



Agenda

Neighborhood Planning and Development Committee

Chairperson Ryana Parks-Shaw

Vice Chair Eric Bunch

Councilmember Nathan Willett

Councilmember Melissa Patterson Hazley

Tuesday, September 17, 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>

*** Public Testimony is Limited to Two Minutes***

Lucas

240794 Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Jason Swords and Mark McHugh as successor directors to the Wallstreet Garage Community Improvement District.

Lucas

240795 Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Ally Letsky as successor director to the Wagon Trails Community Improvement District.

Lucas

[240796](#) Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Jose Bautista, Matt Bramlette, Russell Criswell, Lauren Euston, Nate Feldmiller, Mark Inman, Tom Platt, Cameron Probst and Steve Tulipana as successor directors to the Broadway Area Community Improvement District.

Lucas

[240815](#) Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Max Wasserstrom, Matt Voss, Jeremy Hurt, Brett Allred, Pam Ptacek, Christie Montague and Shane Snider as successor directors to the Westport Community Improvement District II.

Lucas

[240816](#) Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Andrew Ganahl and David Hollis as successor directors to the Waldo Community Improvement District.

Lucas

[240817](#) Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Kevin Kilkenny, Russ Edwards, Mark Ching, and Lance Tyron as successor directors to the Kansas City Convention Center Headquarters Hotel Community Improvement District.

Lucas

[240818](#) Sponsor: Mayor Quinton Lucas

Appointing William Dana, Esty Frakes and Mark Untersee as successor directors to the Tiffany Square East Community Improvement District.

Health Department

Director of Health

[240738](#) Sponsor: Director of Health Department

Accepting and approving a one year \$668,259.00 contract with the Missouri Department of Health and Senior Services that provides for core public health functions; estimating and appropriating the sum of \$668,259.00, not previously appropriated, in the Health Grants Fund; and recognizing this ordinance as having an accelerated effective date.

Director of Health

240798 Sponsor: Director of Health Department

Accepting and approving a grant award amendment in the amount of \$41,000.00 with the Mid-America Regional Council to provide funding for violence prevention efforts among Kansas City youth; and estimating and appropriating \$41,000.00 in the Health Grants Fund.

Housing and Community Development Department

Director of Housing and Community Development

240808 Sponsor: Director of Housing and Community Development Department

Accepting the recommendation of the Central City Economic Development Tax Board for additional funding in the amount of \$400,000.00 for the Urbanity project; reducing an existing appropriation by \$400,000.00; appropriating \$400,000.00 from the Unappropriated Fund Balance; and authorizing the Manager of Procurement Services to execute the necessary documents to amend the funding agreements and expend up to \$400,000.00 from funds appropriated in the Central City Economic Development Tax Fund.

Director of Housing and Community Development and Lucas

240811 Sponsor: Mayor Quinton Lucas

Accepting the recommendations of the Housing Trust Fund Board; reducing an existing appropriation by \$6,762,549.55 and appropriating \$6,762,549.55 from previously appropriated fund balance in the Housing Trust Fund; authorizing the Manager of Procurement Services to execute various funding agreements in accordance with this Ordinance; and authorizing the Director of the Housing and Community Development Department to expend up to \$6,762,549.55 from funds appropriated in the Housing Trust Fund.

Parks and Recreation Department

Director of Parks & Recreation

240797 Sponsor: Director of Parks and Recreation Department

Appropriating \$5,700,000.00 from the Unappropriated Fund Balance of the Parks Sales Tax Fund to fund construction of the: Cleveland Park sports light (4) fields, Clark Ketterman restroom/ concession, Spring Valley Park Shelters, Gregory Boulevard design professional services contract for road construction from I-435 to Oldham Road, Swope Park restroom (3 structures), Swope Park Trails grant match; and recognizing this ordinance as having an accelerated effective date.

City Planning and Development Department

Director of City Planning & Development

[240813](#) Sponsor: Director of City Planning and Development Department

Approving a development plan in District B2-2 on about 4.75 acres generally located at the northeast corner of N. Wyandotte Street and N.W. 85th Terrace to allow for two multi-unit residential buildings. (CD-CPC-2024-00071) ***Held until 9/24/2024***

Director of City Planning & Development

[240814](#) Sponsor: Director of City Planning and Development Department

Rezoning an area of about .3 acres generally located at 4438-4450 Washington Street from District R-1.5 (Residential 1.5) to District R-0.75 (Residential 0.75) to allow for the development of a multi-unit apartment complex. (CD-CPC-2024-00095) ***Held until 9/24/2024***

Director of City Planning & Development

[240820](#) Sponsor: Director of City Planning and Development Department

Approving a major amendment to a development plan on about 14.6 acres in District B2-2 generally located at 5000 E. Bannister Road to allow for a Goodwill facility with associated uses, including office space, retail sales, and warehouse space. (CD-CPC-2024-00102)

Willett

[240821](#) Sponsor: Councilmember Nathan Willett

RESOLUTION - Directing the City Manager to include all elementary, middle and high schools when establishing locations for school zones and review current school zones for suggested safety enhancements.

