



Agenda

Neighborhood Planning and Development Committee

Chairperson Ryana Parks-Shaw

Vice Chair Eric Bunch

Councilmember Nathan Willett

Councilmember Melissa Patterson Hazley

Wednesday, January 24, 2024

1:30 PM

26th Floor, Council Chamber

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

PUBLIC OBSERVANCE OF MEETINGS

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

Any closed session may be held via teleconference.

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

Applicants and citizens wishing to participate have the option of attending each meeting or they may do so through the videoconference platform ZOOM, using this link:
<https://us02web.zoom.us/j/84530222968>

Beginning of Consents

Director of City Planning & Development

240025 Sponsor: Director of City Planning and Development Department

Approving the plat of I-49 Industrial Center First Plat, an addition in Jackson County, Missouri, on approximately 39 acres generally located at the southwest corner of East 149th Street and Thunderbird Road, creating one lot for the purpose of an Industrial Development; accepting various easements; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2023-00029)

Attachments: [Docket Memo CLD-FnPlat-2023-00029 01-03-2024](#)

End of Consents

Director of City Planning & Development

[240020](#) Sponsor: Director of City Planning and Development Department

Approving a development plan on about one acre in District R-2.5 generally located at E. 61st Street and Swope Parkway to allow for a residential cottage house development. (CD-CPC-2023-00167)

Attachments: [Docket Memo](#)
[1-23 NPD 240020](#)

Director of City Planning & Development

[240021](#) Sponsor: Director of City Planning and Development Department

Approving a development plan on about 25 acres in District M1-5 generally located at 7501 Prospect Avenue to allow for a major amendment to a previously approved development plan to allow parking lot and building additions. (CD-CPC-2023-00168)

Attachments: [Docket Memo](#)

Director of City Planning & Development

[240022](#) Sponsor: Director of City Planning and Development Department

Vacating a portion of public right-of-way in District MPD (Master Planned Development) of about 325 feet generally located on St. Louis Avenue west of Santa Fe Street to the Union Pacific Railroad right-of-way; and directing the City Clerk to record certain documents. (CD-ROW-2023-0004)

Attachments: [Docket Memo CD-ROW-2023-0004](#)

Director of City Planning & Development

[240023](#) Sponsor: Director of City Planning and Development Department

Rezoning an area of about 2 acres generally located at 4627 Madison Avenue from Districts UR and B4-5 to District B4-5, and approving a development plan to allow for an apartment complex and parking garage. (CD-CPC-2023-00153,155)

Attachments: [CD-CPC-2023-00153,155 Docket Memo](#)
[3.1&3.2 CD-CPC-2023-00153,155 StaffReport](#)

Director of City Planning & Development

[240024](#) Sponsor: Director of City Planning and Development Department

Amending Chapter 74, Article VII, Code of Ordinances, by repealing Section 74-304 entitled "Reporting requirements" and enacting in lieu thereof a new section of like number and subject matter to change the staff's community improvement district (CID) compliance report date to December 1st.

Attachments: [Docket Memo](#)

Director of City Planning & Development

[240032](#) Sponsor: Director of City Planning and Development Department

Rezoning an area of about 0.35 acres generally located at 916 Newton Avenue from District R-2.5 to District R-1.5. (CD-CPC-2023-00172).

Attachments: [Docket Memo](#)

Director of City Planning & Development

[240033](#) Sponsor: Director of City Planning and Development Department

Approving an amendment to the Truman Plaza Area Plan on about 0.35 acres generally located at 916 Newton Avenue by changing the recommended land use from residential low density to residential high density for Sheffield Place. (CD-CPC-2023-00175)

Attachments: [Docket Memo \(Area Plan Amendment\)](#)

Director of City Planning & Development

[240035](#) Sponsor: Director of City Planning and Development Department

Vacating a portion of the public right-of-way in District MPD (Master Planned Development) of about 89 feet generally located west of Mulberry Street between Union Avenue and St. Louis Avenue, and directing the City Clerk to record certain documents. (CD-ROW-2023-00015)

Attachments: [Docket Memo CD-ROW-2023-00015](#)

Willett

[240040](#) Sponsor: Councilmember Nathan Willett

Approving the termination of a previously approved development plan for a 24.5 acre tract of land generally located on the east side of N.E. Reinking Road between N.E. 113th Terrace on the north and N.E. 108th Street on the south (11201 N.E. Reinking Road) to create 47 single family residential lots (CD-CPC-2021-00064 and CD-CPC-2021-00066) and approved by Ordinance No. 210567 on July 1, 2021, so as to permit the minor subdivision of the property into 3 lots. (CD-CPC-2023-00181)

Attachments: [Docket Memo Ord. No. 240040](#)

Director of City Planning & Development

[240041](#) Sponsor: Director of City Planning and Development Department

Vacating a portion of the public right-of-way in District MPD (Master Planned Development) of about 137 feet generally located west of Santa Fe Street between Union Avenue and St Louis Avenue and directing the City Clerk to record certain documents. (CD-ROW-2023-00006)

Attachments: [Docket Memo CD-ROW-2023-00006](#)

Director of City Planning & Development

[240042](#) Sponsor: Director of City Planning and Development Department

Approving a development plan on about 5 acres in District R-0.5 generally located at the southeast corner of E. 7th Street and Euclid Avenue to allow for a 3-story medical office building addition (one level parking and two-level office). (CD-CPC-2022-00010)

Attachments: [Docket Memo CD-CPC-2022-00010](#)

Willett

[240047](#) Sponsor: Councilmember Nathan Willett

Declaring a moratorium until October 11, 2024, on the issuance or approval of any permits, plan review, project plans, and zoning changes, where the subject matter of the project is a proposed liquor store or vape shop in any locations along Barry Road between N.W. Waukomis Drive and N. Platte Purchase Drive. ***Held until 2/21/2024***

Attachments: [No Docket Memo 240047](#)

**Patterson Hazley, Bough, Bunch, Curls, Duncan, French, Rea, O'Neill, Willett, Lucas,
Robinson, Parks-Shaw and Rogers**

240048 Sponsor: Councilmember Melissa Patterson-Hazley

Amending Chapter 2, Article VI of the Code of Ordinances, entitled "Boards, Commissions and Committees," by repealing Division 19, "Kansas City Youth Commission," consisting of Sections 2-970.30 through 2-970.35, in its entirety and enacting new Divisions 24, 25 and 26, ""Kansas City Youth Commission," "Kansas City Young Adult Commission," and "KC Futures Commission," respectively, consisting of Sections 2-970.75 through 2-970.95 to formally establish new youth and young adult advisory committees, to advise the City on matters directly relating to or significantly impacting young adults and youth; reducing appropriations of \$40,000.00 in the Violence Prevention Fund and appropriating that same amount in the Violence Prevention Fund for the KC Youth and Adult Commissions; and repealing Resolution No. 211042 that created the Kansas City Young Adult City Council.

Attachments: [No Docket Memo 240048](#)

HELD IN COMMITTEE

Bunch and Rea

231052 Sponsors: Councilmembers Eric Bunch and Crispin Rea

Approving the 100 E. 20th Street PIEA General Development Plan on approximately 1.04 acres which Planning Area consists of the western half of that block bound by East 19th Street on the north, Grand Boulevard on the east, East 20th Street on the south and Walnut Street on the west located in Kansas City, Missouri, and declaring said area to be blighted and in need of redevelopment and rehabilitation.

Attachments: [Docket Memo 231052](#)

SEMI-ANNUAL DOCKET

Consideration of Semi-Annual Docket items

ADDITIONAL BUSINESS

1. There may be a general discussion regarding current Neighborhood Planning and Development Committee issues.

2. Closed Session

- Pursuant to Section 610.021 subsection 1 of the Revised Statutes of Missouri to discuss legal matters, litigation, or privileged communications with attorneys;
- Pursuant to Section 610.021 subsection 2 of the Revised Statutes of Missouri to discuss real estate;
- Pursuant to Section 610.021 subsections 3 and 13 of the Revised Statutes of Missouri to discuss personnel matters;
- Pursuant to Section 610.021 subsection 9 of the Revised Statutes of Missouri to discuss employee labor negotiations;
- Pursuant to Section 610.021 subsection 11 of the Revised Statutes of Missouri to discuss specifications for competitive bidding;
- Pursuant to Section 610.021 subsection 12 of the Revised Statutes of Missouri to discuss sealed bids or proposals; or
- Pursuant to Section 610.021 subsection 17 of the Revised Statutes of Missouri to discuss confidential or privileged communications with auditors

3. Those who wish to comment on proposed ordinances can email written testimony to public.testimony@kcmo.org. Comments received will be distributed to the committee and added to the public record by the clerk.

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

- Livestream on the city's website at www.kcmo.gov
- Livestream on the city's YouTube channel at <https://www.youtube.com/watch?v=3hOuBlg4fok>
- Watch Channel 2 on your cable system. The channel is available through Time Warner Cable (channel 2 or 98.2), AT&T U-verse (channel 99 then select Kansas City) and Google Fiber on Channel 142.
- To watch archived meetings, visit the City Clerk's website and look in the Video on Demand section: http://kansascity.granicus.com/ViewPublisher.php?view_id=2

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

Adjournment



File #: 240025

ORDINANCE NO. 240025

Sponsor: Director of City Planning and Development Department

Approving the plat of I-49 Industrial Center First Plat, an addition in Jackson County, Missouri, on approximately 39 acres generally located at the southwest corner of East 149th Street and Thunderbird Road, creating one lot for the purpose of an Industrial Development; accepting various easements; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2023-00029)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

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

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

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

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

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

Section 6. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on January 2, 2024.

..end

Approved as to form:

Eluard Alegre
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240025

Submitted Department/Preparer: City Planning

Revised 11/01/23

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 I-49 Industrial Center First Plat, an addition in Jackson County, Missouri, on approximately 39 acres generally located at the southwest corner of East 149th Street and Thunderbird Road, creating one lot for the purpose of an Industrial Development; accepting various easements; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2023-00029)

Discussion

Please see City Plan Commission Staff Report for detailed information. No waivers or deviations from the Zoning and Development Code are requested.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
Not applicable as this is a zoning ordinance authorizing the subdivision of subject property.
3. How does the legislation affect the current fiscal year?
Not applicable as this is a zoning ordinance authorizing the subdivision of subject property.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
The proposed ordinance authorizes construction of public infrastructure. Once completed, the infrastructure will be accepted by the city and become the City's responsibility to maintain.

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

This ordinance authorizes the subdivision of land which would not generate revenue. Future development of the land may generate revenue.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

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

Citywide Business Plan (CWBP) Impact

1. View the [FY23 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Infrastructure and Accessibility (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
- Engage in thoughtful planning and redesign of existing road networks to ensure safety, access, and mobility of users of all ages and abilities.
 - Enhance the City's connectivity, resiliency, and equity through a better-connected multi-modal transportation system for all users.
 - Build on existing strengths while developing a comprehensive transportation plan for the future.
 - Develop environmentally sustainable infrastructure strategies that improve quality of life and foster economic growth.
 - Ensure adequate resources are provided for continued maintenance of existing infrastructure.
 - Focus on delivery of safe connections to schools.

Prior Legislation

Case No. CD-AA-2023-00321- Approved a minor amendment to an approved development plan in District M1-5 to allow for a 326,000 square foot office/ warehouse development on about 40 acres generally located at the southwest corner of Thunderbird Road and E. 149th Street.

Case No. CD-CPC-2020-00122- Approved by Ordinance No. 200816 on October 1, 2020, allowed for the development plan which also served as a preliminary plat for "Project Rhino". The proposed request is in substantial conformance to the controlling plan. This plan has been abandoned with new amendment.

CLD-FnPlat-2020-00036- INACTIVE- Final Plat for Project Rhino. This plat was placed on hold due to Case No. CD-AA-2023-00321 which amendment the previously approved plan.

Case No. SD 1411 - Approved by Ordinance No. 090709 on July 7, 2009 allowed for the "KCS Intermodal Center" Preliminary Plat consisting of 14 industrial lots and 4 tracts the proposed request is in substantial conformance to the controlling plan.

Case No. 14049-P-2 - On March 20, 2012 the City Plan Commission approved of a major site plan in District M1-5 (manufacturing 1-5) to allow for expansion of an existing intermodal facility.

Service Level Impacts

No Impact Expected

Other Impacts

1. What will be the potential health impacts to any affected groups?
This zoning ordinance authorizes the subdivision of land which is not expected to have a health impact and has not been evaluated for its health impact.
2. How have those groups been engaged and involved in the development of this ordinance?
Not applicable
3. How does this legislation contribute to a sustainable Kansas City?
City Planning and Development Staff evaluated this against the sustainability goals in the KC Spirit Playbook.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and

Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

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

Please provide reasoning why not:

This is a zoning ordinance that authorizes the subdivision of land.

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

No(Press tab after selecting)

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

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

No(Press tab after selecting)



File #: 240020

ORDINANCE NO. 240020

Sponsor: Director of City Planning and Development Department

Approving a development plan on about one acre in District R-2.5 generally located at E. 61st Street and Swope Parkway to allow for a residential cottage house development. (CD-CPC-2023-00167)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District R-2.5 (Residential 2.5) located at E. 61st Street and Swope Parkway, and more specifically described as follows:

TRACT 1: The east 200 feet of the north 100 feet of Lot 5, Swope Park Highlands, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

TRACT 2: The west 100 feet of Lot 5, Swope Park Highlands, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

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 all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.
3. 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.
4. All signage shall conform to 88-445 and shall require a sign permit prior to installation.

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. An alternative parking plan shall be submitted to the Development Management Division prior to Council approval.
7. Deviations to the lot and building standards for cottage developments are hereby granted to allow for a roof slope of 3:12.
8. Deviations to the lot and building standards for cottage developments are hereby granted to allow for seventy (70) square foot porches and side dimension of 5' 9".
9. 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.
10. 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.
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 submit a storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to

- retain rainfall of a 1.5 inch depth over the disturbed area to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system and manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted prior to issuance of any building permits, and the developer shall secure permits to construct any improvements required by the Land Development Division prior to issuance of any certificate of occupancy.
13. 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.
 14. 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.
 15. Security gates which span across a fire access road shall provide a means for emergency operation. Electric gates shall require a siren sensor device typically referred to as a “yelp gate” (IFC-2018 § 503.6).
 16. Dead-end streets in excess of 150 feet in length resulting from a “phased” project shall provide an approved temporary turnaround feature (i.e., cul-de-sac, hammerhead). (IFC-2018: § 503.2.5)
 17. Required Fire Department access roads shall be a minimum unobstructed width of twenty (20) feet and 13 ft. 6 in. clearance height. Check with Streets & Traffic (KCMO Public Works) or Missouri Department of Transportation (MODOT) that may have street planning regulations that supersede the Fire Code. (IFC-2018: § 503.2.1) 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 designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3) Permeable Pavers are not allowed.
 18. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2) Fire hydrant distribution shall follow IFC-2018 Table C102.1.
 19. The developer shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC-2018 § 507.1)

20. Dumpster screening should abide by 88-425-08-A, but consider raising the screening approximately 1 1/2 to 2 inches off the ground to allow pedestrians sight within the concealment area for safety. A convex mirror could also be considered to remove the concealment area created by dumpster screening.
21. Addresses should be shown on elevations to verify that they will be large and clearly visible from the roadway.
22. The developer shall pay money-in-lieu of parkland dedication as noted on plans. The amount due shall be based upon the 2023 acquisition rate of \$64,220.18 per acre. This requirement shall be satisfied prior to final plat or certificate of occupancy, whichever occurs first.
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.
24. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
25. 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.
26. When an existing building is being renovated, is being changed in use or occupancy, or is undergoing a building addition, and the existing water service line(s) will be reused, the water service line(s) and related appurtenances shall meet the most current version of Kansas City Water rules and regulations.

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

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

..end

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

Diane Binckley, AICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240020

Submitted Department/Preparer: City Planning

Revised 11/01/23

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

Executive Summary

Approving a development plan on about one acre to allow for a residential cottage house development in District R-2.5 generally located at E. 61st Street and Swope Parkway. (CD-CPC-2023-00167)

Discussion

The request is to approve a residential cottage house development in district R-2.5 to allow for the construction of nine (9) total cottages on a one (1) acre lot located at E. 61st Street and Swope Parkway.

Fiscal Impact

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

Not applicable as this is a zoning ordinance authorizing (subdivision of subject property/physical development of subject property/allowed uses on subject property).

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

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

Additional Discussion (if needed)

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

Citywide Business Plan (CWBP) Impact

- 1. View the [FY23 Citywide Business Plan](#)
- 2. Which CWBP goal is most impacted by this legislation?
Housing and Healthy Communities (Press tab after selecting.)
- 3. Which objectives are impacted by this legislation (select all that apply):
 - Utilize planning approaches in neighborhoods to reduce blight, ensure sustainable housing, and improve resident wellbeing and cultural diversity.
 - Maintain and increase affordable housing supply to meet the demands of a diverse population.
 - Address the various needs of the City's most vulnerable population by working to reduce disparities.
 - Foster an inclusive environment and regional approach to spur innovative solutions to housing challenges.
 - Ensure all residents have safe, accessible, quality housing by reducing barriers.
 - Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

Prior Legislation

There are no controlling or related cases on this property.

Service Level Impacts

Staff does not anticipate any service level impacts as a result of this residential development.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Staff has not identified potential health impacts due to this legislation.
2. How have those groups been engaged and involved in the development of this ordinance?
The applicant held a public engagement meeting and notified all property owners within 300' of the subject property prior to the City Plan Commission hearing.
3. How does this legislation contribute to a sustainable Kansas City?
This development provides affordable infill housing options for the residents of Kansas City, Missouri.

4. Does this legislation create or preserve new housing units?
Yes (Press tab after selecting)

Total Number of Units 9
Number of Affordable Units 9

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

No - CREO's review is not applicable (Press tab after selecting)
Please provide reasoning why not:
Click or tap here to enter text.

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

No(Press tab after selecting)

Click or tap here to enter text.

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



File #: 240021

ORDINANCE NO. 240021

Sponsor: Director of City Planning and Development Department

Approving a development plan on about 25 acres in District M1-5 generally located at 7501 Prospect Avenue to allow for a major amendment to a previously approved development plan to allow parking lot and building additions. (CD-CPC-2023-00168)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District M1-5 (Manufacturing 1-5) generally located at 7501 Prospect Avenue, and more specifically described as follows:

A tract of land in the North half of the Northwest 1/4 of Section 15, Township 48 North, Range 33 West, Kansas City, Jackson County, Missouri.

is hereby approved, subject to the following conditions:

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

6. The developer shall submit plans for grading, siltation, and erosion control to the Land Development Division for review and acceptance, and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
7. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of a 1.5 inch depth over the disturbed area to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system and manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted prior to issuance of any building permits, and the developer shall secure permits to construct any improvements required by the Land Development Division prior to issuance of any certificate of occupancy.
8. 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-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)
9. Security gates which span across a fire access road shall provide a means for emergency operation. Electric gates shall require a siren sensor device typically referred to as a "yelp gate" (IFC-2018 § 503.6).
10. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to certificate of occupancy.
11. When an existing building is being renovated, is being changed in use or occupancy, or is undergoing a building addition, and the existing water service line(s) will be reused, the water service line(s) and related appurtenances shall meet the most current version of Kansas City Water rules and regulations.
12. Existing service lines must be brought up to current code prior to a certificate of occupancy.

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

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

..end

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

Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240021

Submitted Department/Preparer: City Planning

Revised 11/01/23

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

Executive Summary

Approving a development plan on about 25 acres to allow for a major amendment to a previously approved development plan to allow parking lot and building additions in District M1-5 generally located at 7501 Prospect Avenue. (CD-CPC-2023-00168)

Discussion

This project does not directly align with the CWBP goal of Housing and Healthy Communities, but it utilizes planning approaches.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
Not applicable as this is a zoning ordinance authorizing physical development on subject property.
3. How does the legislation affect the current fiscal year?
Not applicable as this is a zoning ordinance authorizing physical development on subject property.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Not applicable as this ordinance does not authorize dedication of right-of-way or construction of public infrastructure.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
This ordinance authorizes physical development of the subject property, which may generate revenue.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

No account string to verify as ordinance has no fiscal impact.

Citywide Business Plan (CWBP) Impact

1. View the [FY23 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Housing and Healthy Communities (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - Utilize planning approaches in neighborhoods to reduce blight, ensure sustainable housing, and improve resident wellbeing and cultural diversity.
 - Maintain and increase affordable housing supply to meet the demands of a diverse population.
 - Address the various needs of the City's most vulnerable population by working to reduce disparities.
 - Foster an inclusive environment and regional approach to spur innovative solutions to housing challenges.
 - Ensure all residents have safe, accessible, quality housing by reducing barriers.
 - Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

Prior Legislation

8489-P-2 – Ordinance 990351 - rezoning from District R2a (Two-family dwellings, low density) and District C2 (Local retail business district) to District M1p (Light industrial, limited district), and approval of a preliminary development plan for a 135,000 sq. ft. building for employee training, indoor storage, offices, and assembly for Alphapointe Association for the Blind.

Service Level Impacts

No impact expected.

