6500 Troost Avenue and more specifically described by metes and bounds on Exhibit A attached hereto and incorporated herein by reference, to be a blighted area as defined in Section 100.310, RSMo, and more specifically finds that there is a predominance of defective and inadequate street layout, insanitary and unsafe conditions, deterioration of site improvements,

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

Section 2. That the 6500 Troost Avenue PIEA General Development Plan prepared by the Authority and recommended to the Council is intended to and shall affect and be applicable to only the real property specifically described in Section 1 above and is hereby approved. A copy of said General Development Plan is attached to this ordinance and is made a part hereof.

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

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

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

Section 6. That pursuant to Section 9 of Second Committee Substitute for Ordinance No. 160383, as amended, as modified by Second Committee Substitute for Ordinance No. 200497, as amended, the City Council hereby authorizes the abatement of ad valorem real property taxes to the full extent authorized by Section 100.570, RSMo, with respect to any project qualifying for Jobs-Based or Site-Based “High Impact” designation as determined by the AdvanceKC Scorecard, derived from the City Council’s Economic Development and Incentive Policy, or located in a severely distressed census tract that has continuously maintained such status for not less than ten (10) years immediately prior to the effective date of the request.

..end

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

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Secretary, City Plan Commission

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: 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 the 6500 Troost PIEA Planning Area and declare the area blighted and insanitary and in need of redevelopment and rehabilitation pursuant to the Missouri Planned Industrial Expansion Authority (PIEA) Law 100.300-100.620 on about 1.91 acres generally located at 6500 Troost Avenue.

### Discussion

The proposed redevelopment area includes approximately 1.19 acres of property with access off Troost Avenue and East 65<sup>th</sup> Street. The property has access to public transit and pedestrian access around the block. Abatement for projects within the redevelopment area will not exceed 10 years at 100% abatement and 15 years at 50% abatement. The City Plan Commission approved the general development plan and agreed on the finding of blight.

### Fiscal Impact

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

2. What is the funding source?

The funding sources are private equity, conventional debt, historic preservation tax credits and property tax abatement.

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

This developer is requesting they forgo future incremental increases in real property taxes, so this project has no negative effect on the current fiscal year.

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

Yes. It is projected this project will provide an immediate slight increase in property taxes with a Payment in Lieu of Tax and land tax for ten years and then a substantial increase in year 11-25 of the abatement term. The Developer also anticipates an increase in earnings and sales tax related to the project.



# City of Kansas City, Missouri

## Docket Memo

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

Yes. If successful, potentially this project will immediately generate Earnings Tax from the office tenants and Earning and Sales Tax from the retail/restaurant space. Outside funding includes private equity and conventional debt.

### 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
- 
-

# City of Kansas City, Missouri

## Docket Memo

### Prior Legislation

None

### 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?

Currently, the property is only 17% occupied and blighted and insanitary and in need of renovation.

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

The Developer says he will do his best to retain tenants who can remain in business while they renovate around them. If the tenant is in a space that will require they vacate the property, the Developer will work with them to relocate, and come back to the property if a suitable deal can be reached.

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

The Developer plans to take a building that has an inefficient energy structure, and is non contributing to the neighborhood, and renovate it with better insulation, energy efficient HVAC and make it a long term useful building and an anchor for office space on Troost Avenue.

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

The Developer will reconnect with CREO prior to seeking Project Approval from the PIEA and comply with all M/WBE requirements.

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")?

The Ordinance will be submitted.



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**File #: 230439**

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ORDINANCE NO. 230439

Sponsor: Councilmember Melissa Robinson

Authorizing the City Manager to enter into a Predevelopment Agreement with Historic Northeast Lofts, LLC, for the development of approximately 22 acres in the Historic Northeast Area.