Lucas

[240822](#) Sponsor: Mayor Quinton Lucas

Rezoning an area of about 30.68 acres generally located between Woodland Avenue on the west, East 18th Street on the south, Brooklyn Avenue on the east, and East Truman Road on the north from Districts R-1.5 and M1-5 to District MPD and approving an MPD development plan which serves as a preliminary plat and provides for approximately 1,084 units and commercial spaces in the mixed-use development. (CD-CPC-2024-00096).

Lucas

[240823](#) Sponsor: Mayor Quinton Lucas

Waiving Code Section 74-12 for the Historic Northeast Lofts Tax Increment Financing Plan and authorizing the City Manager to enter into an amended Tax Contribution Agreement with the Kansas City TIF Commission and Historic Northeast Lofts LLC.

Lucas

[240824](#) Sponsor: Mayor Quinton Lucas

RESOLUTION - Amending the Heart of the City Area Plan by amending the Proposed Land Use Plan and Map for an approximately 30.68 acre tract of land generally located at the southeast quadrant of Woodland Avenue and East Truman Road by changing the recommended land use designation from Residential Medium and Industrial to Mixed Use Neighborhood. (CD-CPC-2024-00097)

Rogers

[240833](#) Sponsor: Councilmember Wes Rogers

Approving a major amendment to a development plan that will also serve as a preliminary plat in District MPD on approximately 80 acres in an area generally bordered by the Missouri river on the north and west, I-29 on the east, and railroad tracks on the south, for the purpose of allowing a number of various uses within the mixed-use development in multiple phases. (CD-CPC-2024-00074) ***Held until 9/24/2024***

HELD IN COMMITTEE

Director of Public Works

[240721](#) Sponsor: Director of the Public Works Department

Vacating unimproved City right-of-way in Jackson County, Missouri; and upon the effective date of this ordinance, the City Clerk is hereby directed to record said ordinance in the Office of the Recorder of Deeds for Jackson County, Missouri.

Patterson Hazley

[240723](#) Sponsor: Councilmember Melissa Patterson Hazley

Authorizing the City Manager to execute a contract amendment with Economic Development Corporation of Kansas City, Missouri (EDC) to appoint the EDC as program administrator to assist the Central City Economic Development Sales Tax Board with implementation of economic development programs. ***Held until 9/24/2024***

ADDITIONAL BUSINESS

1. Land Development Division Transition update

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 #: 240794

RESOLUTION NO. 240794

Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Jason Swords and Mark McHugh as successor directors to the Wallstreet Garage Community Improvement District.

WHEREAS, the Wallstreet Garage Community Improvement District (the "District") was established by petition of the property owners (the "Petition") and approved by the City Council by Ordinance No. 200420; and

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

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

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

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

Jason Swords
Mark McHugh

..end

**No Docket
Memo Provided
for Ordinance
No. 240794**



File #: 240795

RESOLUTION NO. 240795

Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Ally Letsky as successor director to the Wagon Trails Community Improvement District.

WHEREAS, the Wagon Trails Community Improvement District (the "District") was established by petition of the property owners (the "Petition") and approved by the City Council by Ordinance No. 230833; and

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

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

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

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

Ally Letsky

..end

**No Docket
Memo Provided
for Ordinance
No. 240795**



File #: 240796

RESOLUTION NO. 240796

Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Jose Bautista, Matt Bramlette, Russell Criswell, Lauren Euston, Nate Feldmiller, Mark Inman, Tom Platt, Cameron Probst and Steve Tulipana as successor directors to the Broadway Area Community Improvement District.