Other Impacts

1. What will be the potential health impacts to any affected groups?
This zoning ordinance authorizes physical development which has not been evaluated for its health impact.
2. How have those groups been engaged and involved in the development of this ordinance?
This project complies with the public engagement requirements in section 88-505-12.
3. How does this legislation contribute to a sustainable Kansas City?
This ordinance allows the expansion of a use that provides employment for visually impaired individuals. The ordinance contributes to sustainability of jobs and aid to this particular disabled population.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

The ordinance approves development on private property using private funding.

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

No(Press tab after selecting)

Click or tap here to enter text.

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



File #: 240022

ORDINANCE NO. 240022

Sponsor: Director of City Planning and Development Department

Vacating a portion of public right-of-way in District MPD (Master Planned Development) of about 325 feet generally located on St. Louis Avenue west of Santa Fe Street to the Union Pacific Railroad right-of-way; and directing the City Clerk to record certain documents. (CD-ROW-2023-0004)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Council of Kansas City does hereby find and declare that on the 19th day of December, 2023, a petition was filed with the City Clerk of Kansas City by West Bottoms- Propco Master LLC for the vacation of St. Louis Avenue west of Santa Fe Street to the Union Pacific Railroad right-of-way, being described as follows: Commencing At The Southeast Corner Of The Northwest Quarter Of Section 6, Township49 N, Range 33 W; Thence N 01°-55'-34" E Along The East Line Of The NW ¼ Of Said Section, A Distance Of 999.47 Feet; Thence N 88°-00'-31" W, A Distance Of 200.93 Feet; Thence N 88°-00'-31" W, A Distance 6.00 Feet To The Point Of Beginning; Thence Along The North Right Of Way Line Of Tract WW-6 Described Below, N 88°-00'-31" W, A Distance Of 311.10 Feet; Thence N 61°-11'-45" E, A Distance Of 136.73 Feet; Thence S 88°-00'-31" E, A Distance Of 79.40 Feet; Thence N 02°-08'-43" E, A Distance Of 68.23 Feet; Thence S 87°-51'-17" E, A Distance Of 14.00 Feet; To The North-West Corner Of Tract "WW-7"Thence S 02°-08'-43" W Along The East Line Of Tract "Ww-7" A Distance Of 68.19 Feet To The South-West Corner Of Tract

“WW-7” Thence S 88°-00’-31” E Along The South Line Of Tract “WW-7”, A Distance Of 106.44 Feet To The South-East Corner Of Tract “WW-7” Thence S 02°-08’-43” W, A Distance Of 70.00 Feet; To The Point Of Beginning, giving the distinct description of the street to be vacated, and also the names of the persons and corporations owning or claiming to own the property fronting thereon, and that the consent of the persons and corporations owning or claiming to own three-fourths of the front feet of the property immediately adjoining said right-of-way has been obtained in writing, that said consent has been acknowledged as deeds are acknowledged, and was duly filed with the petition for such vacation in the City Clerk's Office.

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

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

Section 4. That the portion of right-of-way of St. Louis Avenue west of Santa Fe Street to the Union Pacific Railroad right-of-way, being described as follows: Commencing At The Southeast Corner Of The Northwest Quarter Of Section 6, Township 49 N, Range 33 W; Thence N 01°-55’-34” E Along The East Line Of The NW ¼ Of Said Section, A Distance Of 999.47 Feet; Thence N 88°-00’-31” W, A Distance Of 200.93 Feet; Thence N 88°-00’-31” W, A Distance 6.00 Feet To The Point Of Beginning; Thence Along The North Right Of Way Line Of Tract WW-6 Described Below, N 88°-00’-31” W, A Distance Of 311.10 Feet; Thence N 61°-11’-45” E, A Distance Of 136.73 Feet; Thence S 88°-00’-31” E, A Distance Of 79.40 Feet; Thence N 02°-08’-43” E, A Distance Of 68.23 Feet; Thence S 87°-51’-17” E, A Distance Of 14.00 Feet; To The North-West Corner Of Tract “WW-7” Thence S 02°-08’-43” W Along The East Line Of Tract “Ww-7” A Distance Of 68.19 Feet To The South-West Corner Of Tract “WW-7” Thence S 88°-00’-31” E Along The South Line Of Tract “WW-7”, A Distance Of 106.44 Feet To The South-East Corner Of Tract “WW-7” Thence S 02°-08’-43” W, A Distance Of 70.00 Feet; To The Point Of Beginning, be and the same is hereby vacated and subject to the following conditions:

1. That Spire has facilities or interests within the right-of-way and will waive objections to the vacation subject to the applicant retaining a utility easement and protecting facilities.
2. That Kansas City, Missouri Public Works - Street Lighting has facilities or interests within the right-of-way and will waive objections to the vacation subject to the following:
 - a. Pole # SAD0551, arm and luminaire will have to be returned to the city. Flood lights mounted on the same pole, or any pole, do not belong to the City.
 - b. On Pole # SAD0552, luminaire, arm, and wood pole will have to be returned to the City, as well as the mounted traffic signs.

- c. Overhead wire spans that currently power streetlights between SAD0551 and SAD0552 and between SAD0552 and SAD0553 will have to be removed and returned to the City.
 - d. Power to Pole Nos. SAD0553, SAD0637 and SAD0664 will still need to be maintained.
 - e. Plans will have to be reviewed and approved by the City's streetlighting engineer.
 - f. Any and all costs of the removal of the streetlights and infrastructure will be the responsibility of the applicant.
3. That Spectrum - Charter has facilities or interests within the right-of-way and will waive objections to the vacation subject to the applicant retaining a utility easement and protecting facilities.
 4. That Kansas City, Missouri Water Services has facilities or interests within the right-of-way and will waive objections to the vacation subject to the applicant relocating facilities.
 5. That Evergy has facilities or interests within the right-of-way and will waive objections to the vacation subject to the applicant retaining a utility easement and protecting facilities.

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

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

..end

Approved as to form:

Sarah Baxter
Senior Associate City Attorney

Approved by the City Plan Commission



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240022

Submitted Department/Preparer: City Planning

Revised 11/01/23

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

Executive Summary

Vacating a portion of public right-of-way in District MPD (Master Planned Development) of about 325 feet generally located on St. Louis Avenue west of Santa Fe Street to the Union Pacific Railroad right-of-way and directing the City Clerk to record certain documents. (CD-ROW-2023-0004)

Discussion

No waivers or deviations requested. Please see City Plan Commission Staff Report for full discussion and analysis

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
Not applicable as this is a ordinance that authorizes the vacation of right of way.
3. How does the legislation affect the current fiscal year?
Not applicable as this is a ordinance that authorizes the vacation of right of way.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Not applicable as this is a ordinance that authorizes the vacation of right of way.
This will vacate the city's responsibility to maintain the right of way.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Area of proposed vacation is the site of an apartment building which might generate revenue.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

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

Citywide Business Plan (CWBP) Impact

1. View the [FY23 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Infrastructure and Accessibility (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - Engage in thoughtful planning and redesign of existing road networks to ensure safety, access, and mobility of users of all ages and abilities.
 - Enhance the City's connectivity, resiliency, and equity through a better-connected multi-modal transportation system for all users.
 - Build on existing strengths while developing a comprehensive transportation plan for the future.
 - Develop environmentally sustainable infrastructure strategies that improve quality of life and foster economic growth.
 - Ensure adequate resources are provided for continued maintenance of existing infrastructure.
 - Focus on delivery of safe connections to schools.

Prior Legislation

Case Number CD-CPC-2022-00078- Ordinance 220555: On June 30, 2022, City Council approved an ordinance which rezoned an area of 22 acres from Districts DX-10, M3-5, and UR to District UR, and approving a development plan which also serves as a preliminary plat to allow for a multi-phase mixed use redevelopment, including a hotel.

Case Number CD-CPC-2023-00051- Approved a Project Plan for the first phase of implementing an approved UR Development Plan on about 2 acres generally located at 1218 Union Ave.

Service Level Impacts

Approval of this vacation is not expected to impact service levels.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this ordinance authorizes the vacation of right-of-way.
2. How have those groups been engaged and involved in the development of this ordinance?
Not applicable as this ordinance authorizes the vacation of right-of-way.
3. How does this legislation contribute to a sustainable Kansas City?
City Planning and Development Staff evaluated this against the sustainability goals and objective of the KC Spirit Playbook.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

Click or tap here to enter text.

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

No(Press tab after selecting)

Click or tap here to enter text.

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



File #: 240023

ORDINANCE NO. 240023

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 2 acres generally located at 4627 Madison Avenue from Districts UR and B4-5 to District B4-5, and approving a development plan to allow for an apartment complex and parking garage. (CD-CPC-2023-00153,155)

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-1420, rezoning an area of about 2 acres generally located at 4627 Madison Avenue from Districts UR (Urban Redevelopment) and B4-5 (Heavy Commercial) to District B4-5 (Heavy Commercial), and approving a development plan to allow for an apartment complex and parking garage, said section to read as follows:

Section 88-20A-1420. That an area legally described as:

TRACT I: All of Lots 18 through 31, Both Inclusive, except that part of Lot 24 taken for street right-of-way by Ordinance Number 30109; All of the East 128.68 feet of Lots 32 through 36, Both Inclusive, along with the vacated alley lying between the North line of said Lots 18 and 31 and the North line of 47th Street, as now established, all in Block 16, Bunker Hill, a subdivision in Kansas City, Jackson County, Missouri.

TRACT II: Easements created in and by that certain Parking Easement Agreement dated October 30, 1997 and filed October 31, 1997 as Document No. 97K-51484, by and between Joseph B. Gibson and Jacquelyn C. Gibson as Co-Trustees of the Joseph B. Gibson Revocable Living Trust established by The Joseph B. Gibson Revocable Trust Agreement dated February 4, 1982, as restated by Restatement of the Joseph B. Gibson Revocable Trust Agreement dated December 19, 1991 and as amended by Amendments thereto dated December 4, 1992 and January 10, 1996 and S & G, L.C., a Missouri limited liability company.

TRACT III: Lot 2, Madison Plaza, a subdivision in the City of Kansas City, Jackson County, Missouri, according to the record plat.

is hereby rezoned from Districts UR (Urban Redevelopment) and B4-5 (Heavy Commercial) to District B4-5 (Heavy Commercial), all as shown outlined on a map marked Section 88-20A-1420, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

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

1. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping and street trees required of the approved plan have been installed in accordance with the plan and are healthy prior to the certificate of occupancy.
2. 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.
3. All signs must comply with 88-445-07 and are subject to permitting.
4. A deviation to the maximum height of a structure within the Plaza Bowl Overlay District adopted by Committee Substitute for Ordinance No. 190100 is hereby approved for the southeast corner of the property in the amount of 8 feet, to allow for an elevation of 98 feet.
5. Per 88-425-13, an administrative adjustment is approved to site 7 street trees along Madison Avenue and 0 along Summit Street. In lieu of 6 street trees along Summit Street, raised planters will be installed.
6. The developer shall provide an outdoor lighting plan conforming to 88-430. Per 88-430-05-C, spillover light may not exceed 0.186 footcandle onto R zoned property or 1.0 footcandle onto public rights of way measured at grade along the property line.
7. Per 88-424-03-C, projects in which no tree canopy cover will be impacted or removed are exempt from 88-424-03-C with a certified statement submitted by an SAF certified forester, ISA certified arborist, professional landscape architect, or a professional engineer registered in the State of Missouri. The statement shall be placed on required stamped plans and plats.
8. An Alternative Compliance Parking Plan must be submitted for the temporary loss of existing parking at 800 W. 47th Street for the users of 800 W. 47th Street.

9. The developer shall provide a utility plan showing and labeling the location and sizes of the existing and proposed public water mains and fire hydrants.
10. The developer will ensure that the enclosed interior parking space numbers reflect one parking space per bedroom plus at least 20 visitor parking spaces.
11. The developer agrees to not separate parking fee from rent, so that each bedroom is assigned one parking space as a part of the rental of the unit.
12. The proposed project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC 2018 § 507.1)
13. 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)
14. 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) Also, fire hydrant distribution shall follow IFC 2018 Table C102.1.
15. Buildings which have an occupiable floor greater than 75 feet above grade shall meet high rise requirements. (IFC 2018 Sec 914.3)
16. 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)
17. 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. The developer has indicated a money in lieu of parkland is to be paid in satisfying these requirements. The fee will be based on the total number of units at the 2023 park rate and due prior to a certificate of occupancy.
18. No water service line will be less than 1 1/2” in diameter where three or more units or commercial building will be served by one domestic service line and meter.
19. The developer shall ensure that water and fire service lines meet current Water Services Department rules and regulations prior to the certificate of occupancy.
20. 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.

21. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
22. Per the utility plan note to connect the proposed private domestic and fire service lines to the existing 6" public water main in Madison Avenue, this main is not likely adequately sized for these connections and providing for the existing water flow demands. The existing water main in Madison Avenue is slated for upsizing and replacement as part of the Water Services Department water main replacement program, however, the timing of the two projects is unknown, and the new main would need to be in service prior to connecting. An 8" main exists in 47th Street according to our GIS maps and is more likely to be able to provide adequate flows and pressures for the domestic and fire flows and would need further investigation for confirmation of available flows and pressures vs. anticipated demands. If these options are not viable then a main extension and upsizing project will be needed.
23. The developer shall provide acceptable easements and secure permits to relocate sanitary sewers out from under proposed buildings and structures. Any existing public lines located under proposed structures must be abandoned in place or removed and easement vacated as required by the Land Development Division and the Kansas City Water Services Department prior to recording the plat or issuance of a building permit, whichever occurs first.

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

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

..end

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

Diane Binckley, AICP
Deputy Director, City Planning and Development

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240023

Submitted Department/Preparer: City Planning

Revised 11/01/23

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

Executive Summary

Sponsor: Director of City Planning and Development.

Approving a rezoning from UR (Urban Redevelopment) and B4-5 (Heavy Commercial) to B4-5 and Development Plan on approximately 2 acres generally located at 4627 Madison Ave, creating a multi-unit development. (CD-BZA-2023-00153 and 155)

Discussion

Development Plan review and approval is intended to ensure compliance with KCMO Zoning and Development Code, minimize land use conflicts, and encourage the compatible arrangement of site features to promote public safety and general welfare.

City Council Key Points

- Rezoning from UR and B4-5 to B4-5 to update the zoning map to existing conditions.
- Proposed 202 multi-unit apartment building.
- Deviations = Height to the Plaza Bowl Overlay District.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
Not applicable as this is a zoning related ordinance authorizing the rezoning of property and approval of a Development Plan.
3. How does the legislation affect the current fiscal year?
Not applicable as this is a zoning related ordinance authorizing the rezoning of property and approval of a Development Plan.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.

The subject ordinance does not authorize incentives, dedication of right-of-way, or construction of new public facilities.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
This ordinance authorizes physical development of the subject property, which may generate revenue.

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

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

Additional Discussion (if needed)

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

Citywide Business Plan (CWBP) Impact

1. View the [FY23 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Housing and Healthy Communities (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
- Utilize planning approaches in neighborhoods to reduce blight, ensure sustainable housing, and improve resident wellbeing and cultural diversity.
 - Maintain and increase affordable housing supply to meet the demands of a diverse population.
 - Address the various needs of the City's most vulnerable population by working to reduce disparities.
 - Foster an inclusive environment and regional approach to spur innovative solutions to housing challenges.
 - Ensure all residents have safe, accessible, quality housing by reducing barriers.
 - Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

Prior Legislation

190100

Approving a Special Character Overlay to be known as the Plaza Bowl Overlay District, which includes use and height regulations for the area generally located on the south and north sides of W. 47th Street (extending northerly to the north side of W 46th Ter), between Madison Avenue on the west and J.C. Nichols Parkway on the east ... and recognizing this ordinance as having an accelerated effective date.

Service Level Impacts

No impact expected.

Other Impacts

1. What will be the potential health impacts to any affected groups?
No, this zoning related ordinance authorizes a rezoning and Development Plan which is not expected to have health impacts and has not been evaluated for health impacts.
2. How have those groups been engaged and involved in the development of this ordinance?
This ordinance requires public engagement prior to a recommendation from the City Plan Commission, see Staff Report for more details.
3. How does this legislation contribute to a sustainable Kansas City?
N/A
4. Does this legislation create or preserve new housing units?
Yes (Press tab after selecting)

Total Number of Units 202
Number of Affordable Units Unknown.
5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)
Please provide reasoning why not:
[Click or tap here to enter text.](#)
6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

Click or tap here to enter text.

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



CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri
 City Planning & Development Department
www.kcmo.gov/cpc

12/05/2023

Project Name
4627 Madison Apartments

Docket 3.1 & 3.2

Request
 CD-CPC-2023-00153 (3.2)
 Development Plan

CD-CPC-2023-00155 (3.1)
 Rezoning

Applicant
 Doug Stone
 Lewis Rice

Owner
 Ken Block
 Block Real Estate
 4622 Pennsylvania Ave
 Kansas City, MO 64111

Location ~ 4627 Madison Ave
 Area About 2 acres
 Zoning UR & B4-5
 Council District 6
 County Jackson
 School District KCMO 110

Surrounding Land Uses

North: Commercial Uses, zoned B1-3
South: Commercial Uses, zoned B4-5
East: Commercial Uses, zoned UR
West: Vacant, zoned B4-5
 (approved use = Residential)

Major Street Plan

Madison Ave is identified on the City's Major Street Plan. Madison Ave is a Thoroughfare.

Land Use Plan

The Midtown/Plaza Area Plan recommends Mixed Use Community for this location.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on 9/18/2023. No Scheduling deviations from 2023 Cycle T have occurred.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The Plaza Westport Neighborhood Association is tied to the subject site.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. The applicant hosted a meeting on 10/31/2023. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS

A parking lot, ATM, and parking garage for 800 W 47th St occupy the existing site.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a development plan to site an apartment complex, with an associated parking garage, on the subject property. A portion of the site is also being rezoned from UR (Urban Redevelopment) to B4-5 (Heavy Commercial) to update the zoning map to proposed conditions.

PROFESSIONAL STAFF RECOMMENDATION

Docket #3.1 Recommendation Approval
 Docket #3.2 Recommendation Approval, Subject to Conditions

CONTROLLING + RELATED CASES

170214

Approving a Major Amendment to a Development Plan on Approximately 1.6 acres located at 4600 Summit Street and 4627 Madison Ave, to allow placement of a pre-fabricated shipping container for a drive-through café on the property in District UR.

190100

Approving a Special Character Overlay to be known as the Plaza Bowl Overlay District, which includes use and height regulations for the area generally located on the south and north sides of W. 47th Street (extending northerly to the north side of W. 46th Terrace), between Madison Avenue on the west and J.C. Nichols Parkway on the east .. and recognizing this ordinance as having an accelerated effective date.

PLAN REVIEW

Development Plan review and approval is intended to ensure compliance with the KCMO Zoning and Development Code, minimize land use conflicts, and encourage the compatible arrangement of buildings, off-street parking, lighting, landscaping, stormwater facilities, vehicle and pedestrian access routes, and other site features in a manner that will promote public safety and general welfare.

The purpose of the Plaza Bowl Overlay is to establish land use regulations and limit building heights for the area commonly referred to as the Country Club Plaza. The overlay is also intended to (1) maintain and promote economic vitality of the area, (2) encourage preservation of the area's rare, unique historical and distinctive character, (3) stabilize property values and reduce investment risks, (4) establish known ground rules for development, and (5) promote the health, safety, morals, and general welfare of the City.

The proposed project includes 202 units, including amenities for the residential use, and 476 vehicle parking spaces on the subject site.

PLAN ANALYSIS

Residential Lot and Building (88-110), Use- Specific (88-300), and Development Standards (88-400)

**indicates adjustment/deviation*

Standards	Applicability	Meets	More Information
Lot and Building Standards (88-110)	Yes	Yes	See Site Plans.
Plaza Bowl Overlay District*	Yes	No	See Conditions Report.
Accessory or Use- Specific Standards (88-305 – 385)	No	-	-
Boulevard and Parkway Standards (88-323)	No	-	-
Parkland Dedication (88-408)	Yes	Yes	See Site Plans and Conditions Report.
Parking and Loading	Yes	Yes	See Site Plans and Conditions Report.

Standards (88-420)			
Landscape and Screening Standards (88-425)*	Yes	No	See Site Plans and Conditions Report.
Outdoor Lighting Standards (88-430)	Yes	?	See Conditions Report.
Sign Standards (88-445)	Yes	-	See Conditions Report.
Pedestrian Standards (88-450)	Yes	Yes	See Site Plans.