WHEREAS, Historic Northeast Lofts, LLC (“Developer”) has proposed a project for development utilizing various economic development tools available and consisting of residential, retail, and community services development across approximately 22 acres generally located east of Hardesty Avenue and south of Independence Avenue (the “Project Area”); and

WHEREAS, Developer intends to provide approximately 589 units of residential development from adaptive reuse of existing structures, with a minimum of 75% of the units being restricted to families who earn between 30-80% of the Median Family Income; and

WHEREAS, Developer intends to provide 30,000 square feet of daycare, early childhood development and afterschool space and 75,000 square feet of retail development from adaptive reuse of existing structures, and also a farmers market; and

WHEREAS, Developer anticipates the Project will result in 500 temporary jobs and 250 permanent jobs in the Project Area; and

*WHEREAS, the total cost of the Project is approximately \$224,991,531.00 and Developer’s investment in the Project requires and is contingent upon substantial economic incentives; and*

WHEREAS, the City and Developer intend to enter into future agreements to provide additional obligations and benefits for both parties related to the Project; and

WHEREAS, The City and Developer wish to enter into a predevelopment agreement memorializing each parties’ role and responsibilities for the completion of the project; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the City Manager is authorized to negotiate and execute a Predevelopment Agreement with Historic Northeast Lofts, LLC to provide for the development of the Project Area.

..end

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Approved as to form:

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Emalea Black  
Associate City Attorney

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

**230439**



**File #: 230443**

ORDINANCE NO. 230443

Sponsor: Councilmember Melissa Robinson and Mayor Quinton Lucas

Authorizing the City Manager to negotiate and enter into a development agreement with the team of Grayson Capital, LLC and Corbella, LLC for the phased sale and development of City-owned properties located at the intersection of 18th and Paseo and providing a 90-day period for negotiations.

WHEREAS, the City of Kansas City, Missouri owns the properties located at the intersection of 18th and Paseo commonly known as 1800 Paseo, 1802 Paseo, 1819 Lydia Avenue, 1831 Lydia Avenue, and 1801 Grove Street (“Properties”); and

WHEREAS, by Ordinance No. 230018, the City declared the Properties as surplus to the City’s needs; and

WHEREAS, the City issued RFP No. 18AL1 publicly requesting proposals for the redevelopment and purchase of the Properties and received three responses; and

WHEREAS, the City’s selection committee reviewed the three proposals submitted in response to the RFP and recommended the team of Grayson Capital, LLC and Corbella, LLC; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the City Manager is authorized to negotiate and execute a development agreement with the team of Grayson Capital, LLC and Corbella, LLC for the phased sale and development of the Properties, and provide a 90-day period for negotiations, unless otherwise extended by the City Council.

..end

Approved as to form:

\_\_\_\_\_  
Abigail Judah  
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

Authorizing the City Manager to negotiate and enter into a development agreement with the team of Grayson Capital, LLC and Corbella, LLC for the phased sale and development of City-owned properties located at the intersection of 18th and Paseo and providing a 90-day period for negotiations.

### Discussion

This ordinance will authorize the City Manager to negotiate and execute a development agreement for the redevelopment City owned property at the southwest corner of 18th and Paseo. The City acquired these parcels over the past 15 years.

### Fiscal Impact

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

2. What is the funding source?

This ordinance does not appropriate or commit any city funding.

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.

If the redevelopment of the subject properties proceeds as proposed, there should not be a negative fiscal impact to the City.

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

The proposed project will be carried out by a combination of debt and equity resources. The fiscal impact/economic impact to the City is expected to be positive.



# 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

230018 - Declaring these properties to be surplus to the City's needs and authorizing sale of said properties.

### 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?

The property at 1800 Paseo is contaminated by its former use as a gas station and has been the subject of ongoing investigation and clean up actions by the responsible petroleum company, with oversight by the Missouri Department of Natural Resources (MDNR). The City and the developer are working together with MDNR and the petroleum company to clean up the site to state residential use levels. The existing condition does not currently pose a health risk to visitors or residents in the district.

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 encouraging the cleanup and redevelopment of a brownfield property, this ordinance supports the revitalization of the district and the reuse of existing infrastructure.

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

The contract to be approved by this ordinance will include all necessary code requirements.

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")?

The contract envisions that the developer will comply with the provisions of Chapter 3. Specific goals will be determined as the developer begins implementation of the project.