WHEREAS, the Broadway Area Community Improvement District (the "District") was established by petition of the property owners (the "Petition") and approved by the City Council by Ordinance No. 160387; and

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

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

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

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

Jose Bautista
Matt Bramlette
Russell Criswell
Lauren Euston
Nate Feldmiller
Mark Inman
Tom Platt
Cameron Probst
Steve Tulipana

..end

**No Docket
Memo Provided
for Ordinance
No. 240796**



File #: 240815

RESOLUTION NO. 240815

Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Max Wasserstrom, Matt Voss, Jeremy Hurt, Brett Allred, Pam Ptacek, Christie Montague and Shane Snider as successor directors to the Westport Community Improvement District II.

WHEREAS, the Westport Community Improvement District II (the "District") was established by petition of the property owners (the "Petition") and approved by the City Council by Ordinance No. 031322; and

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

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

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

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

Max Wasserstrom
Matt Voss
Jeremy Hurt
Brett Allred
Pam Ptacek
Christie Montague
Shane Snider

..end

**No Docket
Memo Provided
for Ordinance
No. 240815**



File #: 240816

RESOLUTION NO. 240816

Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Andrew Ganahl and David Hollis as successor directors to the Waldo Community Improvement District.

WHEREAS, the Waldo Community Improvement District (the "District") was established by petition of the property owners (the "Petition") and approved by the City Council by Ordinance No. 081242; and

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

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

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

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

Andrew Ganahl
David Hollins

..end

**No Docket
Memo Provided
for Ordinance
No. 240816**



File #: 240817

RESOLUTION NO. 240817

Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Kevin Kilkenny, Russ Edwards, Mark Ching, and Lance Tyron as successor directors to the Kansas City Convention Center Headquarters Hotel Community Improvement District.

WHEREAS, the Kansas City Convention Center Headquarters Hotel Community Improvement District (“District”) was established by petition of the property owners (“Petition”) and approved by the City Council by Committee Substitute for Ordinance No. 150597; and

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

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

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

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

Kevin Kilkenny
Russ Edwards
Mark Ching
Lance Tyron

..end

**No Docket
Memo Provided
for Ordinance
No. 240817**



File #: 240818

RESOLUTION NO. 240818

Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing William Dana, Esty Frakes and Mark Untersee as successor directors to the Tiffany Square East Community Improvement District.

WHEREAS, the Tiffany Square East Community Improvement District (the "District") was established by petition of the property owners (the "Petition") and approved by the City Council by Ordinance No. 220088; and

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

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

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

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

William Dana
Esty Frakes
Mark Untersee

..end

**No Docket
Memo Provided
for Ordinance
No. 240818**



File #: 240738

ORDINANCE NO. 240738

Sponsor: Director of Health Department

Accepting and approving a one year \$668,259.00 contract with the Missouri Department of Health and Senior Services that provides for core public health functions; estimating and appropriating the sum of \$668,259.00, not previously appropriated, in the Health Grants Fund; and recognizing this ordinance as having an accelerated effective date.

WHEREAS, these funds will support the Health Department’s current efforts and ensure overall success of the Department; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That a contract between the City of Kansas City, Missouri, acting through its Director of Health, and the Missouri Department of Health and Senior Services, whereby the Missouri Department of Health and Senior Services will provide funding to support local public health agencies to serve as community leaders in performing the core public health functions of assessment, planning, policy development and assurance for a period beginning June 1, 2024 through May 31, 2025, for an amount not to exceed \$668,259.00, is hereby accepted and approved. A copy of the agreement, in substantial form, is on file with the Director of Health.

Section 2. That revenue in the following account of the Health Grants Fund is hereby estimated in the following amounts:

25-2480-500001-474960-G50580425 Aid to Local Public Health Age \$668,259.00

Section 3. That the sum of \$668,259.00 is hereby appropriated from the Unappropriated Fund Balance of the Health Grants Fund in the following accounts:

25-2480-505804-A-G50580425 Aid to Local Public Health Age \$668,259.00

Section 4. That the Director of Health is hereby authorized to expend the total sum of \$668,259.00 from funds appropriated to Account No. 25-2480-505804-G50580425 for the contract.

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

..end

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

Tammy L. Queen
Director of Finance

Approved as to form:

Joseph A. Guarino
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240738

Submitted Department/Preparer: Health

Revised 6/10/24

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

Accepting and approving a one year \$668,259.00 contract with the Missouri Department of Health and Senior Services that provides for core public health functions, estimating and appropriating the sum of \$668,259.00, not previously appropriated, in the Health Grants Fund; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date.

Discussion

The purpose of this agreement is to strengthen public health agencies that endorse health systems in Missouri by providing funding to local public health agencies that promote their role as community leaders in performing core public health functions of assessment, policy development planning, assurance and environmental health planning control and surveillance.