SPECIFIC REVIEW CRITERIA

Zoning and Development Code Map Amendments, Rezoning (88-515-08)

In reviewing and making decisions on proposed zoning map amendments, the City Planning and Development Director, City Plan Commission, and City Council must consider at least the following factors:

- A.** Conformance with adopted plans and planning policies;
The proposed development does not meet the recommendations outlined in the Midtown/Plaza Area Plan, however with an approved height deviation, is compatible with surrounding properties. AN
- B.** Zoning and use of nearby property;
42% of the subject site is zoned B4-5, the entire site needs to be zoned B4-5 since the UR portion of the site is not vested. There is also B4-5 zoned property to the west and south of the subject site. AN
- C.** Physical character of the area in which the subject property is located;
High-density residential and commercial uses surround the subject site. AN
- D.** Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;
The appropriate City Staff who have jurisdiction over public facilities and services have reviewed the proposed project. See Site Plans and Conditions Report for more information. AN
- E.** Suitability of the subject property for the use to which it has been restricted under the existing zoning regulations;
The Development Plan (drive-through café) attached to 4627 Madison Ave is not vested, thus the existing UR zoning is not applicable. AN
- F.** Length of time the subject property has remained vacant as zoned;
N/A. AN
- G.** The extent to which approving the rezoning will detrimentally affect nearby properties; and
Ensuring that the entire site's zoning is uniform will not have a detrimental effect on nearby properties. AN
- H.** The gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.
Ensuring that the entire site's zoning is uniform will not impose a hardship on the landowner or general public. AN

Development Plans, Project Plan, or Site Plan (88-516-05)

In order to be approved, a development plan, project plan, or site plan must comply with all of the following criteria:

- A.** The plan must comply with all standards of the Zoning and Development Code and all other applicable city ordinances and policies;
- See the “Plan Analysis” above.
 - The proposed development does not meet the recommendations outlined in the Midtown/Plaza Area Plan, however with an approved height deviation, is compatible with surrounding properties. AN
- B.** The proposed use must be allowed in the district in which it is located;
A high-density apartment complex is permitted in the B4-5 zoning district. AN
- C.** Vehicular ingress and egress to and from the site, and circulation within the site must provide for safe, efficient, and convenient movement of traffic not only within the site but on adjacent roadways;
The proposed development is going to add less than 80 trips during the peak hours. The area is completely built out in terms of the roadway network so additional turn lanes are not warranted adjacent to the entrance/exit of the development and there is no need to upgrade/change the traffic control at the study intersections. SA
- D.** The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site;
The plan provides for adequate pedestrian paths and bicycle parking. AN
- E.** The plan must provide for adequate utilities based on City standards for the particular development proposed.
The appropriate City Staff who have jurisdiction over public facilities and services have reviewed the proposed project. See Site Plans and Conditions Report for more information. AN
- F.** The location, orientation, and architectural features, including design and material, of buildings and other structures on the site must be designed to be compatible with adjacent properties.
The location and orientation of the proposed project are compatible with adjacent properties. The architectural features, black brick and wood paneling, are common for new construction. AN
- G.** Landscaping, berms, fences, and/or walls must be provided to buffer the site from undesirable views, noises, lighting, or other off-site negative influences and to buffer adjacent properties from negative influences that may be created by the plan.
- *The west and east portions of the proposed project are landscaped and screened to help avoid negative pedestrian experiences.*
 - *An outdoor lighting plan was not provided. See Conditions Report. AN*
- H.** The design of streets, drives, and parking areas within the project should result in a minimum of area devoted to asphalt or other impervious surfaces consistent with the needs of the project and city code requirements.
The proposed project is demolishing an existing parking garage (tenant 800 W 47th St) and building a parking garage within the apartment complex to accommodate users of the proposed apartment complex and existing office building. Thus, 352 parking spots are required and 476 are being constructed. See Conditions Report. AN
- I.** The plan must identify trees to be removed and trees to be preserved during the development of the subject property with the goal of saving trees that are not required to be removed for the development of the property.
Yes, see the Condition Report. AN

ATTACHMENTS

1. Conditions Report
2. Applicants Submittal
3. Public Engagement Materials
4. Additional documents, Written Public Testimony

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **APPROVAL and APPROVAL, SUBJECT TO CONDITIONS** as stated in the conditions report.

Note that conditions #6, #7, #9, and #21 need to be resolved prior to the City Council Ordinance Request.

Respectfully Submitted,

Ahna Nanoski, AICP
Lead Planner



Plan Conditions

Report Date: November 28, 2023

Case Number: CD-CPC-2023-00153

Project: 4627 Madison Apartments

Condition(s) by City Planning and Development Department. Contact Ahnna Nanoski at (816) 513-8816 / Ahnna.Nanoski@kcmo.org with questions.

1. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping and street trees required of the approved plan have been installed in accordance with the plan and are healthy prior to the Certificate of Occupancy.
2. 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 Certificate of Occupancy.
3. No detailed signage plan is included. All signs must comply with 88-445-07 [Single purpose building] and are subject to permitting.
4. Applicant requests a deviation to the maximum height of a structure within the Plaza Bowl Overlay District adopted by Committee Substitute for Ordinance No. 190100 per Section B, Subsection 4.f. The height deviation requested is as follows:
 - A. Southeast property corner elevation equals 98 ft, resulting in a deviation of 8 ft.
5. Per 88-425-13 an administrative adjustment is approved to site 7 street trees along Madison Ave and 0 along Summit St. In lieu of 6 street trees along Summit St, raised planters will be installed.
6. Provide an outdoor lighting plan conforming to 88-430. Per 88-430-05-C, spillover light may not exceed 0.186 foot-candle onto R-zoned property or 1.0 foot-candle onto public rights-of-way measured at grade along the property line. Correction needs to be resolved prior to City Council Ordinance Request.
7. Per 88-424-03-C, projects in which no tree canopy cover will be impacted or removed are exempt from 88-424-03-C with a certified statement submitted by an SAF certified forester, ISA certified arborist, professional landscape architect, or a professional engineer registered in the State of Missouri. The statement shall be placed on required stamped plans and plats. Correction needs to be resolved prior to City Council Ordinance Request.
8. An Alternative Compliance Parking Plan must be submitted for the temporary loss of existing parking at 800 W 47th St for the users of 800 W 47th St.
9. Water Services Condition: Provide a Utility Plan showing and labeling the location and sizes of the Existing & Proposed Public Water Mains & Fire Hydrants. Condition must be revised prior to City Council Ordinance Request.
Note 10/30: Sheet C1.01 Utility Plan not modified per previous comments and response letter for proposed fire and domestic water connections to the 8" main in 47th Street vs. 6" main in Madison Ave. (The 8" main will still need to be verified as adequate).
10. The developer will ensure that the enclosed interior parking spaces numbers reflect one parking space per bedroom plus at least 20+ visitor parking spaces.
11. The developer agrees to not separate parking fee from rent, so that each bedroom is assigned one parking space as a part of the rental of the unit.

Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

12. The proposed project shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC-2018 § 507.1)
13. 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)
14. 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) Also, fire hydrant distribution shall follow IFC-2018 Table C102.1

Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

15. Buildings which have an occupiable floor greater than 75 feet above grade shall meet high-rise requirements (IFC 2018 Sec 914.3)..
16. 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)

Condition(s) by Parks & Recreation. Contact Justin Peterson at (816) 513-7599 / Justin.Peterson@kcmo.org with questions.

17. 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. The developer has indicated a money-in-lieu of parkland is to be paid in satisfying these requirements. The fee will be based on the total number of units at the 2023 park rate and due prior to Certificate of Occupancy.

Condition(s) by Water Services Department. Contact Heather Massey at (816) 513-2111 / heather.massey@kcmo.org with questions.

18. No water service line will be less than 1-1/2" in diameter where three or more units or Commercial building will be served by one domestic service line and meter.
19. The developer shall ensure that water and fire service lines meet current Water Services Department Rules and Regulations prior to the Certificate of Occupancy.
<https://www.kcwater.us/wp-content/uploads/2022/05/2022-Rules-and-Regulations-for-Water-Service-Lines-Final.pdf>
20. 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.
21. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
South of River contact - Bryan Wagner 816-513-0275
North of River contact - Pedro Colato 816-513-4892

Condition(s) by Water Services Department. Contact Kirk Rome at (816) 513-0368 / kirk.rome@kcmo.org with questions.

22. Per the utility plan note to connect the proposed private domestic and fire service lines to the existing 6" public water main in Madison Ave., this main is not likely adequately sized for these connections and providing for the existing water flow demands. The existing water main in Madison Ave. is slated for upsizing and replacement as part of the WSD water main replacement program, however the timing of the two projects is unknown, and the new main would need to be in service prior to connecting. An 8" main exists in 47th Street according to our GIS maps and is more likely to be able to provide adequate flows and pressures for the domestic and fire flows and would need further investigation for confirmation of available flows and pressures vs. anticipated demands. If these options are not viable then a main extension and upsizing project will be needed.

Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.

23. The developer provide acceptable easement and secure permits to relocate sanitary sewers out from under proposed buildings and structures, etc. Any existing public lines located under proposed structures must be abandoned in place or removed and easement vacated; as required by Land Development Division and KC Water prior to recording the plat or issuance of a building permit, whichever occurs first.

SITE DATA	Existing	Proposed	Deviation Requested?	Approved
Zoning	UR & B4-5	B4-5		
Gross Land Area				
in square feet	88,496	88,496		
in acres	2.032	2.032		
Right-of-way Dedication				
in square feet	0	0		
in acres	0	0		
Net Land Area				
in square feet	88,496	88,496		
in acres	2.032	2.032		
Building Area (sq. ft.)	105,945(OFFICE)	325,243		
Floor Area Ratio		4.87		
Residential Use Info				
Total Dwelling Units		202 UNITS		
Detached House				
Zero lot line House				
Cottage House				
Semi-attached House				
Townhouse				
Two-unit House				
Multi-unit House				
Colonnade				
Multiplex				
Multi-unit Building		202 UNITS		
Total Lots		2 LOTS		
Residential				
Public/Civic				
Commercial				
Industrial				
Other				

BUILDING DATA	Required	Proposed	Deviation Requested?	Approved
Rear Setback	NONE	NONE		
Front Setback	NONE	NONE		
Side Setback	NONE	NONE		
Side Setback (abutting street)	NONE	NONE		
Height	NONE	*		

* AVG. HEIGHT ON MADISON AVE: 96'-6"
 * AVG. HEIGHT ON SUMMIT ST: 87'-8"

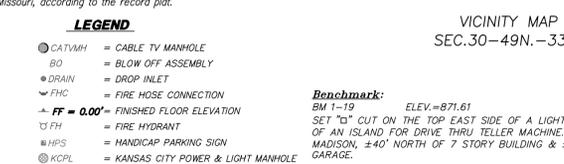
88-420 - PARKING	Vehicle Spaces		Bike Spaces		Alternatives Proposed? (See 88-420-16)
	Required	Proposed	Required	Proposed	
Proposed Use(s)					
MULTI-FAMILY USE	202	326	73 LONG TERM	73 LONG TERM	
EXISTING OFFICE USE	160	160	34 SHORT TERM	34 SHORT TERM	
TOTAL	362	476			

EXISTING TREE NOTE:
 THE PROJECT IS APPLICABLE TO 88-424 BUT LESS THAN ONE ACRE OF TREES IS TO BE REMOVED, THEREFORE, NO MITIGATION IS REQUIRED.

Storm Sewer:
 See sheet C2.00 for proposed storm sewer improvements.

Utilities:
 See sheet C1.01 for existing & proposed utility information.

Legal Description:
 TRACT I
 All of Lots 18 through 31, Both Inclusive, except that part of Lot 24 taken for street right-of-way by Ordinance Number 30103; All of the East 128.68 feet of Lots 32 through 36, Both Inclusive, along with the vacated alley lying between the North line of said Lots 18 and 31 and the North line of 47th Street, as now established, all in Block 16, BUNKER HILL, a subdivision in Kansas City, Jackson County, Missouri.
 TRACT II
 Easements created in and by that certain Parking Easement Agreement dated October 30, 1997 and filed October 31, 1997 as Document No. 97K-51484, and between Joseph B. Gibson and Jacquelyn C. Gibson as Co-Trustees of the Joseph B. Gibson Revocable Living Trust established by The Joseph B. Gibson Revocable Trust Agreement dated February 4, 1982, as restated by Restatement of the Joseph B. Gibson Revocable Trust Agreement dated December 19, 1991 and as amended by Amendments thereto dated December 4, 1992 and January 10, 1996 and S & G, L.C., a Missouri limited liability company.
 TRACT III
 Lot 2, MADISON PLAZA, a subdivision in the City of Kansas City, Jackson County, Missouri, according to the record plat.



- LEGEND**
- CATVMH = CABLE TV MANHOLE
 - BO = BLOW OFF ASSEMBLY
 - DRAIN
 - FHC = FIRE HOSE CONNECTION
 - FF = 0.00' = FINISHED FLOOR ELEVATION
 - FH = FIRE HYDRANT
 - HPS = HANDICAP PARKING SIGN
 - KCPL = KANSAS CITY POWER & LIGHT MANHOLE
 - LPCB = LIGHT POLE w/CONCRETE BASE
 - LP = LIGHT POLE
 - MS = METAL SIGN
 - PB = PIPE BOLLARD
 - PFB = POWER AT FACE OF BUILDING
 - PRISR = POWER RISER
 - SCV = SPRINKLER CONTROL VALVE
 - SPBHM = SIGNAL PULL BOX MANHOLE
 - SPLE = SIGNAL POLE
 - SSMH = SANITARY SEWER MANHOLE
 - TMH = TELEPHONE MANHOLE
 - TREE = CONIFEROUS TREE
 - TREE = DECIDUOUS TREE
 - UMH = UNKNOWN MANHOLE
 - UMH = WATER VALVE
 - YLT = YARD LIGHT
 - ADA = HANDICAP RAMP
 - ADA = REGULAR PARKING SPACE COUNT
 - ADA = HANDICAP PARKING SPACE COUNT
 - G = GAS MAIN
 - FO = FIBER OPTIC LINE
 - OP = OVERHEAD POWER
 - TV = CABLE TELEVISION LINE
 - T = TELEPHONE LINE

Benchmark:
 BM 1-19 ELEV.=871.61
 SET "X" CUT ON THE TOP EAST SIDE OF A LIGHT POLE IN THE EAST END OF AN ISLAND FOR DRIVE THRU TELLER MACHINE ± 100' EAST OF MADISON, ± 40' NORTH OF 7 STORY BUILDING & ± 50' WEST OF PARKING GARAGE.

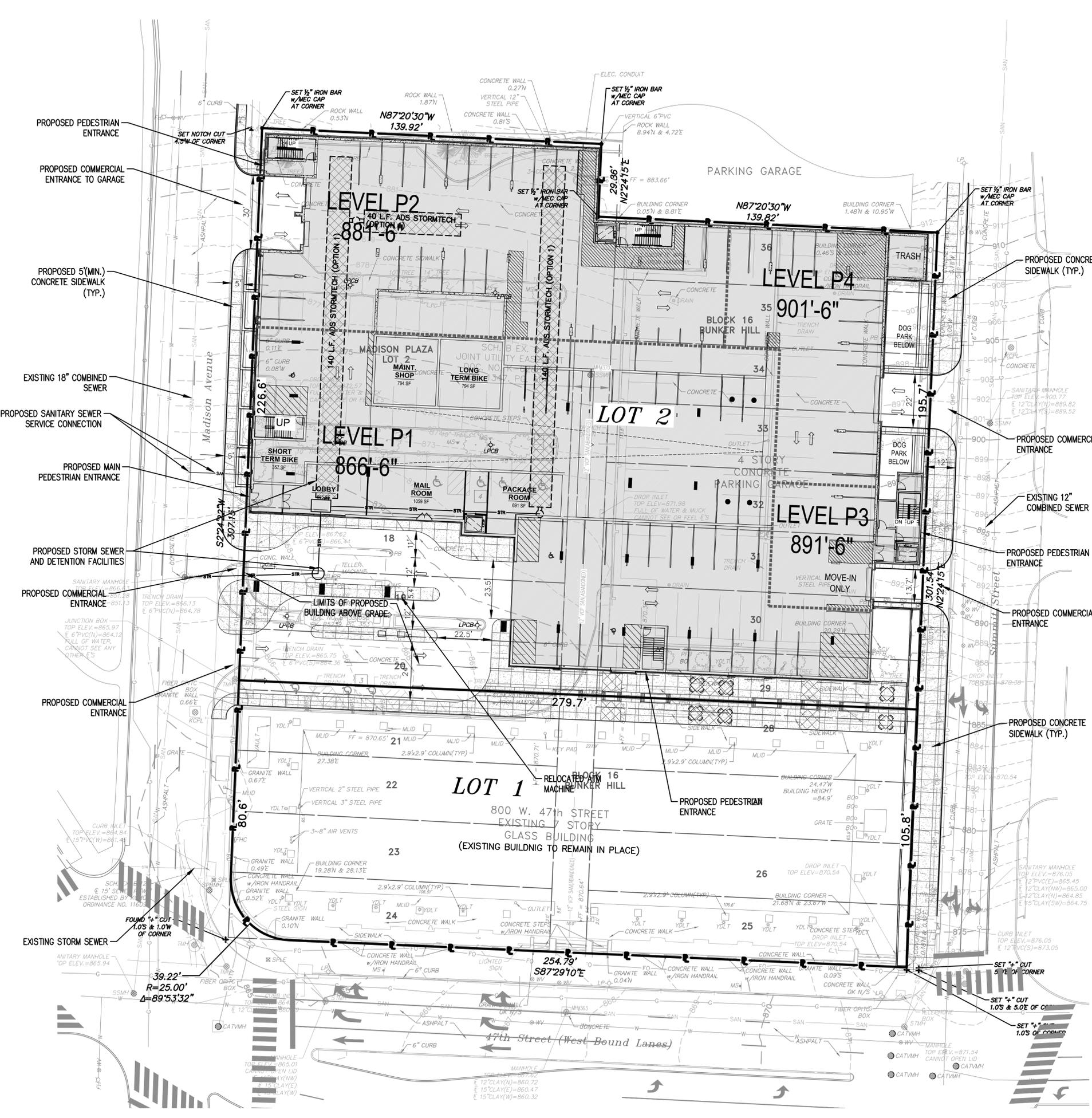
Flood Zone:
 WE HAVE REVIEWED THE "FLOOD INSURANCE RATE MAP", COMMUNITY PANEL NO. 290950281C, EFFECTIVE JANUARY 20, 2017, AS PUBLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY. OUR REVIEW OF THIS MAP INDICATES THAT THIS PARCEL OF LAND LIES WITHIN ZONE X, WHICH IS "AREAS DETERMINED TO BE OUTSIDE THE .02% ANNUAL CHANCE FLOODPLAIN."

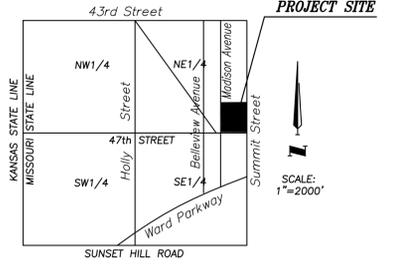
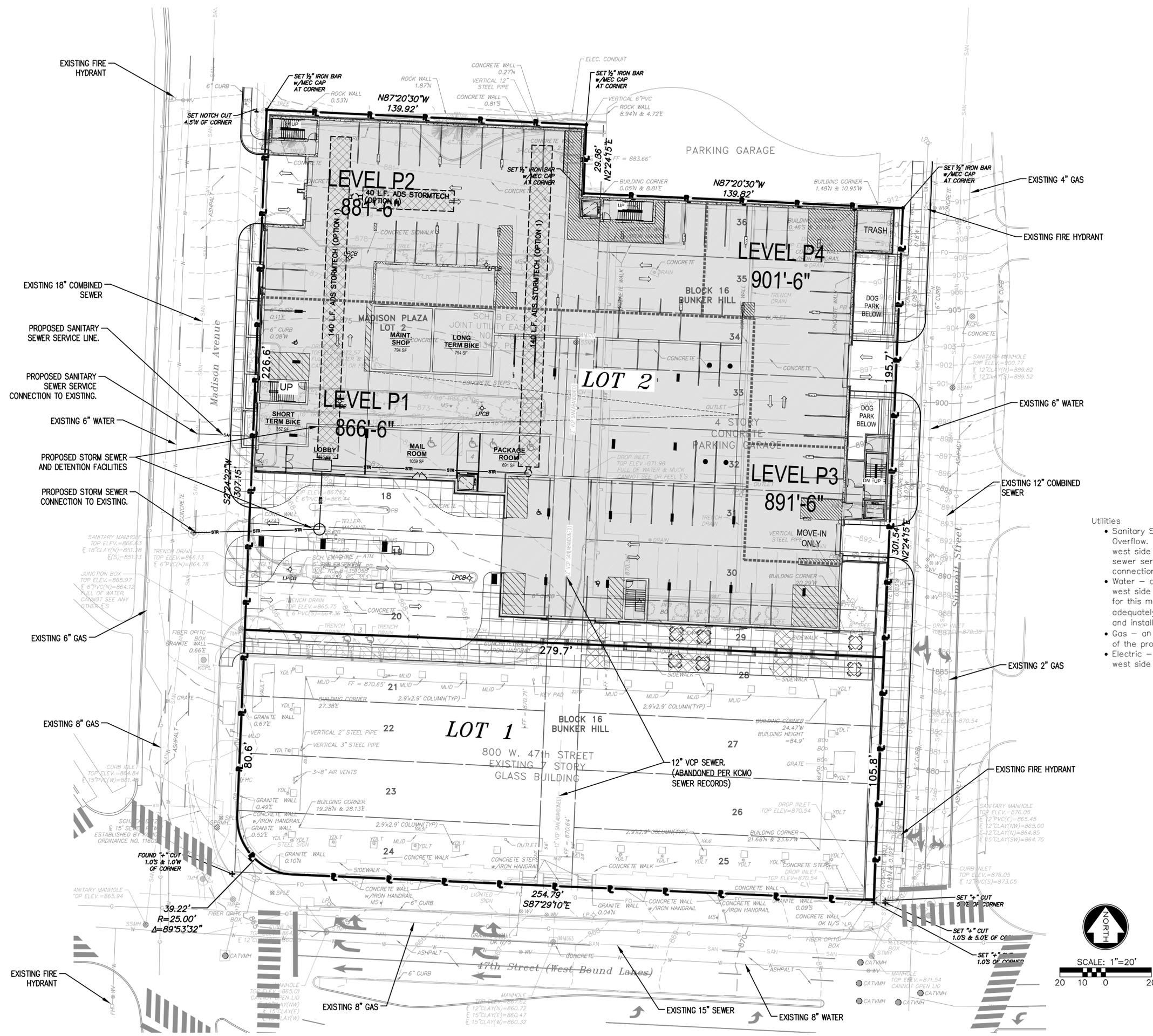
Zoning:
 NO ZONING REPORT LETTER WAS PROVIDED FOR THIS SURVEY. According to the Kansas City, Missouri GIS Parcel Viewer Tract I is zoned B4-5 Tract II is zoned UR

UTILITY NOTE:
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING MAPPING PROVIDED BY THE UTILITY COMPANY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

EMERGENCY PHONE NUMBERS

AQUILA, INC. 800-303-0357
 AT&T 800-252-1133
 KCMO-TRAFFIC SIGNALS 800-513-9314
 KCMO-STREET & TRAFFIC DIVISION 800-513-9300
 KCMO-WATER SERVICE DEPARTMENT 816-513-0209
 KCP&L 816-471-KCPL
 MCI/WESTERN UNION 800-MCI-WORK
 MISSOURI GAS ENERGY 800-582-0000
 SBC 800-870-8390
 SPRINT 800-880-2822
 TIME WARNER, INC. 816-358-8833





VICINITY MAP
SEC.30-49N.-33W.