This contract supports on-going KCHD programs in the Communicable Disease Control, Environmental Health and Health Education/Chronic Disease Control divisions, and contributes to communicable disease surveillance and reporting, community health assessments as well as collaborations & partnerships with civic organizations to develop and implement population based strategies.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
25-2480-505804-601100-G50580425 – Core Public Health Functions
Health Grant Fund
3. How does the legislation affect the current fiscal year?
Increases appropriations by \$668,259.00.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
N/A
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Deliver a return on investment.

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)

The unreserved fund balance of the Health Grants Fund is \$39,028,491.58, as of 08/15/2024. In addition, the estimated revenue is sufficient to cover the appropriation.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 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

Service Level Impacts

This funding will support local public health agencies to serve as community leaders in performing the core public health functions of assessment, planning, policy development and assurance.

Other Impacts

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

These funds will improve/maintain the health of Kansas City's population by providing for proper care and preventative measures.

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?

Healthier individuals lead to less total healthcare costs and more productive citizens. This funding supports the continued operation, availability and access of services to the community.

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

No (Press tab after selecting)

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:

Accepting a grant.

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

No(Press tab after selecting)

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

No(Press tab after selecting)



File #: 240798

ORDINANCE NO. 240798

Sponsor: Director of Health Department

Accepting and approving a grant award amendment in the amount of \$41,000.00 with the Mid-America Regional Council to provide funding for violence prevention efforts among Kansas City youth; and estimating and appropriating \$41,000.00 in the Health Grants Fund.

WHEREAS, this award will be used to enhance the KCHD gun violence prevention initiatives; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That a grant award amendment between the City of Kansas City, Missouri, acting through its Director of Health, and the Mid-America Regional Council (MARC), whereby MARC will provide funding for violence prevention efforts among Kansas City youth for the period of July 27, 2021 through October 31, 2024, for an additional \$41,000.00 and a total amount not to exceed \$140,000.00, is hereby accepted and approved. A copy of the award agreement, in substantial form, is on file with the Director.

Section 2. That revenue in the following account of the Health Grants Fund is hereby estimated in the following amount:

25-2480-500001-480000-G50583622 Everytown/MARC Youth Outreach \$41,000.00

Section 3. That the additional sum of \$41,000.00 is hereby appropriated from the Unappropriated Fund Balance of the Health Grants Fund to the following accounts:

25-2480-505836-A-G50583622 Everytown/MARC Youth Outreach \$41,000.00

Section 4. That the Director of Health is hereby authorized to expend the additional sum of \$41,000.00 from funds appropriated to Account No. 25-2480-505836-G50583622 for the aforesaid agreement.

..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



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240798

Submitted Department/Preparer: Health

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

Accepting and approving a grant award amendment in the amount of \$41,000.00 with the Mid-America Regional Council to provide funding for violence prevention efforts among Kansas City youth; estimating and appropriating \$41,000.00 in the Health Grants Fund; and designating requisitioning authority.

Discussion

The \$41,000.00 from MARC Everytown will be used to enhance our gun violence prevention initiatives, including community outreach and training programs. The funds will support efforts over the next 12 months, directly impacting the safety and well-being of our community.

The intended outcomes of the grant will make a positive impact on Kansas City by:

- Increase participants' knowledge and skills for conflict mediation.
- Create positive changes in participants' beliefs about violence as a solution to conflict.
- Reducing community tolerance of violence.
- Decrease participants individual risk factors for violence.
- Promoting alternatives to violence to help make communities safer.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
25-2480-505836-G50583622 – MARC Everytown Youth Outreach
Health Grants Fund
3. How does the legislation affect the current fiscal year?
Increases appropriations by \$41,000.00.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
N/A
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Leverage outside funding

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

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

Service Level Impacts

KPIs

80% of Aim4Peace (street conflict) mediations are resolved.

80% of community service activities supported by Aim4Peace in the target neighborhoods.

Other Impacts

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

The funding will positively impact the health of affected groups by reducing exposure to violence, decreasing stress and trauma related to violent incidents, and promoting mental well-being through conflict resolution and prevention programs.

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

The affected groups have been actively engaged through community meetings, surveys, and partnerships with local organizations. Their feedback has been integral in shaping the development of this ordinance, ensuring that the initiatives address the specific needs and concerns of the communities most impacted by gun violence.

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

This legislation contributes to a sustainable Kansas City by addressing the root causes of gun violence, which helps create safer communities. By investing in prevention and conflict resolution, it fosters long-term community resilience and well-being, reducing the need for emergency responses and promoting a healthier, more cohesive city environment.