LEGEND

- CATVMH = CABLE TV MANHOLE
- BO = BLOW OFF ASSEMBLY
- DRAIN = DROP INLET
- ▼ FHC = FIRE HOSE CONNECTION
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- G = GAS MAIN
- FO = FIBER OPTIC LINE
- OHP = OVERHEAD POWER
- TV = CABLE TELEVISION LINE
- T = TELEPHONE LINE

Utilities

- Sanitary Sewer – the development is located within a Combined Sewer Overflow. An existing 18" diameter sanitary sewer with Madison Avenue along the west side of the property is available to serve the development. The sanitary sewer service line can be connected to teh public sewer main via a tee or wye connection.
- Water – an existing 6" diameter water main located on Madison Avenue along the west side of the property is available to serve the development. Future testing for this main is recommended to confirm that adequate pressure is available to adequately serve the proposed building. Design (by a licensed Plumbing Engineer) and installation of a booster pump may be necessary to meet these demands.
- Gas – an existing 6" gas main is located on Madison Avenue along the west side of the property that is available to serve the development.
- Electric – underground Evergy electric is located on Madison Avenue along the west side of the property that is available to serve the development.

Benchmark:

BM 1-19 ELEV.=871.61
SET "a" CUT ON THE TOP EAST SIDE OF A LIGHT POLE IN THE EAST END OF AN ISLAND FOR DRIVE THRU TELLER MACHINE. ± 100' EAST OF MADISON, ±40' NORTH OF 7 STORY BUILDING & ± 50' WEST OF PARKING GARAGE.

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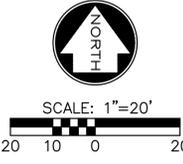
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- MISSOURI GAS ENERGY 800-582-0000
- SBC 800-870-8390
- SPRINT 800-880-2822
- TIME WARNER, INC. 816-358-8833



ARCHITECTURE
LANDSCAPE
ARCHITECTURE
INTERIORS
ENERGY SERVICES

NSPJ

ARCHITECTS
3515 W. 75TH ST., SUITE 201
PRAIRIE VILLAGE, KS 66208

P. 913.831.1415
F. 913.831.1563
NSPJARCH.COM
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CIVIL ENGINEER:
M. CLURE
11031 Strang Line Road
Lenexa, KS 66215
913.888.7800

A NEW MULT-FAMILY DEVELOPMENT FOR:
4627 MADISON
4627 MADISON AVE.
KANSAS CITY, MO

DRAWING RELEASE LOG
● 09.18.2023 - Preliminary Development Plan

REVISIONS
▲ 10.20.2023 - CITY COMMENT REVISIONS

DATE
09/18/2023
JOB NO.
650519
DRAWN BY:
TH / AK
SHEET NO.

C1.01



SITE UTILITY PLAN

* ADS STORMTECH DETENTION SYSTEM. CONTRACTOR SHALL COORDINATE WITH ADS AND SUPPLY FINAL ENGINEERED PLANS SEALED BY A MISSOURI P.E. APPROXIMATE STORAGE FOR THE PROPOSED ADS STORMTECH SYSTEM IS 12,000 CU. FT. SEE MEP PLANS FOR ROOF DRAIN CONNECTIONS TO ADS STORMTECH DETENTION SYSTEM.

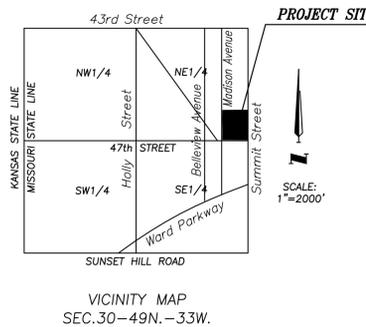
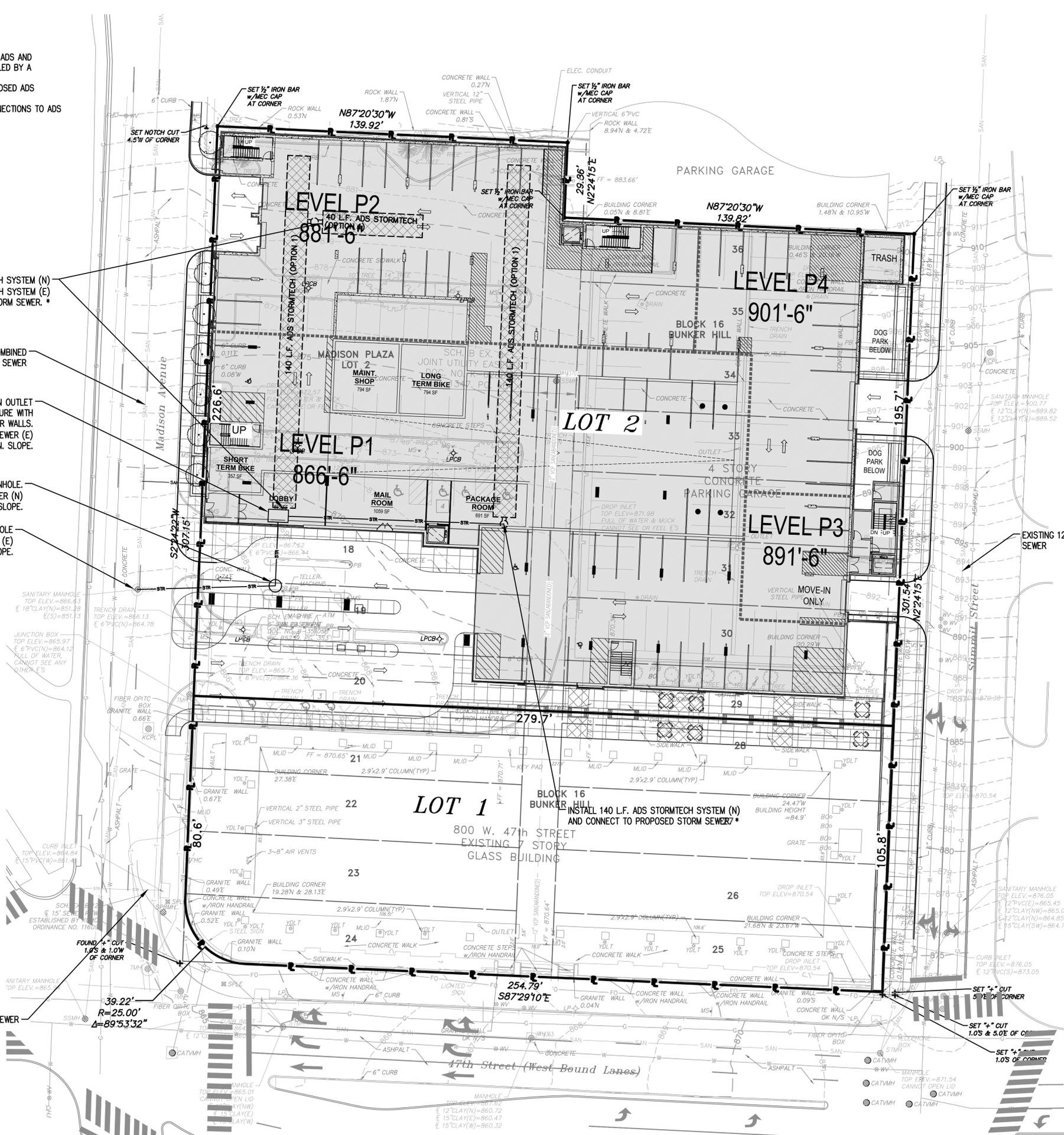
INSTALL 140 L.F. ADS STORMTECH SYSTEM (N) & 40 L.F. ADS STORMTECH SYSTEM (E) AND CONNECT TO PROPOSED STORM SEWER.*

EXISTING 18" COMBINED SEWER

INSTALL 7'x4' DETENTION OUTLET CONTROL STRUCTURE WITH ORIFICE PLATE & INTERIOR WEIR WALLS. INSTALL 86 L.F. 24" HDPE STORM SEWER (E) AT 0.88% MIN. SLOPE.

INSTALL 4' ID STORM SEWER MANHOLE. INSTALL 27 L.F. 24" HDPE STORM SEWER (N) AT 0.88% MIN. SLOPE.

CONNECT TO EXISTING MANHOLE. INSTALL 55 L.F. 24" HDPE STORM SEWER (E) AT 0.88% MIN. SLOPE.

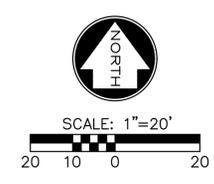


LEGEND

- CATVMH = CABLE TV MANHOLE
- BO = BLOW OFF ASSEMBLY
- DRAIN = DROP INLET
- ▼ FHC = FIRE HOSE CONNECTION
- FF = 0.00' = FINISHED FLOOR ELEVATION
- ⊕ FH = FIRE HYDRANT
- ⊕ HPS = HANDICAP PARKING SIGN
- ⊕ KCPL = KANSAS CITY POWER & LIGHT MANHOLE
- ⊕ LPCB = LIGHT POLE w/CONCRETE BASE
- ⊕ LP = LIGHT POLE
- ⊕ MS = METAL SIGN
- ⊕ PB = PIPE BOLLARD
- ⊕ PFB = POWER AT FACE OF BUILDING
- ⊕ PRSR = POWER RISER
- ⊕ SCV = SPRINKLER CONTROL VALVE
- ⊕ SPBMH = SIGNAL PULL BOX MANHOLE
- ⊕ SPL = SIGNAL POLE
- ⊕ SSMH = SANITARY SEWER MANHOLE
- ⊕ TMH = TELEPHONE MANHOLE
- ⊕ T = TREE
- ⊕ 10' TREE = DECIDUOUS TREE
- ⊕ UMH = UNKNOWN MANHOLE
- ⊕ WV = WATER VALVE
- ⊕ YOLT = YARD LIGHT
- ADA = HANDICAP RAMP
- G = REGULAR PARKING SPACE COUNT
- H = HANDICAP PARKING SPACE COUNT
- G = GAS MAIN
- FO = FIBER OPTIC LINE
- OHP = OVERHEAD POWER
- TV = CABLE TELEVISION LINE
- T = TELEPHONE LINE

Benchmark:
BM 1-19 ELEV.=871.61
SET "O" CUT ON THE TOP EAST SIDE OF A LIGHT POLE IN THE EAST END OF AN ISLAND FOR DRIVE THRU TELLER MACHINE. ± 100' EAST OF MADISON, ±40' NORTH OF 7 STORY BUILDING & ± 50' WEST OF PARKING GARAGE.

Flood Zone:
WE HAVE REVIEWED THE "FLOOD INSURANCE RATE MAP", COMMUNITY PANEL NO. 20905C0261G, EFFECTIVE JANUARY 20, 2017, AS PUBLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY. OUR REVIEW OF THIS MAP INDICATES THAT THIS PARCEL OF LAND LIES WITHIN ZONE X, WHICH IS "AREAS DETERMINED TO BE OUTSIDE THE .02% ANNUAL CHANCE FLOODPLAIN."



UTILITY NOTE:
"THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING MAPPING PROVIDED BY THE UTILITY COMPANY, THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES."

EMERGENCY PHONE NUMBERS

AQUILA, INC.	800-303-0357
AT&T	800-252-1133
KCMO-TRAFFIC SIGNALS	800-513-9314
KCMO-STREET & TRAFFIC DIVISION	800-513-9300
KCMO-WATER SERVICE DEPARTMENT	816-513-0209
KCP&L	816-471-KCPL
MCI/WESTERN UNION	800-MCI-WORK
MISSOURI GAS ENERGY	800-582-0000
SBC	800-870-8390
SPRINT	800-880-2822
TIME WARNER, INC.	816-358-8833



STORM SEWER PLAN

A NEW MULT-FAMILY DEVELOPMENT FOR:
4627 MADISON
4627 MADISON AVE.
KANSAS CITY, MO

DRAWING RELEASE LOG
● 08.18.2023 - Preliminary Development Plan

REVISIONS

▲	10.20.2023	CITY COMMENT REVISIONS
---	------------	------------------------

DATE: 09/18/2023
JOB NO: 650519
DRAWN BY: TH / AK
SHEET NO: C2.00

NSPJ ARCHITECTS
ARCHITECTURE LANDSCAPE ARCHITECTURE INTERIORS ENERGY SERVICES
P. 913.831.1415
F. 913.831.1563
NSPJARCH.COM
3515 W. 75TH ST., SUITE 201
PRAIRIE VILLAGE, KS 66208



CIVIL ENGINEER:
McCLURE
building strong communities.
11031 Strang Line Road
Lenexa, KS 66215
913.888.7800

C2.00



EXTERIOR MATERIAL LEGEND:

- ① CHARCOAL BRICK
- ② WHITE METAL PANEL CLADDING
- ③ CHARCOAL METAL PANEL
- ④ METAL MESH SCREEN (AT GARAGE)
- ⑤ WOOD GRAIN T&G ALUMINUM SIDING
- ⑥ ALUMINUM WINDOWS & ALUMINUM STOREFRONT | BLACK



A NEW MULTIFAMILY DEVELOPMENT FOR:

4627 MADISON
4627 MADISON AVE.
KANSAS CITY, MO

DRAWING RELEASE LOG
● 09.18.2023 - Preliminary Development Plan

REVISIONS

DATE
09/18/2023
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650519
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TH / AK
SHEET NO.

BUILDING ELEVATION - SOUTH

A1.00



EXTERIOR MATERIAL LEGEND:

- 1 CHARCOAL BRICK
- 2 WHITE METAL PANEL CLADDING
- 3 CHARCOAL METAL PANEL
- 4 METAL MESH SCREEN (AT GARAGE)
- 5 WOOD GRAIN T&G ALUMINUM SIDING
- 6 ALUMINUM WINDOWS & ALUMINUM STOREFRONT | BLACK



A NEW MULT-FAMILY DEVELOPMENT FOR:

4627 MADISON

4627 MADISON AVE.
KANSAS CITY, MO

DRAWING RELEASE LOG

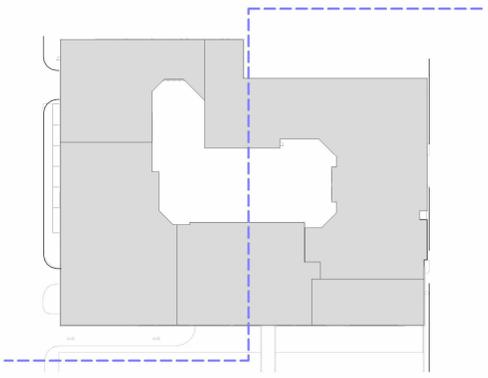
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REVISIONS

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09/18/2023
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650519
DRAWN BY:
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SHEET NO.

BUILDING ELEVATION - WEST

A1.01



KEY PLAN - PLAZA BOWL OVERLAY



- EXTERIOR MATERIAL LEGEND:**
- 1 CHARCOAL BRICK
 - 2 WHITE METAL PANEL CLADDING
 - 3 CHARCOAL METAL PANEL
 - 4 METAL MESH SCREEN (AT GARAGE)
 - 5 WOOD GRAIN T&G ALUMINUM SIDING
 - 6 ALUMINUM WINDOWS & ALUMINUM STOREFRONT | BLACK

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NOT FOR CONSTRUCTION

A NEW MULT-FAMILY DEVELOPMENT FOR:

4627 MADISON

4627 MADISON AVE.
KANSAS CITY, MO

DRAWING RELEASE LOG

● 09.18.2023 - Preliminary Development Plan

REVISIONS

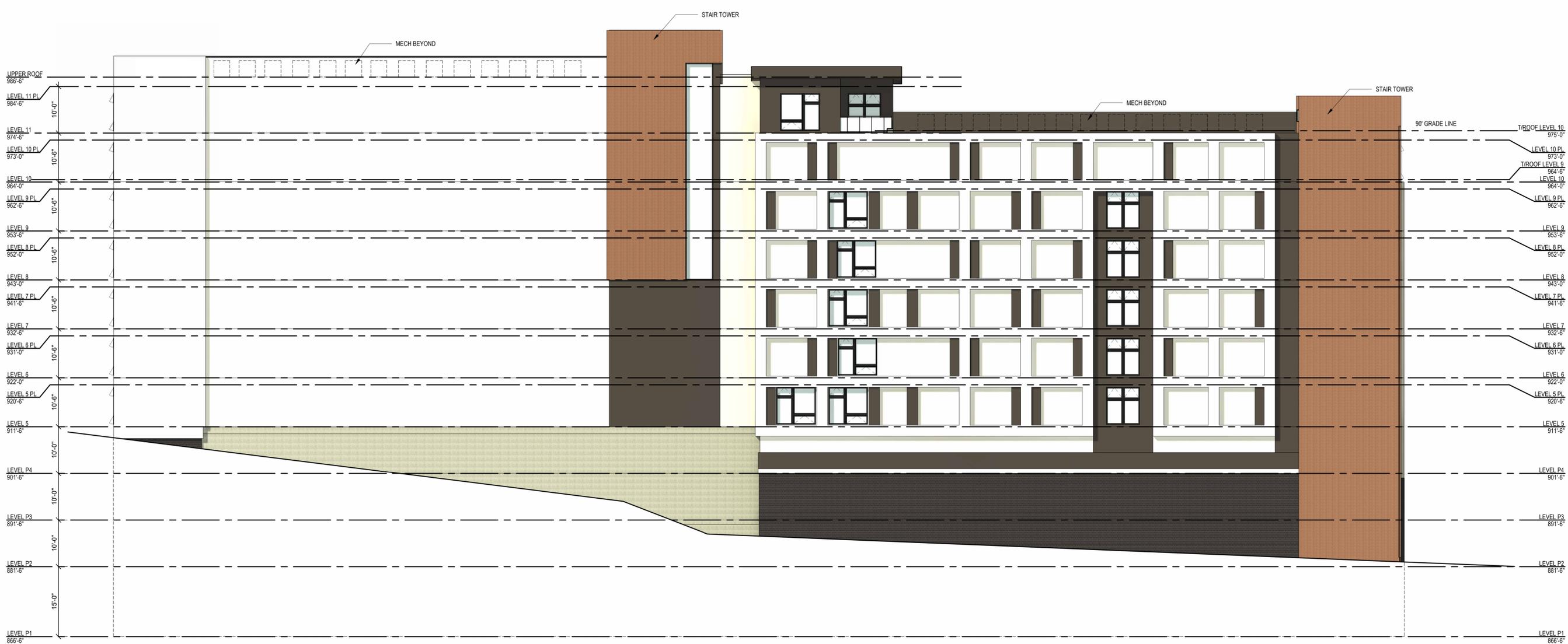
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BUILDING ELEVATION - EAST



EXTERIOR MATERIAL LEGEND:

- ① CHARCOAL BRICK
- ② WHITE METAL PANEL CLADDING
- ③ CHARCOAL METAL PANEL
- ④ METAL MESH SCREEN (AT GARAGE)
- ⑤ WOOD GRAIN T&G ALUMINUM SIDING
- ⑥ ALUMINUM WINDOWS & ALUMINUM STOREFRONT | BLACK