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

No (Press tab after selecting)

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:

Accepting a grant

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 #: 240808

ORDINANCE NO. 240808

Sponsor: Director of Housing and Community Development Department

Accepting the recommendation of the Central City Economic Development Tax Board for additional funding in the amount of \$400,000.00 for the Urbanity project; reducing an existing appropriation by \$400,000.00; appropriating \$400,000.00 from the Unappropriated Fund Balance; and authorizing the Manager of Procurement Services to execute the necessary documents to amend the funding agreements and expend up to \$400,000.00 from funds appropriated in the Central City Economic Development Tax Fund.

WHEREAS, Section 67.1305 of the Revised Statutes of Missouri authorizes the City to impose a retail sales tax not to exceed one-half of one percent if the imposition of such a retail sales tax is submitted to, and then approved by, a majority of the votes cast; and

WHEREAS, on April 4, 2017, pursuant to authority granted by Section 67.1304, RSMo, a majority of Kansas City, Missouri voters approved a new 1/8 of one percent retail sales tax for funding economic development projects within the area bounded by 9th Street on the north, Gregory Boulevard on the south, Paseo Boulevard on the west and Indiana Avenue on the east; and

WHEREAS, the developers requested a public contribution and the Central City Economic Development Sales Tax Board recommendation that funding be approved; and

WHEREAS, the Developer's subsequently identified a need for additional funding due to increases in construction labor and construction material; and

WHEREAS, the project serves a predominantly public municipal purpose because, without limitation, completion of the project (i) enhances the tax base of the Project Site; (ii) retains and generates jobs; (iii) promotes economic development in the area of the City in which the Project Site is located, and promotes consideration of areas of the City that the City Council has determined to be blighted as a location for business operations; (iv) results in generation of tax revenues to the City from the conduct of business and other activities in the City that would not otherwise occur; (v) serves as a catalyst for additional investment in and further redevelopment and rehabilitation of the area of the City in which the Project Site is located; and (vi) furthers the City's policy of encouraging economic stability and growth; and

WHEREAS, the City desires to encourage the Developer to carry out the project for the purpose of realizing these predominantly public purposes by entering into an agreement to

contribute certain revenues in an amount needed to cause the project to be undertaken and attract the necessary private investment; and

WHEREAS, the contributions contemplated by the Funding Agreement are limited to those which have been determined to be needed for the purpose of ensuring that the project proceeds, and but for their contribution, the project would not proceed to the detriment of the public interest; and

WHEREAS, on August 13, 2024, the CCED Board voted to recommend an increase in funding for certain projects; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the recommendations of Central City Economic Development Tax Board that was issued August 13, 2024, are hereby accepted.

Section 2. That the following amount is hereby reduced from the Central City Economic Development Sales Tax Fund, Fund No. 2200, from the following account:

25-2200-555998-B-55BUDGET	Budget Integration Account	\$400,000.00
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Section 3. That the following amount is hereby appropriated from the Unappropriated Fund Balance of the Central City Economic Development Sales Tax Fund, Fund No. 2200, to the following account:

25-2200-555998-619080-55URBANITYA	Urbanity	\$400,000.00
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Section 4. That the Manager of Procurement Services is authorized to execute the necessary documents to amend the aforementioned funding agreements and expend up to \$400,000.00 from the funds appropriated in the Central City Economic Development Tax Fund herein.

Section 5. That the Director of the Housing and Community Development Department is designated requisitioning authority for Account Nos. 25-2200-555998.

..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



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240808

Submitted Department/Preparer: Housing

Revised 6/10/24

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

Recommendation of the Central City Economic Development Tax Board for additional funding in the amount of \$400,000.00.

Discussion

Recommendation of the Central City Economic Development Tax Board for additional funding in the amount of \$400,000.00; reducing an existing appropriation by \$400,000.00; appropriating \$400,000.00 from the Appropriated Fund Balance; and authorizing the Manager of Procurement Services to execute the necessary documents to amend the funding agreements and expend up to \$400,000.00 from the funds appropriated in the Central City Economic Development Tax Fund.

Fiscal Impact

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

2. What is the funding source?

25-2200-555998-619850-55BUDGET Budget Integration Account \$400,000.00
(Central City Sales Tax Fund)

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

CCED Board voted to recommend an increase in funding for certain projects.

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

NA.

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

NA

Office of Management and Budget Review

(OMB Staff will complete this section.)

- | | | |
|---|---|--|
| 1. This legislation is supported by the general fund. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 2. This fund has a structural imbalance. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 3. Account string has been verified/confirmed. | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |

Additional Discussion (if needed)

Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

- View the [Adopted 2025-2029 Citywide Business Plan](#)
- Which CWBP goal is most impacted by this legislation?
Housing and Healthy Communities (Press tab after selecting.)
- Which objectives are impacted by this legislation (select all that apply):
 - 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

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

Service Level Impacts

The Developer subsequently identified a need for additional funding due to increases in construction labor and construction materials.

Other Impacts

1. What will be the potential health impacts to any affected groups?
NA
2. How have those groups been engaged and involved in the development of this ordinance?
NA
3. How does this legislation contribute to a sustainable Kansas City?
(i) enhances the tax base of the Project Site; (ii) retains and generates jobs; (iii) promotes economic development in the area of the City in which the Project Site is located, and promotes consideration of areas of the City that the City Council has determined to be blighted as a location for business operations; (iv) results in generation of tax revenues to the City from the conduct of business and other activities in the City that would not otherwise occur; (v) serves as a catalyst for additional investment in and further redevelopment and rehabilitation of the area of the City in which the Project Site is located; and (vi) furthers the City's policy of encouraging economic stability and growth
4. Does this legislation create or preserve new housing units?
Yes (Press tab after selecting)

Total Number of Units 4
Number of Affordable Units 4
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:
CUPs and LOI will be submitted to CREO before a Notice to Proceed is given to the developer.
6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

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



File #: 240811

ORDINANCE NO. 240811

Sponsor: Mayor Quinton Lucas

Accepting the recommendations of the Housing Trust Fund Board; reducing an existing appropriation by \$6,762,549.55 and appropriating \$6,762,549.55 from previously appropriated fund balance in the Housing Trust Fund; authorizing the Manager of Procurement Services to execute various funding agreements in accordance with this Ordinance; and authorizing the Director of the Housing and Community Development Department to expend up to \$6,762,549.55 from funds appropriated in the Housing Trust Fund.

WHEREAS, on December 20, 2018, by Committee Substitute for Ordinance No. 180719, the City Council established the Housing Trust Fund to implement neighborhood revitalization, housing development, and preservation projects proposed by the City and in coordination with private developers that are undertaking projects in alignment with the City's Housing policy; and

WHEREAS, on May 27, 2021, by Ordinance No. 210392, the City Council adopted the City's stimulus spending plan "RecoverKC" in which the City Council allocated \$12,500,000.00 to the Housing Trust Fund; and

WHEREAS, on November 4, 2021, by Committee Substitute for Ordinance No. 210873, As Amended, the City Council amended Section 2-1693, "Housing Trust Fund" and replaced it with a new Section 2-1693 for the purpose of establishing the Housing Trust Fund Board to review Housing Trust Fund applications, with reporting requirements, funding allocation direction and prioritization of fund use; and

WHEREAS, a special election was also duly held in the City on Tuesday, November 8, 2022 (the "2022 Election"), on the question of whether to issue general obligation bonds of the City in an amount not to exceed \$50,000,000.00 for the purpose of affordable housing through the rehabilitation, renovation, and construction of houses and buildings, including blight removal, to provide affordable housing for very low-to moderate-income households and the question was approved by voters; and

WHEREAS, the City Council adopted Resolution No. 220902 on October 13, 2022, expressing its intent that any sums from the General Obligation Bonds Question No. 2 would be appropriated from the bond fund into the Housing Trust Fund; and

WHEREAS, Ordinance No. 230371, passed on May 11, 2023, estimated bond proceeds and appropriated a transfer to the Housing Trust Fund for the purposes outlined herein; and

WHEREAS, Section 2-1693 (C)(3) sets forth following funding minimum allocations in determining awards to applicants:

- a) A minimum of 20% of awards shall be made for Affordable Rental Preservation, at or below 30% AMFI
- b) A minimum of 20% of awards shall be made for Affordable Rental Creation, at or below 60% AMFI
- c) A minimum of 10% of awards shall be made to create/support Dedicated Transitional Housing and Permanent Supportive Housing for the Homeless; and
- d) A minimum of 10% of awards shall be made for Homeownership support programs and/or retention programs for residents at income levels below 60% AMFI. Programs that provide a path for resident tenants to transition to ownership shall be eligible; and

WHEREAS, Section 2-1693 (C) (4) sets forth the following maximum awards to each project based on percent of total development costs:

- a) The maximum award given to for-profit developers is 20% of the development costs (loan) or 10% for a grant.
- b) The maximum award given to non-profit developers is 30% of the development cost (loan) or 15 for a grant; and

WHEREAS, the Housing Trust Fund Advisory Board was to prioritize projects that maximize:

- a) Total number of months of affordability, with longer periods of guaranteed affordability given higher priority;
- b) Affordability threshold, with higher priority for projects that serve very low income 50% of Area Median Family Income (AMFI) and extremely low income (30% of Area Median Family Income) households;
- c) Number of affordable units created per HTF dollar invested;
- d) Projects which include a higher percentage of units suitable for families (2 or more bedrooms); and
- e) Social housing opportunities such as cooperatives, community land trusts, and other options that allow for long-term community affordability; and

WHEREAS, in addition to the priorities named in the ordinance, the Housing Trust Fund Advisory Board considered project readiness, creativity, capacity of applicant, financial feasibility, household income requirements, affordability, and the overall impact on the housing stock in their review of applications; and

WHEREAS, the contributions contemplated by the Funding Agreement are limited to those which have been determined to be needed for the purpose of ensuring that the project proceeds but, for their contribution, the project would not proceed, to the detriment of the public interest; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the recommendations of the Housing Trust Fund Board that was issued on September 5, 2025, are hereby accepted.

Section 2. That the sum of \$6,762,549.55 is hereby reduced in the following account of the Housing Trust Fund:

25-2490-552045-619080 Housing Trust Fund-Bonds \$6,762,549.55

Section 3. That the Director of the Housing and Community Development Department is hereby authorized to expend up to \$6,762,549.55 from funds previously appropriated to Account No. 25-2490-552045-619080 in the Housing Trust Fund and to negotiate and execute funding agreements with the following contractors:

Budget Account	Project Name	Project Type	Funding Award
25-2490-555996-619080-55PARADEPK	Parade Park Redevelopment	Affordable Housing Creation	\$1,700,120.00
25-2490-555996-619080-55BANNISTER	Trails at Bannister Apt Homes	Affordable Housing Creation	\$1,000,000.00
25-2490-555996-619080-55MOHAWK	Mohawk at 15th St	Affordable Housing Creation	\$ 925,000.00
25-2490-555996-619080-55TEACHER	The Teacher Village	Affordable Housing Creation	\$ 412,868.00
25-2490-555996-619080-55CARDINAL	Cardinal Ridge Apartments	Affordable Housing Creation	\$1,500,000.00
25-2490-555996-619080-55MAYFAIR	Mayfair Apartments	Affordable Housing Creation	\$ 600,000.00
25-2490-555996-619080-	Our Spot KC Lion House	Transitional and Supportive Housing	\$ 198,938.55

55LIONHOUSE			
25-2490-555996-619080-55HEROESHOM	Heroes Homegate	Transitional and Supportive Housing	\$ 425,623.00
Total			\$6,762,549.55

Section 4. That the Manager of Procurement Services is authorize to execute Funding Agreements for the Projects set forth in Section 3 as negotiated by the Director of the Housing and Community Development Department that complies, when applicable, with the Missouri Prevailing Wage Law and any applicable provisions of the City's Contracting Program Requirements set out in Article IV, Chapter 3, Code of Ordinances, including, but not limited to, the provisions concerning affirmative action, Minority and Women's Business Enterprises and the Small Local Business Enterprises program. Further, the Funding Agreement shall prohibit the use of any HTF funding for the repayment of any preexisting debt or repayment for services or work performed prior to the execution of the funding agreement and must require the disclosure of total funding sources and projected costs and periodic reporting of project progress.

Section 5. That the Director of the Housing and Community Development Department is hereby designated as requisitioning authority for the following Account Nos.:

25-2490-555996-619080-55PARADEPK
25-2490-555996-619080-55BANNISTER
25-2490-555996-619080-55MOHAWK
25-2490-555996-619080-55TEACHER
25-2490-555996-619080-55CARDINAL
25-2490-555996-619080-55MAYFAIR
25-2490-555996-619080-55LIONHOUSE
25-2490-555996-619080-55HEROESHOM

..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



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240811

Submitted Department/Preparer: Housing

Revised 6/10/24

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

Accepting the recommendations of the Housing Trust Fund Board; reducing an existing appropriation by \$6,762,549.55 and appropriating \$6,762,549.55 from previously appropriated fund balance in the Housing Trust Fund; authorizing the Manager of Procurement Services to execute various funding agreements in accordance with this Ordinance; and authorizing the Director of the Housing and Community Development Department to expend up to \$6,762,549.55 from funds appropriated in the Housing Trust Fund.