BUILDING ELEVATION - NORTH

A NEW MULT-FAMILY DEVELOPMENT FOR:

4627 MADISON
4627 MADISON AVE.
KANSAS CITY, MO

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● 09.18.2023 - Preliminary Development Plan

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A1.03



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A NEW MULTIFAMILY DEVELOPMENT FOR:

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4627 MADISON AVE.
KANSAS CITY, MO

DRAWING RELEASE LOG
● 09.18.2023 - Preliminary Development Plan



PERSPECTIVE #1 - LOOKING NORTHWEST

REVISIONS

DATE
09/18/2023
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A1.04



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A NEW MULTIFAMILY DEVELOPMENT FOR:
4627 MADISON
4627 MADISON AVE.
KANSAS CITY, MO

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● 09.18.2023 - Preliminary Development Plan



PERSPECTIVE #2 - LOOKING NORTHWEST

REVISIONS

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09/18/2023
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A1.05



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KANSAS CITY, MO

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09-18-2023 - Preliminary Development Plan

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PERSPECTIVE #3 - LOOKING NORTHWEST

A1.06



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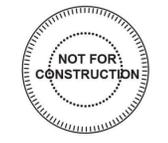
A NEW MULTIFAMILY DEVELOPMENT FOR:
4627 MADISON
4627 MADISON AVE.
KANSAS CITY, MO

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A1.07

PERSPECTIVE #4 - LOOKING NORTHWEST

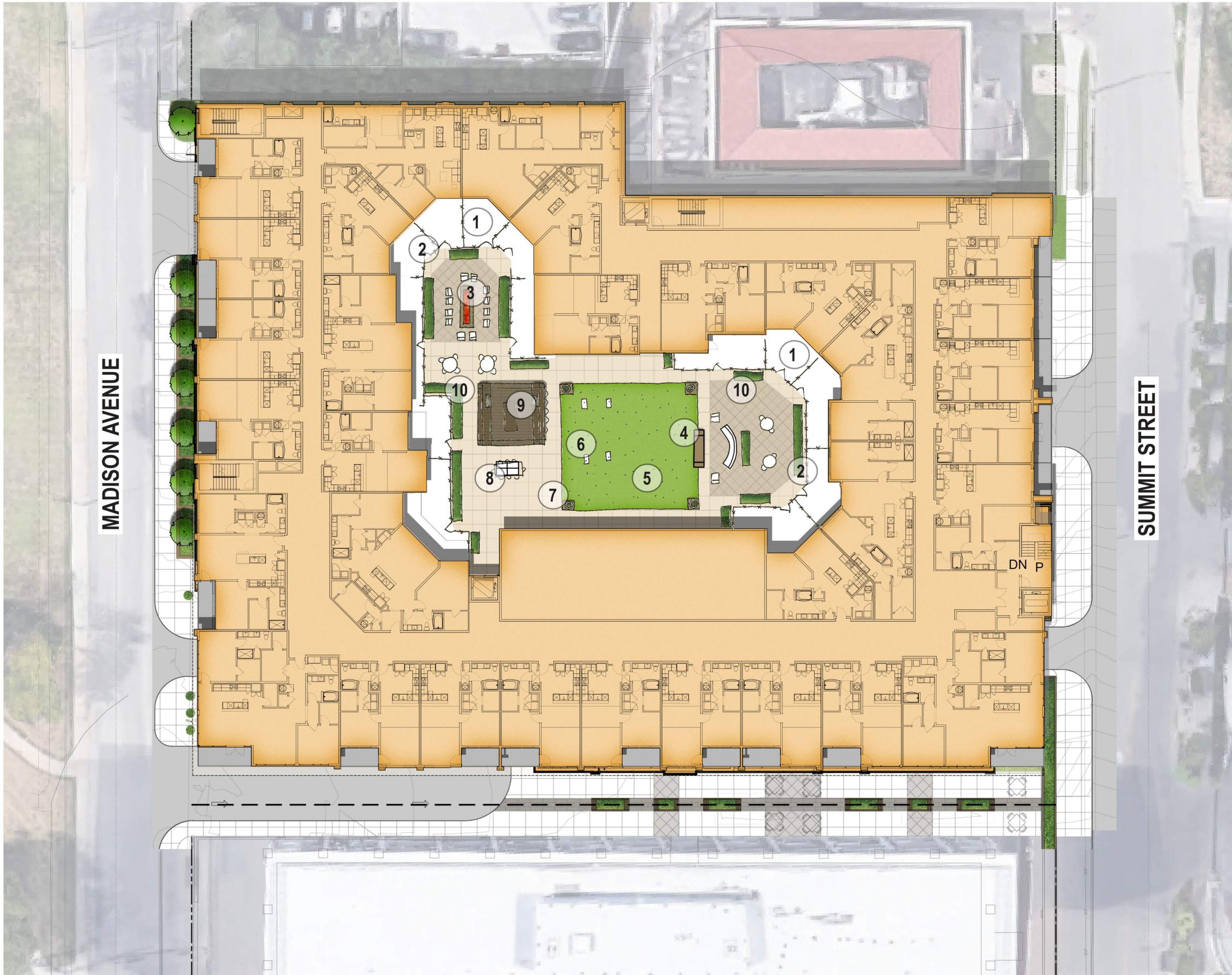


88-425 - OTHER DEVELOPMENT STANDARDS	Method of Compliance
88-408 Parkland Dedication	Payment inlieu of parkland = \$167,999.99
88-415 Stream Buffers	N/A
88-430 Outdoor Lighting	Building extents covers the site to the property lines, and no additional outdoor lighting is anticipated.
88-435 Outdoor Display, Storage & Work Areas	N/A
88-445 Signs	Conforms to Code
88-450 Pedestrian Standards	Pedestrian sidewalks are located along the east and west sides with access points to the building and plaza area.

- SITE:**
1. RAISED PLANTER W/ SHRUBS, GRASSES, AND PERENNIALS
 2. SIDEWALK - REFER TO CIVIL
 3. PLANTER POTS
 4. PLANTER W/ BUILT-IN SEATING
 5. DECORATIVE PAVING
 6. GARAGE ENTRY / EXIT
 7. MOVE-IN ACCESS
 8. DOG PARK W/ SYNTHETIC TURF (LEVEL P3 ACCESS)
 9. ATM DRIVE THRU
 10. SHORT TERM BIKE PARKING: 34 TOTAL
 11. LONG TERM BIKE PARKING: 73 TOTAL



GROUND LEVEL SITE PLAN



MADISON AVENUE

SUMMIT STREET

5TH FLOOR COURTYARD PLAN 

- SITE NOTES:**
1. UNIT PATIOS
 2. FENCING
 3. FIRE PIT
 4. DOUBLE SIDED TV WALL
 5. SYNTHETIC TURF
 6. BAGES GAMES
 7. DECORATIVE PLANTERS
 8. PING PONG TABLE
 9. LOUVERED GRILL STRUCTURE
 10. PLANTERS





SITE:

1. FIRE PIT
2. TV WALL
3. WATER FEATURE
4. SPA
5. STRING LIGHTS W/ SEATING
6. 2 STOP ADA LIFT
7. COLORED CONCRETE PAVEMENT
8. RAISED PLANTERS
9. ADA RAMP
10. LOUVERED GRILL STRUCTURE
11. CABANAS
12. DAYBED
13. POOL W/ SHALLOW LEDGE & SWIM UP BAR
14. GLASS RAILINGS
15. DECORATIVE PLANTERS
16. WFH / QUIET ZONE



MADISON AVENUE

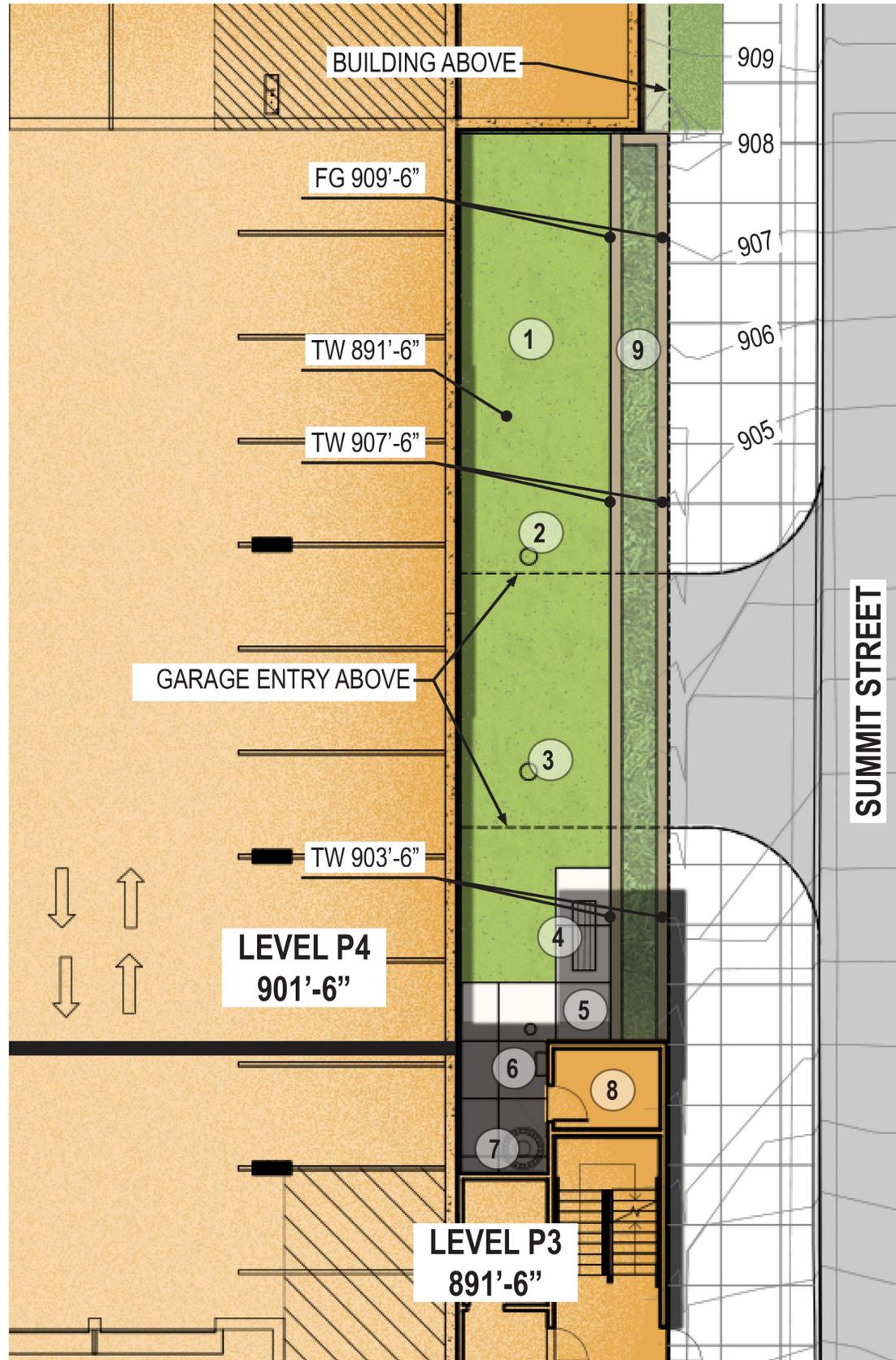
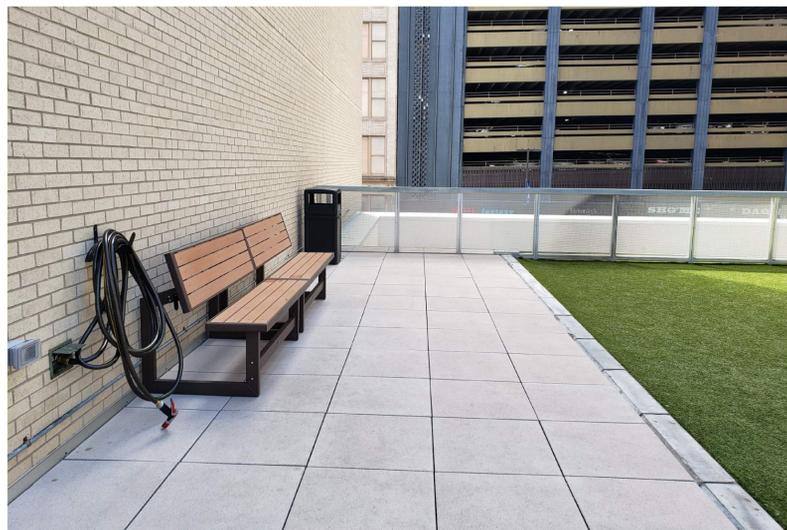
SUMMIT STREET

5TH FLOOR
COURTYARD BELOW
- REFER TO SP1.01

10TH FLOOR
CLUBHOUSE
- REFER TO ARCH.

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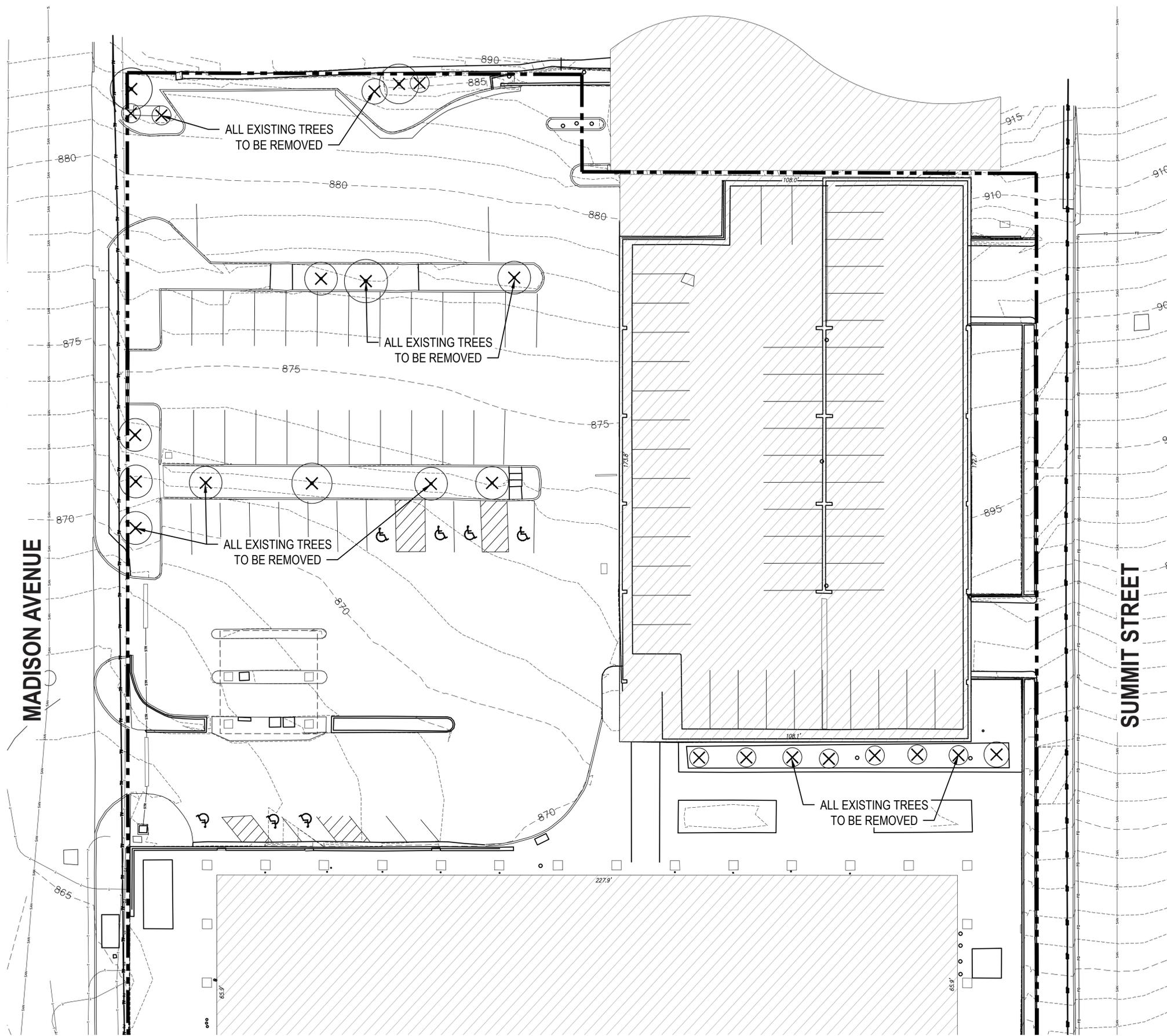


- SITE:**
1. SYNTHETIC TURF W/ IRRIGATION
 2. FIRE HYDRANT
 3. LEASH POST
 4. BENCH
 5. HOSE BIB
 6. DOG-I-POT - WALL SYSTEM MOUNTED
 7. TRASH
 8. DOG SPA - SEE ARCH.
 1. RAISED PLANTER W/ SHRUBS, GRASSES, AND PERENNIALS



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TREE REMOVAL PLAN

TOTAL AREA OF EXISTING TREE CANOPY COVER TO BE REMOVED: +/- 1,473 SF = 0.03 AC.

PER 88-424, LESS THAN ONE ACRE OF TREES IS BEING REMOVED, THEREFORE, NO MITIGATION IS REQUIRED.

GENERAL NOTES:

1. EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND EXAMINE THE SITE CONDITIONS. HE SHALL ALSO CAREFULLY EXAMINE THE DRAWINGS FOR THE PROPOSED WORK AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS, WHICH MAY AFFECT THE PROPOSED WORK.
2. THE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSINGS. EACH PLANT SPECIES MASSING SHALL BE PLACED IN THE FIELD TO UTILIZE GREATEST COVERAGE OF GROUND PLANE. THE FOLLOWING APPLIES FOR INDIVIDUAL PLANTINGS:
 - A. CREEPING GROUND COVER SHALL BE A MINIMUM OF 6" FROM PAVING EDGE.
 - B. ALL TREES SHALL BE A MINIMUM OF 3' FROM PAVING EDGE.
 - C. ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST AESTHETIC VIEWING.
 - D. ALL SHRUBS SHALL BE A MINIMUM OF 2' FROM PAVED EDGE.
3. NOTIFY LANDSCAPE ARCHITECT 1 WEEK PRIOR TO ANTICIPATED START OF PLANT MATERIAL INSTALLATION. LANDSCAPE CONTRACTOR SHALL STAKE ALL PROPOSED PLANTING BED EDGES, SET OUT SHRUBS IN INTENDED LOCATIONS, AND STAKE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SPECIFICATIONS FOR IRRIGATION SYSTEM DESCRIPTION.
5. STRIP TOP SOIL & SAVE FOR PLANTING AREAS. EXCAVATE TO A DEPTH OF 6" FOR ALL PLANTING BEDS AND AMEND WITH PLANTING SOIL MIX.



REVISIONS

DATE
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88-425 - LANDSCAPE REQUIREMENTS	Required	Proposed	Alternate Requested?	Approved
88-425-03 Street Trees	Madison Avenue: 1 Tree / 30 LF = 7 Trees Summit Street: 1 Tree / 30 LF = 6 Trees	7 Trees Overhead utilities prevent the installation of trees along Summit Street.	Yes	
88-425-04 General	1 Tree / 5,000 SF of Principle Building Coverage: 51,235 SF / 5,000 SF = 11 trees	7 trees provided along Madison Avenue. Site / utility restrictions prevent the installation of additional trees on the project site.	Yes	
88-425-05 Perimeter Vehicular Use Area Adjacent to Streets	Buffer Width: 10' Trees: 1 Tree / 30 LF = 2 Trees Shrubs/Wall/Berm: 1 Shrub / 4 LF = 13 Shrubs	Vehicular use area is located under building, prohibiting the installation of landscape material. Planter pots w/ landscape material to be located along Madison Avenue & Summit Street.	Yes	
Adjacent to Residential Zones	Buffer Width: N/A Shrubs/Berm/Fence/Wall: N/A			
88-425-06 Interior Vehicular Use Area	Interior Area: N/A Trees: N/A Shrubs: N/A			
88-425-07 Parking Garage Screening	Parking floors within multi-story parking garages must be screened or concealed by one or more of the following methods: a. Ground floor retail / office b. Ground floor residential c. Landscaping d. Upper-level screening	B. Lobby entry to be located along Madison Avenue. C. Stepped planter beds proposed along Madison Avenue will include landscape material. D. Additionally, metal mesh screening will be provided at garage levels - refer to Arch.		
88-425-08 Mechanical/Utility Equipment Screening	N/A			

88-425 - LANDSCAPE REQUIREMENTS	Proposed Alternative	Approved
88-425-03 Street Trees	No trees along Summit Street due to utility & site constraints. Planters w/ shrubs will be provided instead.	
88-425-04 General	7 trees provided along Madison Avenue. Site / utility restrictions prevent the installation of additional trees on the project site.	
88-425-05 Perimeter Vehicular Use Area Adjacent to Streets	Buffer Width: Vehicular use area is located under building, prohibiting the installation of landscape material. Planter pots w/ landscape material to be located along Madison Avenue. Trees: N/A Shrubs/Wall/Berm: N/A	
Adjacent to Residential Zones	Buffer Width: N/A Shrubs/Berm/Fence/Wall: N/A	
88-425-06 Interior Vehicular Use Area	Interior Area: N/A Trees: N/A Shrubs: N/A	
88-425-07 Parking Garage Screening	N/A	
88-425-08 Mechanical/Utility Equipment Screening	N/A	
88-425-09 Outdoor Use Screening	N/A	

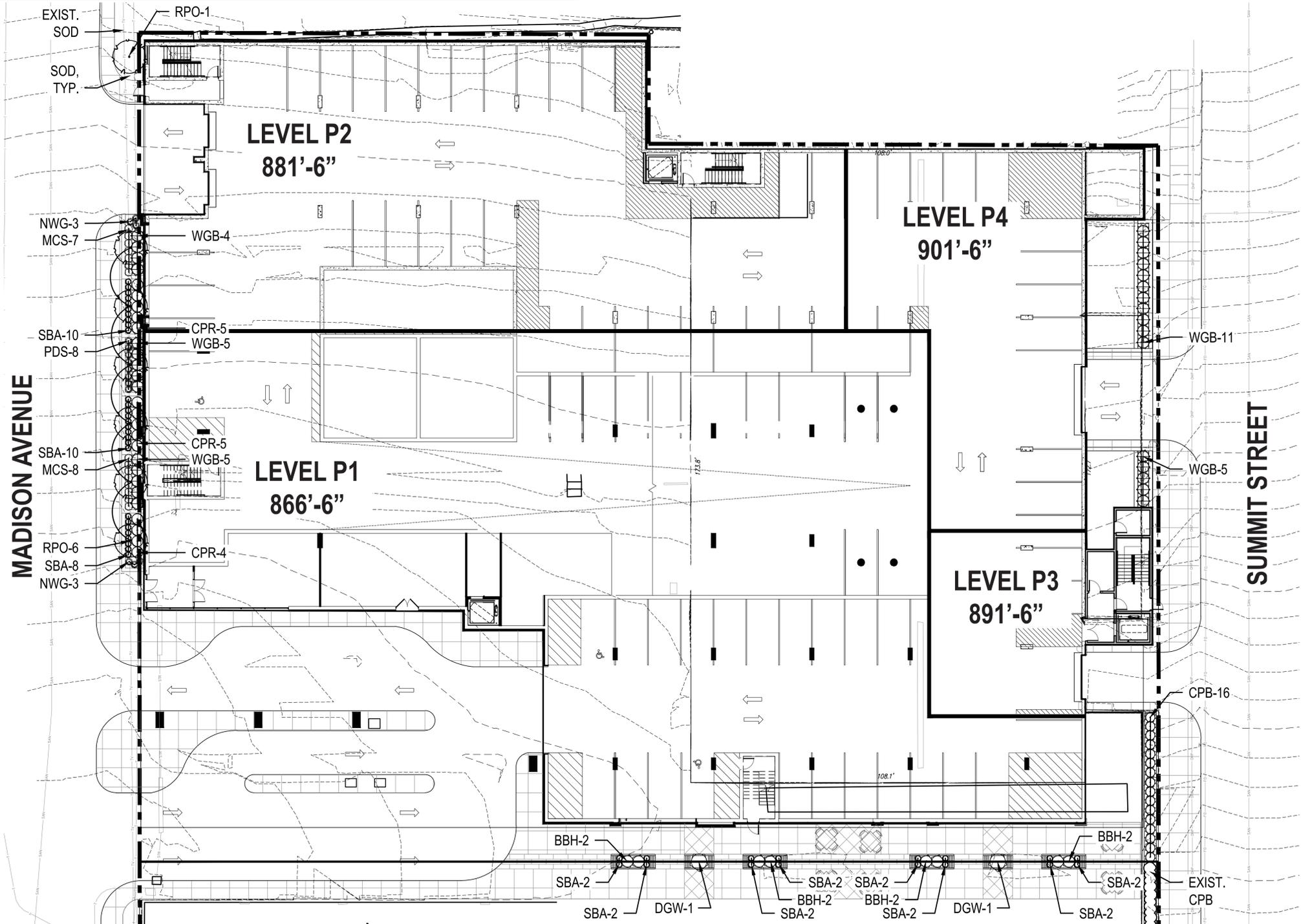
88-425 - LANDSCAPE REQUIREMENTS	SYMBOL
88-425-03 Street Trees	

PLANT LIST:

Code	Common Name	Botanical Name	Size	Note
Columnar Trees				
RPO	Columnar Regal Prince Oak	Quercus robur x bicolor 'Long'	4" Cal.	B&B
Evergreen Shrubs				
WGB	Winter Green Boxwood	Buxus microphylla 'Winter Green'	B&B	36-48"
Deciduous Shrubs				
BBH	Bobo Hydrangea	Hydrangea paniculata 'Ivobo'	5 Gal.	
CPB	Crimson Pygmy Barberry	Berberis thunbergii var. atropurpurea 'Crimson Pygmy'	5 Gal.	
CPR	Red Carpet Rose	Rosa 'Flower Carpet Red'	5 Gal.	
DGW	Variegated Red Twigged Dogwood	Cornus alba 'Ivory Halo'	5 Gal.	
MCS	Magic Carpet Spirea	Spiraea japonica 'Magic Carpet'	5 Gal.	
Perennials				
SBA	Summer Beauty Allium	Allium 'Summer Beauty'	1 Gal.	
Grasses				
NWG	Northwind Switch Grass	Panicum virgatum 'Northwind'	1 Gal.	
PDS	Prairie Dropseed	Sporobolus heterolepis	1 Gal.	
Groundcover				

GENERAL NOTES:

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 - ALL SHRUBS SHALL BE A MINIMUM OF 2' FROM PAVED EDGE.
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- STRIP TOP SOIL & SAVE FOR PLANTING AREAS. EXCAVATE TO A DEPTH OF 6" FOR ALL PLANTING BEDS AND AMEND WITH PLANTING SOIL MIX.



LANDSCAPE PLAN

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 3515 W. 75TH ST., SUITE 201
 PRAIRIE VILLAGE, KS 66208
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A NEW MULT-FAMILY DEVELOPMENT FOR:
4627 MADISON
 4627 MADISON AVE.
 KANSAS CITY, MO

DRAWING RELEASE LOG
 09/18/2023 - Preliminary Development Plan

REVISIONS
 DATE: 09/18/2023
 JOB NO: 650519
 DRAWN BY: TH / AK
 SHEET NO.

October 18, 2023

**TO ALL PARTIES ON THE
ATTACHED DISTRIBUTION LIST:**

PUBLIC MEETING NOTICE

Please join our client, 4627 Madison, LLC, for a meeting regarding its application for approval of a Rezoning from UR to B4-5 (Case Number CD-CPC-2023-00153) and a Development Plan (Case Number CD-CPC-2023-00155) for the development of a 218 unit (+/-) residential building on an approximately 2 acre site that is being proposed for 4627-4635 Madison Avenue, Kansas City, Missouri 64112. The meeting will be conducted virtually as set out below.

Meeting Date & Time: October 31, 2023 at 2:00 pm

Meeting Location/Link:

<https://us02web.zoom.us/j/85861746000?pwd=NHBWVHJ6NIBiV0o5T3hnbDh0bkRjQT09>

Meeting ID: 858 6174 6000 Passcode: 088061

Project Description: Development of a 218 unit (+/-) residential building.

If you have any questions, please contact:

Name: Douglas Stone

Phone: (816) 421-2500

Email: dstone@lewisricekc.com

You are receiving this notice in accordance with city code that requires a public meeting with neighborhoods for certain types of development projects. You can read more about the process requirements at www.kcmo.gov/publicengagement.

If you would like further information on this proposed project, please visit the city's planning and permitting system, Compass KC, at www.Compasskc.kcmo.org. You may search by project type and address/case number to find project details.

Sincerely,

Doug Stone

Douglas S. Stone

DSS:dss

PUBLIC MEETING NOTICE

Case Numbers CD-CPC-2023-00153
and CD-CPC-2023-00155

RECIPIENT LIST FOR NOTICE

Plaza Westport Neighborhood Association, PO Box 10243, Kansas City, MO 64171

46 Jefferson LLC 12721 Metcalf Ave #200 Overland Park, KS 66213

4627 Madison LLC 1125 Grand Blvd Ste 202 Kansas City, MO 64106

47 Summit Office LLC 4310 Madison Ave Ste L103 Kansas City, MO 64111

KDM 4600 SPE LLC 4622 Pennsylvania Ave Ste 700 Kansas City, MO 64112

Madison Avenue LLC 4601 Madison Ave Kansas City, MO 64112

MHF KC Note VII LLC 300 Centerville Rd Ste 300 East Warwick, RI 2886

MP 4700 LLC 1908 Main St Kansas City, MO 64108

Plaza Legacy Properties I LLC 4646 Roanoke Pkwy Kansas City, MO 64112

Plaza Legacy Properties II LLC 4646 Roanoke Pkwy Kansas City, MO 64112

Prom Motor Hotel Inc. 4400 Shawnee Mission Pkwy Ste 207 Fairway, KS 66205.

Property Holdings LLC 5000 College Blvd Ste 400 Overland Park, KS 66211

S&G LLC 4600 Summit St Kansas City, MO 64112

SRC Plaza Office Owner LLC 898 N Sepulveda Blvd Ste 500 El Segundo, CA 90245

Meeting Sign-In Sheet

Project Name and Address

4627 Madison Apartments

4627 Madison Ave, Kansas City, MO 64112

Name	Address	Phone	Email
SEE ATTACHED			



CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # Case Numbers CD-CPC-2023-00153 and CD-CPC-2023-00155

Meeting Date: October 31, 2023

Meeting Location: Virtual Meeting Via Zoom

Meeting Time (include start and end time): Started 2:00 pm, and ended 3:00 pm

Additional Comments (optional):

Stakeholders:

Robert Martin, 4646 Broadway KCMO (PWNA)

Tom Davis, PWNA

Lisa Briscoe, Historic Kansas City

Greg Allen, 3732 Belleview, KCMO (Historic KC)

Amelia McIntyre, 4545 Wornall RD, #701, KCMO 64111

Ellie Mcvicker, 4600 Madison Avenue

Michelle Mahoney, 4646 Broadway Apt 1N

Paige Fowler, 4646 Broadway KCMO

Carol Thrane, 4646 Broadway KCMO

Gary Gibson, Hampton Inn & Suites

Jim Wanser, 612 Brush Creek Blvd

Christina Boveri, 4447 Pennsylvania

Christina Roth, Hampton Inn & Suites

Development Team:

Jason Swords, Sunflower Development

Aaron Mesmer, Block Real Estate Services

Justin Thompson, Block Real Estate Services

Tim Homburg, NSPJ

Rachel Pierce, NSPJ

Doug Stone, Lewis Rice



November 30, 2023

City Plan Commission
City of Kansas City Missouri
414 E. 12th Street, 15th Floor
Kansas City, MO 64106
Via Electronic Mail

RE: 4627 Madison [CD-CPC-2023-00155] and [CD-CPC-2023-00153]

Dear Commission Members:

Since its founding in 1974, Historic Kansas City (HKC) has been the only greater Kansas City nonprofit organization dedicated to the preservation of the area's heritage, neighborhoods, and historic built environment. Through advocacy, public policy, outreach, and educational programming, HKC is an advocate for the thoughtful and meaningful preservation and rehabilitation of historic buildings, landscapes, and neighborhoods.

Co-Developers Sunshine Development and Block Real Estate Services have applied for a rezoning [CD-CPC-2023-00155] and approval of a development plan [CD-CPC-2023-00153] for the property located at 4627 Madison. The development plan is for a new ten story, 202-unit multi-family structure, with a four level 476 stall garage structure on the east side of Madison north of what is historically referred to as the John Hancock Building fronting W. 47th St. The proposed garage structure will replace the deteriorating existing parking garage that will be demolished. The replacement garage will also serve the existing office building, which is to remain.

Part of the property is currently zoned UR, other portions are B4-5. The rezoning request is to shift all the property to B4-5, which permits a wide range of uses. That gives HKC some pause if for whatever reason the development plan isn't implemented, and construction as presently proposed isn't initiated and completed. This could allow undesirable land uses to be built by right under B4-5.

This site is within the area covered by the Midtown Plaza Area Plan (MPAP). The MPAP recommended a mixed-use community use, which is generally corresponds with B2 zoning, which would permit a variety of community serving retail sales or service uses generally with a higher intensity, and larger scale than mixed use neighborhood use areas. However, mixed use community contemplates a mix of business and residential uses as shown on the proposed development plan.

The project sits within the Madison/Belleview corridor; an auto dominated area. The MPAP specifies that this site as a “*potential redevelopment area*” provided the proposed uses are consistent with the recommended land use map and the recommended bowl concept height.

The eastern portion of the site is governed by the Plaza Bowl Overlay District, which prohibits certain uses that might otherwise be permitted within a B4-5 zoning district. The prohibited uses are specified in Code Section 88-120-03-H and are intended to preserve the integrity of the Plaza. **We would ask that City staff confirm that Section 88-517-02-G, would require a subsequent, and different, development plan for this site with different uses, to be subjected to the approval in accordance with Section 88-515. It is HKC’s preference that if the currently proposed development plan lapses, and isn’t implemented, a subsequent development plan will be subject to approval under the combined application of Sections 88-517-02-G and 88-515 and that is confirmed as a condition of the rezoning. That is a safeguard to assure that prohibited uses don’t creep onto this site, only a portion of which is covered by the Plaza Bowl Overlay District.**

The apartment units are a mix of sizes, but as presented to HKC [the 103 one bedroom/one bath units, the 34 one bedroom/one bath/one den units, and 21 studio units, plus some larger sizes for the rest] will help address work force housing for the employees of businesses and institutions that are present in and around the Plaza, strengthening its vitality for the long term. That proposed use is consistent with the contemplated redevelopment uses of the MPAP.

The area sought to be rezoned is within the “bowl concept” of the MPAP. The bowl concept depicts a 45-90 feet height range at this site, and a minimum three story, and a maximum seven story future building at this site. However, the easterly portion of the property (primarily the existing parking garage to be demolished) is within the Plaza Bowl Overlay District. The required maximum height is 90 feet for that portion within such Overlay District.

This site has a topographic challenge: it is higher in the north, with a lowering of grade more than thirty feet to the south. That grade change is what pushed up the building and out of the design envelope recommended by the MPAP at the south end. Although the southeast portion of the project remains over the height limit of 90 feet, that deviation is eight feet as stated in Condition 4 of the updated Staff Report. Overall **HKC sees this proposal as a reasonable solution, its design and placement accommodating the needs of contemporary housing function and design, but in a manner that is compatible with the design, scale and form of the Plaza.**

The height of the south facing portion of the project doesn’t dwarf the John Hancock Building and doesn’t impact the visual corridor along 47th Street through the Plaza as emphasized by the MPAP. Certain architectural elements of the proposed apartment building and parking garage carry forward the architectural lines of the external structure of the John Hancock Building.

Historic Kansas City is in support of 4627 Madison [CD-CPC-2023-00155] and [CD-CPC-2023-00153].

More development is expected in this corridor in the future, and we want to emphasize that HKC and surrounding neighborhoods will not accept or support deviations from the height restrictions on every project that is proposed. This project has very specific site issues, primarily topography, and the overall design within this site context makes sense from a design and construction perspective.

The existing parking garage will be removed and replaced with the four-level parking garage. The development plan indicates that 476 parking spaces are being provided, which exceeds the required 324 parking spaces. Further, the developer has indicated a willingness to provide one parking space per bedroom of the apartment units (with a studio constituting a bedroom) and have the fee for parking folded into rental of the apartment to discourage tenants from parking in the surrounding residential neighborhood and to have language to that effect in the ordinance authorizing the development plan. That is consistent with HKC's support of the integrity of existing residential neighborhoods.

Historic Kansas City recognizes the need for the Plaza to evolve and adapt to a changing set of retail and economic circumstances. As stated above, Historic Kansas City see this proposal as a reasonable solution, its design and placement accommodating the needs of contemporary retail function and design, but in a manner that is compatible with the Plaza, and one that could bring new life to the Plaza and needed people to the area, while adequately providing off-street parking.

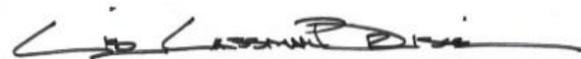
With this slight refinement to the Plaza Bowl Concept set forth in the MPAP, we believe stable, reliable planning for this critical civic asset -- the Plaza -- has been maintained and will be in good stead for many years to come.

As has been the case on other significant projects in recent years, HKC agrees that a slight deviation from the height requirement of 90 feet at this specific location is an acceptable aberration to accommodate this new structure providing housing and parking.

This proposal is an example of how the community and developers can work together for the best possible result. We appreciate the opportunity to be part of the process and believe that a cooperative approach involving all relevant stakeholders is key to the success of projects like this one.



Vicki Noteis, President



Lisa Lassman Briscoe, Executive Director

cc (via email): Andrea Bough, 6th District At-Large Councilmember
Johnathan Duncan, In-District 6th District Councilmember
HKC Board of Directors and Plaza Westport Neighborhood Association



File #: 240024

ORDINANCE NO. 240024

Sponsor: Director of City Planning and Development Department

Amending Chapter 74, Article VII, Code of Ordinances, by repealing Section 74-304 entitled “Reporting requirements” and enacting in lieu thereof a new section of like number and subject matter to change the staff’s community improvement district (CID) compliance report date to December 1st.

..body

WHEREAS, Section 74-304(c) of the City’s Code of Ordinances currently provides for staff to submit to council, on or around November 1 of each year, a report regarding compliance of community improvement districts with annual budget and reporting requirements; and

WHEREAS, Fiscal Year 2022’s compliance report recommended amending the compliance report date from November 1 to December 1 due to numerous Community Improvement Districts submitting annual reports late; NOW THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 74, Article VII, Code of Ordinances of Kansas City, Missouri, is hereby amended by repealing Section 74-304, and enacting in lieu thereof a new section of like number and subject matter to read as follows:

Sec. 74-304. Reporting Requirements.

(a) Annual reports and proposed annual budgets submitted to the City as required by Section 67.1471, RSMo., shall, among other things, provide a detailed breakdown of the CID revenue used or to be used toward public infrastructure improvements, exterior improvements, interior improvements, and other improvements and services.

(1) Annual reports shall also include the name and contact information of each current board member to be entered into the City’s board and commissions electronic database.

(b) The City Clerk shall notify the City Council by communications to be included on the City Council’s agenda each time a CID files its proposed annual budget and annual report with the City Clerk.

(c) City staff shall submit to the City Council, or through one of its committees, on or around December 1 of each year a report indicating the degree of compliance of all CIDs related to their submission of proposed annual budgets and annual reports within the time limits required by Section 67.1471, RSMo., whether the work performed conformed to previously submitted budgets, and whether the CID adhered to the terms of its cooperative agreement with the City. At the time of this report's presentation, a representative of each CID will be given the opportunity to provide a brief report on its activities.

..end

Approved as to form:

Eluard Alegre
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240024

Submitted Department/Preparer: City Planning

Revised 11/01/23

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 74, Article VII, Code of Ordinances, by repealing Section 74-304 entitled "Reporting requirements" and enacting in lieu thereof a new section of like number and subject matter to change the staff's community improvement district (CID) compliance report date to December 1st.

Discussion

This ordinance would approve an amendment to Section 74-304 changing city staff's annual reporting date from on or around November 1st to on or around December 1st.

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?
No affect on the current fiscal year.
4. Does the legislation have a 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

- 2. This fund has a structural imbalance. Yes No
- 3. Account string has been verified/confirmed. Yes No

Additional Discussion (if needed)

There is no account string to verify as this ordinance has no fiscal impact.

Citywide Business Plan (CWBP) Impact

- 1. View the [FY23 Citywide Business Plan](#)
- 2. Which CWBP goal is most impacted by this legislation?
Finance and Governance (Press tab after selecting.)
- 3. Which objectives are impacted by this legislation (select all that apply):
 - Ensure the resiliency of a responsive, representative, engaged, and transparent City government.
 - Engage in workforce planning including employee recruitment, development, retention, and engagement.
 - Foster a solutions-oriented, welcoming culture for employees and City Partners.
 -
 -
 -

Prior Legislation

210565- Amending Chapter 74, Code of Ordinances, by enacting a new Article VII that establishes the City's comprehensive policy for the approval of new community improvement districts and existing community improvement districts; repealing Second Committee Substitute for Resolution No. 120605 and Resolution No. 130844; and setting an effective date of forty-five days after adoption of this ordinance.

Service Level Impacts

This ordinance will assist city staff with providing a detailed annual report to the City Council.

Other Impacts

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

No change

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?

No change

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

No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

Click or tap here to enter text.

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

No(Press tab after selecting)

Click or tap here to enter text.

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

No(Press tab after selecting)



File #: 240032

ORDINANCE NO. 240032

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 0.35 acres generally located at 916 Newton Avenue from District R-2.5 to District R-1.5. (CD-CPC-2023-00172).

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-1422, rezoning an area of about 0.35 acres generally located at 916 Newton Avenue from District R-2.5 (Residential 2.5) to District R-1.5 (Residential 1.5), said section to read as follows:

Section 88-20A-1422. That an area legally described as:

Ridgeway Resurvey of Lots 7 thru 28 & 41 thru 51 Lots 32 & 33

is hereby rezoned from District R-2.5 (Residential 2.5) to District R-1.5 (Residential 1.5), all as shown outlined on a map marked Section 88-20A-1422, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

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

..end

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

Diane Binkley, AICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240032

Submitted Department/Preparer: City Planning

Revised 11/01/23

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

A Rezoning an area of about 0.35 acres generally located at 916 Newton Avenue from District R-2.5 to District R-1.5. (CD-CPC-2023-00172).

Discussion

This rezoning alone does not directly align with the CWBP goal of Housing and Healthy Communities, but it utilizes planning approaches.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
Not applicable as this is a zoning ordinance authorizing land uses on the subject property.
3. How does the legislation affect the current fiscal year?
Not applicable as this is a zoning ordinance authorizing land uses on the subject property.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Not applicable as the proposed ordinance does not authorize dedication of right-of-way or other public improvements.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
This ordinance authorizes land uses on the subject property, which may generate revenue.

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

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

Additional Discussion (if needed)

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

Citywide Business Plan (CWBP) Impact

- 1. View the [FY23 Citywide Business Plan](#)
- 2. Which CWBP goal is most impacted by this legislation?
Housing and Healthy Communities (Press tab after selecting.)
- 3. Which objectives are impacted by this legislation (select all that apply):
 - Utilize planning approaches in neighborhoods to reduce blight, ensure sustainable housing, and improve resident wellbeing and cultural diversity.
 - Maintain and increase affordable housing supply to meet the demands of a diverse population.
 - Address the various needs of the City's most vulnerable population by working to reduce disparities.
 - Foster an inclusive environment and regional approach to spur innovative solutions to housing challenges.
 - Ensure all residents have safe, accessible, quality housing by reducing barriers.
 - Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

Prior Legislation

None

Service Level Impacts

No impact expected.

Other Impacts

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

This zoning ordinance authorizes residential land uses which has not been evaluated for its health impact.

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

This project complies with the public engagement requirements in section 88-505-12.

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

This zoning ordinance allows higher density residential to provide more housing and services to Kansas City residents.

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

No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

The ordinance approves allows residential land uses on private property.

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

No(Press tab after selecting)

Click or tap here to enter text.

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

No(Press tab after selecting)



File #: 240033

RESOLUTION NO. 240033

Sponsor: Director of City Planning and Development Department

Approving an amendment to the Truman Plaza Area Plan on about 0.35 acres generally located at 916 Newton Avenue by changing the recommended land use from residential low density to residential high density for Sheffield Place. (CD-CPC-2023-00175)

WHEREAS, on January 5, 2012, the City Council by Resolution No. 110976 adopted the Truman Plaza Area Plan; and

WHEREAS, after further review it has been deemed appropriate to amend the Truman Plaza Area Plan as it affects that area of approximately 0.35 acres generally located at 916 Newton Avenue by changing the recommended land use from residential low density to residential high density; and

WHEREAS, the City Plan Commission considered such amendment to the Proposed Land Use Map on December 19, 2023; and

WHEREAS, after all interested persons were given an opportunity to present testimony, the City Plan Commission did on December 19, 2023, recommend approval of the proposed amendment to Truman Plaza Area Plan; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section A. That the Truman Plaza Area Plan is hereby amended as to the Proposed Land Use Plan and Map for that area of approximately 0.35 acres generally located at 916 Newton Avenue by changing the recommended land use from Residential Low Density to Residential High Density.

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

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

..end



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240033

Submitted Department/Preparer: City Planning

Revised 11/01/23

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 amendment to the Truman Plaza Area Plan on about 0.35 acres generally located at 916 Newton Avenue by changing the recommended land use from Residential Low Density to Residential High Density for Sheffield Place. (CD-CPC-2023-00175)

Discussion

“Utilizing planning approaches...” from the CWBP was chosen as most applicable to this resolution, as the proposal was reviewed by current and long range planning staff. Although this was the most applicable selection, the resolution does not ensure sustainable housing or promote wellbeing.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
Not applicable as this is a resolution amending recommended future land use within the Truman Plaza Area Plan for the subject site.
3. How does the legislation affect the current fiscal year?
Not applicable as this is a resolution amending recommended future land use within the Truman Plaza Area Plan for the subject site.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Not applicable as the proposed resolution does not authorize dedication of right-of-way or other public improvements.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this is a resolution amending recommended future land use within the Truman Plaza Area Plan for the subject site.

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

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

Additional Discussion (if needed)

There is no account string to verify as this ordinance has no fiscal impact.

Citywide Business Plan (CWBP) Impact

- 1. View the [FY23 Citywide Business Plan](#)
- 2. Which CWBP goal is most impacted by this legislation?
Housing and Healthy Communities (Press tab after selecting.)
- 3. Which objectives are impacted by this legislation (select all that apply):
 - Utilize planning approaches in neighborhoods to reduce blight, ensure sustainable housing, and improve resident wellbeing and cultural diversity.
 - Maintain and increase affordable housing supply to meet the demands of a diverse population.
 - Address the various needs of the City's most vulnerable population by working to reduce disparities.
 - Foster an inclusive environment and regional approach to spur innovative solutions to housing challenges.
 - Ensure all residents have safe, accessible, quality housing by reducing barriers.
 - Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

Prior Legislation

None.

Companion to proposed rezoning CD-CPC-2023-00172. Ordinance No. TBD.

Service Level Impacts

No impact expected.

Other Impacts

1. What will be the potential health impacts to any affected groups?
This resolution amends recommended future land use within the Truman Plaza Area Plan, which has not been evaluated for its health impact.
2. How have those groups been engaged and involved in the development of this ordinance?
This resolution and accompanying requires public engagement prior to a recommendation from City Plan Commission. The developer held a public engagement meeting on 12/11/2023.
.
3. How does this legislation contribute to a sustainable Kansas City?
The resolution is an example of how the City is adapting to changes in residential needs, which contributes to the sustainability of the city.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

Not applicable as this is a resolution amending recommended future land use within the Truman Plaza Area Plan for the subject site.

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

No(Press tab after selecting)

Click or tap here to enter text.

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



File #: 240035

ORDINANCE NO. 240035

Sponsor: Director of City Planning and Development Department

Vacating a portion of the public right-of-way in District MPD (Master Planned Development) of about 89 feet generally located west of Mulberry Street between Union Avenue and St. Louis Avenue, and directing the City Clerk to record certain documents. (CD-ROW-2023-00015)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Council of Kansas City does hereby find and declare that on the 19th day of December, 2023, a petition was filed with the City Clerk of Kansas City by West Bottoms- Propco Master LLC for the vacation of an alley located west of Mulberry Street between Union Avenue and St. Louis Avenue, being described as follows: Commencing At The Southeast Corner Of The Northwest Quarter Of Section 6, Township 49 N, Range 33 W; Thence N 01°-55'-34" E Along The East Line Of The NW ¼ Of Said Section, A Distance Of 880.32 Feet; Thence N 88°-04'-26" W, A Distance 646.64 Feet To The Point Of Beginning; Thence S 02°-02'-21" W, A Distance 10.00 Feet; Thence N 87°-47'-31" W, A Distance Of 88.89 Feet; Thence N 61°-11'-45" E, A Distance Of 19.41 Feet; Thence S 87°-47'-0" E, A Distance Of 72.22 Feet To The Point Of Beginning. Containing 805.55 Square Feet Of Land More Or Less, giving the distinct description of the public right-of-way to be vacated, and also the names of the persons and corporations owning or claiming to own the property fronting thereon, and that the consent of the persons and corporations owning or claiming to own three-fourths of the front feet of the property immediately adjoining said public right-of-way has been obtained in writing, that

said consent has been acknowledged as deeds are acknowledged, and was duly filed with the petition for such vacation in the City Clerk's Office.

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

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

Section 4. That the portion of public right-of-way located west of Santa Fe Street between Union Avenue and St Louis Avenue, being described as follows: Commencing At The Southeast Corner Of The Northwest Quarter Of Section 6, Township 49 N, Range 33 W; Thence N 01°-55'-34" E Along The East Line Of The NW ¼ Of Said Section, A Distance Of 880.32 Feet; Thence N 88°-04'-26" W, A Distance 646.64 Feet To The Point Of Beginning; Thence S 02°-02'-21" W, A Distance 10.00 Feet; Thence N 87°-47'-31" W, A Distance Of 88.89 Feet; Thence N 61°-11'-45" E, A Distance Of 19.41 Feet; Thence S 87°-47'-0" E, A Distance Of 72.22 Feet To The Point Of Beginning. Containing 805.55 Square Feet Of Land More Or Less, be and the same is hereby vacated and subject to the following condition:

- A. That Spectrum Charter has facilities or interest within the right-of-way and will waive objections to the vacation subject to the applicant retaining a utility easement and protecting facilities.

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

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

..end

Approved as to form:

Sarah Baxter
Senior Associate City Attorney

Approved by the City Plan Commission



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240035

Submitted Department/Preparer: City Planning

Revised 11/01/23

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

Executive Summary

Vacating a portion of public right-of-way in District MPD (Master Planned Development) of about 325 feet generally located west of Mulberry Street between Union Avenue and St. Louis Avenue and directing the City Clerk to record certain documents. (CD-ROW-2023-00015)

Discussion

No waivers or deviations requested. Please see City Plan Commission Staff Report for full discussion and analysis

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
Not applicable as this is a ordinance that authorizes the vacation of right of way.
3. How does the legislation affect the current fiscal year?
Not applicable as this is a ordinance that authorizes the vacation of right of way.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Not applicable as this is a ordinance that authorizes the vacation of right of way. This will vacate the city's responsibility to maintain the right of way.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Area of proposed vacation is the site of an apartment building which might generate revenue.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

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

Citywide Business Plan (CWBP) Impact

1. View the [FY23 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Infrastructure and Accessibility (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - Engage in thoughtful planning and redesign of existing road networks to ensure safety, access, and mobility of users of all ages and abilities.
 - Enhance the City's connectivity, resiliency, and equity through a better-connected multi-modal transportation system for all users.
 - Build on existing strengths while developing a comprehensive transportation plan for the future.
 - Develop environmentally sustainable infrastructure strategies that improve quality of life and foster economic growth.
 - Ensure adequate resources are provided for continued maintenance of existing infrastructure.
 - Focus on delivery of safe connections to schools.

Prior Legislation

Case Number CD-CPC-2022-00078- Ordinance 220555: On June 30, 2022, City Council approved an ordinance which rezoned an area of 22 acres from Districts DX-10, M3-5, and UR to District UR, and approving a development plan which also serves as a preliminary plat to allow for a multi-phase mixed use redevelopment, including a hotel.

Service Level Impacts

Approval of this vacation is not expected to impact service levels.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this ordinance authorizes the vacation of right-of-way.
2. How have those groups been engaged and involved in the development of this ordinance?
Not applicable as this ordinance authorizes the vacation of right-of-way.
3. How does this legislation contribute to a sustainable Kansas City?
City Planning and Development Staff evaluated this against the sustainability goals and objective of the KC Spirit Playbook.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

Click or tap here to enter text.

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

No(Press tab after selecting)

Click or tap here to enter text.

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



File #: 240040

ORDINANCE NO. 240040

Sponsor: Councilmember Nathan Willett

Approving the termination of a previously approved development plan for a 24.5 acre tract of land generally located on the east side of N.E. Reinking Road between N.E. 113th Terrace on the north and N.E. 108th Street on the south (11201 N.E. Reinking Road) to create 47 single family residential lots (CD-CPC-2021-00064 and CD-CPC-2021-00066) and approved by Ordinance No. 210567 on July 1, 2021, so as to permit the minor subdivision of the property into 3 lots. (CD-CPC-2023-00181)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the development plan of Staley Shire for property in Clay County, Missouri, referenced as Case Nos. CD-CPC-2021-00064 and CD-CPC-2021-00066, as approved by Ordinance No. 210567 on July 1, 2021, and legally described as:

All that part of the Southeast Quarter of Section 21, Township 52 North, Range 32 West, in Kansas City, Clay County, Missouri, described as follows: Commencing at the Southeast corner of said Southeast Quarter; thence N89°18'52"W along the South line of said Southeast Quarter, a distance of 1647.99 feet to the point of beginning of the tract of land to be herein described; thence N00°21'57"E, along a line parallel to the East right of way line of NE. Reinking Road, a distance of 300 feet; thence N89°18'52"W, along a line parallel with the South line of said Southeast Quarter, a distance of 575.00 feet to a point on the East right of way line of said NE. Reinking Road; thence N00°21'57"E along said line, a distance of 506.00 feet; thence S89°18'52"E, along a line parallel with the South line of said Southeast Quarter, a distance of 1537.99 feet; thence S00°21'57"W, along a line parallel with the East right of way line of said NE. Reinking Road, a distance of 806.00 feet to a point on the South line of said Southeast Quarter; thence N89°18'52"W, along said line, a distance of 962.99 feet to the point of beginning.

Also known as Lot 2 as shown on the Certificate of Survey filed August 13, 2020 as Document No. 2020028552 in Book I at Page 110.1;

is hereby terminated and of no further force or effect.

Section 2. That the Council finds that the City Plan Commission has duly recommended its approval of the termination of the Development Plan on January 23, 2024.

..end

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240040

Submitted Department/Preparer: Mayor/Council's Office

Revised 11/01/23

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

Councilman Nathan Willett

Approving the termination of a previously approved Development Plan for a 24.5 acre tract of land generally located on the east side of N.E. Reinking Road between N.E. 113th Terrace on the north and N.E. 108th Street on the south (11201 N.E. Reinking Road) to create 47 single family residential lots (CD-CPC-2021-00066) and approved by Ordinance No. 210567 on July 1, 2021, so as to permit the minor subdivision of the property into 3 lots. (CD-CPC-2023-00181)

Discussion

Please see City Plan Commission Staff Report for full discussion.

Fiscal Impact

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

Not applicable as this is a development plan ordinance authorizing physical development of subject property.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

- 1. View the [FY23 Citywide Business Plan](#)
- 2. Which CWBP goal is most impacted by this legislation?
Housing and Healthy Communities (Press tab after selecting.)
- 3. Which objectives are impacted by this legislation (select all that apply):
 - Utilize planning approaches in neighborhoods to reduce blight, ensure sustainable housing, and improve resident wellbeing and cultural diversity.
 - Maintain and increase affordable housing supply to meet the demands of a diverse population.
 - Address the various needs of the City's most vulnerable population by working to reduce disparities.
 - Foster an inclusive environment and regional approach to spur innovative solutions to housing challenges.
 - Ensure all residents have safe, accessible, quality housing by reducing barriers.
 - Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

Prior Legislation

Ordinance No. 210567 passed on July 21, 2021, approved a development plan, which also acts as a preliminary plat to create 37 single-family residential lots and 8 tracks on about 24.5 acres.

Service Level Impacts

No impact expected.

Other Impacts

1. What will be the potential health impacts to any affected groups?
No impact as the approval of the amendment to the approved development plan will delete the existing plan of record.
2. How have those groups been engaged and involved in the development of this ordinance?
No impact as the approval of the amendment to the approved development plan will terminate the existing plan of record.
3. How does this legislation contribute to a sustainable Kansas City?
No impact as the approval of the amendment to the approved development plan will terminate the existing plan of record
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

No impact as the approval of the amendment to the approved development plan will delete the existing plan of record
Click or tap here to enter text.
5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)
Please provide reasoning why not:
Click or tap here to enter text.
6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

Click or tap here to enter text.
7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

No(Press tab after selecting)



File #: 240041

ORDINANCE NO. 240041

Sponsor: Director of City Planning and Development Department

Vacating a portion of the public right-of-way in District MPD (Master Planned Development) of about 137 feet generally located west of Santa Fe Street between Union Avenue and St Louis Avenue and directing the City Clerk to record certain documents. (CD-ROW-2023-00006)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Council of Kansas City does hereby find and declare that on the 19th day of December, 2023, a petition was filed with the City Clerk of Kansas City by West Bottoms- Propco Master LLC for the vacation of an alley located west of Santa Fe Street between Union Avenue and St Louis Avenue, being described as follows: Commencing At The Southeast Corner Of The Northwest Quarter Of Section 6, Township 49 N, Range 33 W; Thence N 01°-55'-34" E Along The East Line Of The NW ¼ Of Said Section, A Distance Of 879.70 Feet; Thence N 88°-04'-26" W, A Distance Of 201.39 Feet To The Point Of Beginning; Thence S 02°-08'-43" W, A Distance Of 10.00 Feet; Thence N 87°-58'-02" W, A Distance Of 6.00 Feet To The North-East Corner Of Tract "WW-5" Described Below; Thence N 88°-00'-31" W Along The North Property Line Of Tract "WW-5" Described Below, A Distance Of 137.95 Feet; Thence N 01°-59'-29" E, A Distance Of 10.00 Feet To The South Property Line Of Tract "WW-6" Described Below; Thence S 88°-00'-31" E Along The South Property Line Of Tract "WW-6" Described Below A Distance Of 137.98 Feet To The South-East Corner Of The Property Of Said Tract; Thence S 88°-00'-31" E, A Distance Of 6.00 Feet To The Point Of Beginning.

Containing an Area Of 1439.65 Square Feet, giving the distinct description of the public right-of-way to be vacated, and also the names of the persons and corporations owning or claiming to own the property fronting thereon, and that the consent of the persons and corporations owning or claiming to own three-fourths of the front feet of the property immediately adjoining said public right-of-way has been obtained in writing, that said consent has been acknowledged as deeds are acknowledged, and was duly filed with the petition for such vacation in the City Clerk's Office.

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

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

Section 4. That the portion of public right-of-way located west of Santa Fe Street between Union Avenue and St Louis Avenue, being described as follows: Commencing At The Southeast Corner Of The Northwest Quarter Of Section 6, Township 49 N, Range 33 W; Thence N 01°-55'-34" E Along The East Line Of The NW ¼ Of Said Section, A Distance Of 879.70 Feet; Thence N 88°-04'-26" W, A Distance Of 201.39 Feet To The Point Of Beginning; Thence S 02°-08'-43" W, A Distance Of 10.00 Feet; Thence N 87°-58'-02" W, A Distance Of 6.00 Feet To The North-East Corner Of Tract "WW-5" Described Below; Thence N 88°-00'-31" W Along The North Property Line Of Tract "WW-5" Described Below, A Distance Of 137.95 Feet; Thence N 01°-59'-29" E, A Distance Of 10.00 Feet To The South Property Line Of Tract "WW-6" Described Below; Thence S 88°-00'-31" E Along The South Property Line Of Tract "WW-6" Described Below A Distance Of 137.98 Feet To The South-East Corner Of The Property Of Said Tract; Thence S 88°-00'-31" E, A Distance Of 6.00 Feet To The Point Of Beginning. Containing an Area Of 1439.65 Square Feet, be and the same is hereby vacated and subject to the following conditions:

1. That Spectrum Charter has facilities or interest within the right-of-way and will waive objections to the vacation subject to the applicant retaining a utility easement and protecting facilities.
2. That Everyg has facilities or interest within the right-of-way and will waive objections to the vacation subject to the applicant retaining a utility easement and protecting facilities.

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

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

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

Recorder

By _____
Deputy



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240041

Submitted Department/Preparer: City Planning

Revised 11/01/23

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

Executive Summary

Vacating a portion of public right-of-way in District MPD (Master Planned Development) of about 137 feet generally located west of Santa Fe Street between Union Avenue and St Louis Avenue and directing the City Clerk to record certain documents. (CD-ROW-2023-00006)

Discussion

No waivers or deviations requested. Please see City Plan Commission Staff Report for full discussion and analysis

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
Not applicable as this is a ordinance that authorizes the vacation of right of way.
3. How does the legislation affect the current fiscal year?
Not applicable as this is a ordinance that authorizes the vacation of right of way.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Not applicable as this is a ordinance that authorizes the vacation of right of way.
This will vacate the city's responsibility to maintain the right of way.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Area of proposed vacation is the site of future development which might generate revenue.

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

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

Additional Discussion (if needed)

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

Citywide Business Plan (CWBP) Impact

1. View the [FY23 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Infrastructure and Accessibility (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - Engage in thoughtful planning and redesign of existing road networks to ensure safety, access, and mobility of users of all ages and abilities.
 - Enhance the City's connectivity, resiliency, and equity through a better-connected multi-modal transportation system for all users.
 - Build on existing strengths while developing a comprehensive transportation plan for the future.
 - Develop environmentally sustainable infrastructure strategies that improve quality of life and foster economic growth.
 - Ensure adequate resources are provided for continued maintenance of existing infrastructure.
 - Focus on delivery of safe connections to schools.

Prior Legislation

Case Number CD-CPC-2022-00078- Ordinance 220555: On June 30, 2022, City Council approved an ordinance which rezoned an area of 22 acres from Districts DX-10, M3-5, and UR to District UR, and approving a development plan which also serves as a preliminary plat to allow for a multi-phase mixed use redevelopment, including a hotel.

Case Number CD-CPC-2023-00051- Approved a Project Plan for the first phase of implementing an approved UR Development Plan on about 2 acres generally located at 1218 Union Ave.

Service Level Impacts

Approval of this vacation is not expected to impact service levels.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this ordinance authorizes the vacation of right-of-way.
2. How have those groups been engaged and involved in the development of this ordinance?
Not applicable as this ordinance authorizes the vacation of right-of-way.
3. How does this legislation contribute to a sustainable Kansas City?
City Planning and Development Staff evaluated this against the sustainability goals and objective of the KC Spirit Playbook.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

Click or tap here to enter text.

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

No(Press tab after selecting)

Click or tap here to enter text.

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



File #: 240042

ORDINANCE NO. 240042

Sponsor: Director of City Planning and Development Department

Approving a development plan on about 5 acres in District R-0.5 generally located at the southeast corner of E. 7th Street and Euclid Avenue to allow for a 3-story medical office building addition (one level parking and two-level office). (CD-CPC-2022-00010)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District R-0.5 (Residential 0.5) generally located at the southeast corner of E. 7th Street and Euclid Avenue, and more specifically described as follows:

Fountian Estates - Pt Lot 1 daf: Beg se cor sd Lot 1 th N 87 deg 26 min 52 sec W 448.10' th nwly alg min 13 sec E 287.46' th nely alg curv ri rad 15' arc dist 23.69' th S 87 deg 06 min 03 sec E 598.66 32 Sec W 136.05' th S 02 deg 11 min 45 sec W 155.59' th N 87 deg 32 min 08 sec W 65.72' th S 62 deg 15 deg 25 min 41 sec E 87.29' th N 87 deg 44 min 47 sec W 154.85' to tru pob (known as tract a on cert).

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. The developer shall obtain the executed and recorded City approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting.
3. 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.

4. 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.
5. The developer shall provide acceptable easements and secure permits to relocated sanitary sewers out from under proposed buildings and structures, while continuing to ensure individual service is provided to all proposed lots as required by the Land Development Division prior to recording the plat or issuance of a building permit, whichever occurs first.
6. The developer shall submit plans for grading, siltation, and erosion control to the Land Development Division for review and acceptance, and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
7. The developer shall submit 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.
8. The developer shall grant a BMP and/or surface drainage easement to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.
9. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the entire site to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system and manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted, and the developer shall secure permits to construct any improvements required by the Land Development Division prior to recording the plat.

10. 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.
11. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1)
12. 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).
13. The turning radius for Fire Department access roads is 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4) The parking lot.
14. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulation prior to a certificate of occupancy.

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

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

..end

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

Diane Binckley, AICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240042

Submitted Department/Preparer: City Planning

Revised 11/01/23

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

Executive Summary

Sponsor: Director of City Planning and Development

Approving a development plan on about 5 acres to allow for a 3-story medical office building addition (one level parking and two-level office) in District R-0.5 generally located at the southeast corner of E. 7th Street and Euclid Avenue. (CD-CPC-2022-00010)

Discussion

Please see City Plan Commission Staff Report for full discussion.

Fiscal Impact

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

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

Citywide Business Plan (CWBP) Impact

1. View the [FY23 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Housing and Healthy Communities (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - Utilize planning approaches in neighborhoods to reduce blight, ensure sustainable housing, and improve resident wellbeing and cultural diversity.
 - Maintain and increase affordable housing supply to meet the demands of a diverse population.
 - Address the various needs of the City's most vulnerable population by working to reduce disparities.
 - Foster an inclusive environment and regional approach to spur innovative solutions to housing challenges.
 - Ensure all residents have safe, accessible, quality housing by reducing barriers.
 - Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

Prior Legislation

None regarding this request

Service Level Impacts

No impact expected.

Other Impacts

1. What will be the potential health impacts to any affected groups?
The development plan authorizes the entitlement of a 3-story medical office building addition with a parking garage to an existing medical facility.
2. How have those groups been engaged and involved in the development of this ordinance?
Not Applicable.
3. How does this legislation contribute to a sustainable Kansas City?
City Planning and Development staff evaluated this project against the sustainability goals/ objectives of The KC Spirit Playbook

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

This development plan authorizes the entitlement of a 3-story office and parking addition to an existing medical facility.

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

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

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

Please provide reasoning why not:

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

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

No(Press tab after selecting)

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

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



File #: 240047

ORDINANCE NO. 240047

Sponsor: Councilmember Nathan Willett

Declaring a moratorium until October 11, 2024, on the issuance or approval of any permits, plan review, project plans, and zoning changes, where the subject matter of the project is a proposed liquor store or vape shop in any locations along Barry Road between N.W. Waukomis Drive and N. Platte Purchase Drive. ***Held until 2/21/2024***

WHEREAS, Barry Road between N.W. Waukomis Drive and N. Platte Purchase Drive is an area that is largely undeveloped; and

WHEREAS, the City wishes to undertake a community planning process in the Barry Road area, one of the outcomes which will be to define acceptable development standards and other requirements along Barry Road, including studying the possibility of adoption of a zoning overlay district that would establish special land use regulations, standards and procedures for future development along Barry Road; and

WHEREAS, the community planning process will include studying whether liquor and vape-based businesses are the most aesthetically pleasing for new development on street frontage along Barry Road, and whether such uses are a detriment to the economic vitality of the area and the health, safety and general welfare of the community; and

WHEREAS, approval of new liquor store and vape-based businesses in the middle of a community planning process has the potential to undermine and frustrate the process; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the City Council hereby declares that there is a moratorium until October 11, 2024, on the issuance or approval of any permits, plan review, project plans, and zoning changes, where the subject matter of the project is a proposed liquor store or vape-based businesses in any locations along Barry Road, between N.W. Waukomis Drive and N. Platte Purchase Drive.

Section 2. That the City Manager is directed to initiate a community planning process in the Barry Road area between N.W. Waukomis Drive and N. Platte Purchase Drive, and to review and recommend any appropriate changes to the zoning and other relevant regulatory controls over the uses subject to the moratorium and to report back in 60 days.

..end

Approved as to form:

Sarah Baxter
Senior Associate City Attorney

**No Docket
Memo Provided
for Ordinance
No. 240047**



File #: 240048

ORDINANCE NO. 240048

Sponsor: Councilmember Melissa Patterson-Hazley

Amending Chapter 2, Article VI of the Code of Ordinances, entitled "Boards, Commissions and Committees," by repealing Division 19, "Kansas City Youth Commission," consisting of Sections 2-970.30 through 2-970.35, in its entirety and enacting new Divisions 24, 25 and 26, "Kansas City Youth Commission," "Kansas City Young Adult Commission," and "KC Futures Commission," respectively, consisting of Sections 2-970.75 through 2-970.95 to formally establish new youth and young adult advisory committees, to advise the City on matters directly relating to or significantly impacting young adults and youth; reducing appropriations of \$40,000.00 in the Violence Prevention Fund and appropriating that same amount in the Violence Prevention Fund for the KC Youth and Adult Commissions; and repealing Resolution No. 211042 that created the Kansas City Young Adult City Council.

WHEREAS, Ordinance No. 140086 established the "Kansas City Youth Commission" to serve as an advisory body to the mayor, city council and city manager on matters and city programs affecting the youth in the city; and

WHEREAS, Resolution No. 211042 established the "Kansas City Young Adult City Council," consisting of members between the ages of 16 and 24 who are too old to be part of the Kansas City Youth Commission, to serve as advisory body to the mayor, city council and city manager on matters and city programs affecting the youth and young adults in the city; and

WHEREAS, Council is interested in reestablishing the Kansas City Youth Commission, creating a new Kansas City Young Adult Commission, and creating a new KC Futures Commission that will serve as a vehicle for a joint collaboration of both bodies; and

WHEREAS, there are issues relevant to both youth and young adults, and the KC Futures Commission offers an opportunity for both groups to collaborate where appropriate and necessary in order to best represent the interests of their prospective bodies; and

WHEREAS, recreation of these commissions eliminates the need for the Kansas City Young Adult Council established by Resolution No. 211042; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 2, Article VI of the Code of Ordinances, entitled "Boards, Commissions and Committees," is hereby amended by repealing Division 19, "Kansas City

Youth Commission,” consisting of Sections 2-970.30 through 2-970.35, in its entirety and enacting new Divisions 24, 25 and 26, ““Kansas City Youth Commission,” “Kansas City Young Adult Commission,” and “KC Futures Commission,” respectively, consisting of Sections 2-970.75 through 2-970.95, said sections to read as follows:

DIVISION 24. KANSAS CITY YOUTH COMMISSION.

Sec. 2-970.75. Purpose.

The Kansas City Youth Commission will assist and support city leadership by serving as an advisory body to the mayor, city council, city manager and requesting departments on matters and city programs affecting youth in the city and making the city a better place for all in which to live. The Commission may host, lead, or create events, projects, initiatives, and activities to the benefit of youth in the city.

Sec. 2-970.76. Establishment; membership; appointment of members; vice-chairs.

(a) *Establishment.* The Kansas City Youth Commission is hereby established.

(b) *Appointments.* The Kansas City Youth Commission shall be composed of 13 members appointed by the mayor. One appointee will serve as the chairperson of the council and they shall be appointed by the Mayor. Each Kansas City council office shall nominate one individual from their district. The appointee must not be an immediate family member of the appointing council person.

(c) *Membership.* Members shall be residents between the ages of 13 and 18 from throughout the city. Houseless students may use their school address for residency verification. A member who has reached the age of 19 during their term may finish out the remainder of their term.

(d) *Vice-Chair.* The commission shall elect from its voting membership a vice-chairperson at its second meeting and annually thereafter. The chairperson shall preside over commission meetings. In the event of the absence of the chairperson, the vice-chairperson shall preside over that particular meeting.

Sec. 2-970.77. Terms; vacancies.

(a) *Terms.* Each member shall be appointed for a two-year term. The mayor may appoint a member to complete the remaining term of any vacant position. The terms shall be staggered. To effectuate an initial staggering of terms, less than half of the initial appointments shall be for one year, while the remainder shall be for two years.

(b) *Absences/Vacancies.* Three absences in a row from meetings shall be deemed to be a resignation from the commission. The mayor may appoint a member to complete the remaining term of any vacant position.

Sec. 2-970.78. Meetings; rules and procedures.

The commission will meet no less than quarterly. The commission has the power to adopt bylaws governing its own procedures and fixing the time and place of its meetings. All meetings shall be conducted in accordance with the Missouri Sunshine Law.

Sec. 2-970.79. Staff support; finances.

The Health Department shall commit the services of one full-time employee to serve as staff and administrative support for the Commission, including management of the Commission's budget. The Health Department shall include funds for the Commission in its annual budget request.

Sec. 2-970.80. Annual report.

The commission shall provide an annual report to the mayor, city council and city manager on its activities and recommendations on matters and city programs affecting the youth in the city.

Sec. 2-970.81. Membership on the KC Futures Commission.

All active commission members shall also serve members of the KC Futures Commission.

Sec. 2-970.82. Reserved.

DIVISION 25. KANSAS CITY YOUNG ADULT COMMISSION.

Sec. 2-970.83. Purpose.

The Kansas City Young Adult Commission will assist and support city leadership by serving as an advisory body to the mayor, city council, city manager and requesting departments on matters and city programs affecting young adults in the city and making the city a better place for all in which to live. The Commission may host, lead, or create events, projects, initiatives, and activities to the benefit of young adults in the city.

Sec. 2-970.84. Establishment; membership; appointment of members; vice-chairs.

(a) *Establishment.* The Kansas City Young Adult Commission is hereby established.

(b) *Appointments.* The Kansas City Young Adult Commission shall be composed of 13 members appointed by the mayor. One appointee will serve as the chairperson of the council and they shall be appointed by the Mayor. Each Kansas City council office shall nominate one individual from their district. The appointee must not be an immediate family member of the appointing council person.

(c) *Membership.* Members shall be residents between the ages of 19 and 25 from throughout the city. Houseless members may use a school address or the address of a shelter or social services agency in which they are a client for residency verification. A member who has reached the age of 26 during their term may finish out the remainder of their term.

(d) *Vice-Chair.* The commission shall elect from its voting membership a vice-chairperson at its second meeting and annually thereafter. The chairperson shall preside over commission meetings. In the event of the absence of the chairperson, the vice-chairperson shall preside over that particular meeting.

Sec. 2-970.85. Terms; Vacancies.

(a) *Terms.* Each member shall be appointed for a two-year term. The mayor may appoint a member to complete the remaining term of any vacant position. The terms shall be staggered. To effectuate an initial staggering of terms, less than half of the initial appointments shall be for one year, while the remainder shall be for two years.

(b) *Absences/Vacancies.* Three absences in a row from meetings shall be deemed to be a resignation from the commission. The mayor may appoint a member to complete the remaining term of any vacant position.

Sec. 2-970.86. Meetings; rules and procedures.

The commission will meet no less than quarterly. The commission has the power to adopt bylaws governing its own procedures and fixing the time and place of its meetings. All meetings shall be conducted in accordance with the Missouri Sunshine Law.

Sec. 2-970.87. Staff support; Finances.

The Health Department shall commit the services of one full-time employee to serve as staff and administrative support for the Commission, including management of the Commission's budget. The Health Department shall include funds for the Commission in its annual budget request.

Sec. 2-970.88. Annual report.

The Commission shall provide an annual report to the mayor, city council and city manager on its activities and recommendations on matters and city programs affecting the young adults in the city.

Sec. 2-970.89. Membership on the KC Futures Commission.

All active commission members shall also serve members of the KC Futures Commission.

Sec. 2-970.90. Reserved.

DIVISION 26. KC FUTURES COMMISSION.

Sec. 2-970.91. Purpose.

The purpose of the KC Futures Commission is to provide an avenue of collaboration between the Kansas City Youth Commission and the Kansas City Young Adult Commission—both of which represent Kansas City’s youngest demographics--who may not be of age to vote, run for or hold public office, or both—to advise the mayor, city council, city manager and requesting departments on matters and programs affecting the youth and young adults in the city. The Commission may host, lead, or create events, projects, initiatives, and activities to the benefit of youth and young adults in the city.

Sec. 2-970.92. Establishment; membership; chairpersons.

(a) *Establishment.* The KC Futures Commission is hereby established.

(b) *Membership.* All active members of the Kansas City Youth Commission and the Kansas City Young Adult Commission shall also serve as members of the KC Futures Commission during their terms.

(c) *Chairpersons.* To serve as the chair or vice-chair of the Commission, an individual must be either the current chair or interim Chair of either the Kansas City Youth Commission or the Kansas City Young Adult Commission. The positions of chair and vice-chair shall rotate each fiscal year between the chairs of both the Kansas City Youth Commission or the Kansas City Young Adult Commission. These positions shall rotate so that on even-numbered years, the chair of the KC Futures Commission shall be the chair of the Young Adult Commission, and the vice-chair shall be the chair of the Youth Commission; on odd-numbered years, the chair of the KC Futures Commission will be the chair of the Youth Commission and the vice-chair will be the chair of the Young Adult Commission.

Sec. 2-970.93. Meetings; rules and procedures.

The Commission will meet no less than quarterly. The Commission has the power to adopt bylaw or rules governing its own procedures and fixing the time and place of its meetings. All meetings shall be conducted in accordance with the Missouri Sunshine Law.

Sec. 2-970.94. Annual Report.

The Commission shall provide a collaborative annual report to the mayor, city council and city manager on its activities and recommendations on matters and city programs commonly affecting both youth and young adults in the city.

Sec. 2-970.95. Staff Support; Finances.

The Health Department shall commit the services of one full-time employee to serve as staff and administrative support for the Commission, including managing a budget made up of the combined budgets of the Youth Commission and the Young Adult Commission.

Secs. 2-970.96—2-970.99. Reserved.

Section 2. That the appropriation in the following account of the Violence Prevention Fund is reduced by the following amount:

24-2000-501905-B	Blueprint for Violence	\$40,000.00
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Section 3. That the sum of \$40,000.00 is hereby appropriated from the Unappropriated Fund Balance of the Violence Prevention Fund to the following account to provide \$20,000.00 each to the Kansas City Young Adult Commission and the Kansas City Youth Commission. Future budgets are subject to approval by City Council:

24-2000-501912-B	KC Youth Commission	\$20,000.00
24-2000-501913-B	KC Adult Commission	<u>20,000.00</u>
	TOTAL	\$40,000.00

Section 4. Repealing Resolution No. 211042 that created the Kansas City Young Adult City Council in its entirety.

..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:

Joseph A. Guarino
Senior Associate City Attorney

**No Docket
Memo Provided
for Resolution
No. 240048**



File #: 231052

ORDINANCE NO. 231052

Sponsors: Councilmembers Eric Bunch and Crispin Rea

Approving the 100 E. 20th Street PIEA General Development Plan on approximately 1.04 acres which Planning Area consists of the western half of that block bound by East 19th Street on the north, Grand Boulevard on the east, East 20th Street on the south and Walnut Street on the west located in Kansas City, Missouri, and declaring said area to be blighted and in need of redevelopment and rehabilitation.

WHEREAS, the Planned Industrial Expansion Authority of Kansas City, Missouri (the “Authority”) did prepare or cause to be prepared the 100 E. 20th Street 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 100 E. 20th Street General Development Plan, 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; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Council declares the 100 E. 20th Street PIEA Planning Area (the “Planning Area”) of approximately 1.04 acres which Planning Area consists of the western half of that block bound by East 19th Street on the north, Grand Boulevard on the east, East 20th Street on the south and Walnut Street on the west 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 100 E. 20th Street 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.

..end

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

Secretary, City Plan Commission

Approved as to form:

Emalea Black
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 231052

Submitted Department/Preparer: City Manager's Office

Revised 11/01/23

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 100 E. 20th Street PIEA General Development Plan on approximately 1.04 acres which Planning Area consists of the western half of that block bound by East 19th Street on the north, Grand Boulevard on the east, East 20th Street on the south and Walnut Street on the west located in Kansas City, Missouri, and declaring said area to be blighted and in need of redevelopment and rehabilitation.

Discussion

Pursuant to Section 100.400.1 (4), Revised Statutes of Missouri, the Planned Industrial Expansion Authority ("PIEA") has prepared or caused to be prepared a plan for redevelopment of the 100 E 20th Street Planning Area. The information set forth in this Plan includes (a) the boundaries of the Project Area, with a map showing the existing uses and condition of the real property; (b) a diagram showing the existing land use; (c) information showing population densities, land coverage and building intensities in the area after completion of the Plan; (d) a future land use plan showing proposed uses of the Planning Area; (e) a statement of the proposed changes, if any, in zoning ordinances, street layouts, street levels or grades, building codes and ordinances, and amendments to adopted land use plan; (f) a statement identifying additional public facilities or utilities which will be required in the area to complete the Plan; and (g) a schedule indicating the estimated length of time needed to complete each phase of the Plan.

The General Plan requires removal of all blight and the redevelopment of the Planning Area subject to the policies and guidelines of the PIEA, including the City's MBE/WBE and inclusive Work Force requirements.

Fiscal Impact

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

2. What is the funding source?
The General Development Plan and Qualification Study was prepared by a consultant and the costs of the PIEA will be reimbursed by the Sponsor. The redevelopment will occur on the basis of request for proposals by the PIEA.
3. How does the legislation affect the current fiscal year?
The legislation has no affect on the current fiscal year.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
The legislation should have a positive fiscal impact on future fiscal years that includes increased real property, personal property, and sales taxes. The legislation will not have a negative fiscal impact on future fiscal years.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
The legislation will generate additional revenue through redevelopment, and leverage outside funding of developers of the Planning Area. At least one operating business generating earnings taxes and the above plans on proposing an initial project.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

No account string to verify as ordinance has no fiscal impact.

Citywide Business Plan (CWBP) Impact

1. View the [FY23 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Finance and Governance (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):

- Ensure the resiliency of a responsive, representative, engaged, and transparent City government.
- Engage in workforce planning including employee recruitment, development, retention, and engagement.
- Foster a solutions-oriented, welcoming culture for employees and City Partners.
-
-
-

Prior Legislation

N/A

Service Level Impacts

The ordinance will immediately provide authority of the PIEA for a development project. The PIEA is aware of the interest of a prominent banking institution in locating in the Plan Area which will generate a positive future fiscal impact and encourage population and economic growth. The Plan Area is now without residents and without businesses whatsoever and instead has vacant land and two empty, abandoned buildings.

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?
The legislation makes possible the redevelopment of the Plan Area and the invitation for new businesses and residents that generates earnings tax, real property, and personal property taxes. The Plan Area now has a negative impact on sustaining Kansas City because of the blight and abandoned buildings and lack of residents and occupants.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

CREO review will be required upon submission of development proposals, which submission will be sought upon the Council's passage of the legislation.

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

No(Press tab after selecting)

Click or tap here to enter text.

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

Yes(Press tab after selecting)

In an effort to prevent disclosure of confidential information, a separate communication will be provided to City Council members to reflect the top three proposers for the RFP/Q.