Discussion

The Director of the Housing and Community Development Department is hereby authorized to expend up to \$6,762,549.55 from funds previously appropriated to Account No. 25-2490-552045-619080 in the Housing Trust Fund and to negotiate and execute funding agreements with the following contractors:

Budget Account	Project Name	Project Type	Funding Award
25-2490-555996-619080-55PARADEPK	Parade Park Redevelopment	Affordable Housing Creation	\$ 1,700,120.00
25-2490-555996-619080-55BANNISTER	Trails at Bannister Apt Homes	Affordable Housing Creation	\$ 1,000,000.00
25-2490-555996-619080-55MOHAWK	Mohawk at 15th St	Affordable Housing Creation	\$ 925,000.00
25-2490-555996-619080-55TEACHER	The Teacher Village	Affordable Housing Creation	\$ 412,868.00
25-2490-555996-619080-55CARDINAL	Cardinal Ridge Apartments	Affordable Housing Creation	\$ 1,500,000.00
25-2490-555996-619080-55MAYFAIR	Mayfair Apartments	Affordable Housing Creation	\$ 600,000.00
25-2490-555996-619080-55LIONHOUSE	Our Spot KC Lion House	Transitional and Supportive Housing	\$ 198,938.55
25-2490-555996-619080-55HEROESHOMES	Heroes Homegate	Transitional and Supportive Housing	\$ 425,623.00
Total			\$ 6,762,549.55

Fiscal Impact

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

2. What is the funding source?

25-2490-552045-619080 Housing Trust Fund-Bonds \$6,762,549.55
(Kansas City Housing Trust Fund)

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

This ordinance allocates \$6,762,549.55 of the Housing Trust Fund FY25 budget to approved projects.

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)

Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 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

NA

Service Level Impacts

That the Director of the Housing and Community Development Department is directed to negotiate a funding agreement that provides for compliance with any applicable provisions of the Missouri Prevailing Wage Law and any applicable provisions of the City's Contracting Program Requirements set out in Article IV, Chapter 3, Code of Ordinances, including, but not limited to, the provisions concerning affirmative action, Minority and Women's Business Enterprises and the Small Local Business Enterprises program. Further, the Director of the Housing and Community Development Department is directed to negotiate a funding agreement that prohibits the use of any HTF funding for the repayment of any preexisting debt or repayment for services or work performed prior to the execution of the funding agreement. In addition, the Director of the Housing and Community Development Department is directed to negotiate a funding agreement that requires the disclosure of total project funding sources and projected costs and periodic reporting of project progress.

Other Impacts

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

NA

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

NA

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

That the Director of the Housing and Community Development Department is

directed to negotiate a funding agreement that provides for compliance with any applicable provisions of the Missouri Prevailing Wage Law and any applicable provisions of the City's Contracting Program Requirements set out in Article IV, Chapter 3, Code of Ordinances, including, but not limited to, the provisions concerning affirmative action, Minority and Women's Business Enterprises and the Small Local Business Enterprises program. Further, the Director of the Housing and Community Development Department is directed to negotiate a funding agreement that prohibits the use of any HTF funding for the repayment of any preexisting debt or repayment for services or work performed prior to the execution of the funding agreement. In addition, the Director of the Housing and Community Development Department is directed to negotiate a funding agreement that requires the disclosure of total project funding sources and projected costs and periodic reporting of project progress.

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

Total Number of Units Total number of units 1142
Number of Affordable Units Number of Affordable Units 1142

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:
NA

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

No(Press tab after selecting)

NA

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.



File #: 240797

ORDINANCE NO. 240797

Sponsor: Director of Parks and Recreation Department

Appropriating \$5,700,000.00 from the Unappropriated Fund Balance of the Parks Sales Tax Fund to fund construction of the: Cleveland Park sports light (4) fields, Clark Ketterman restroom/ concession, Spring Valley Park Shelters, Gregory Boulevard design professional services contract for road construction from I-435 to Oldham Road, Swope Park restroom (3 structures), Swope Park Trails grant match; and recognizing this ordinance as having an accelerated effective date.

WHEREAS, in August of 2012, the voters of Kansas City, Missouri overwhelmingly approved a half-cent sales tax increase, in perpetuity, to benefit parks and community centers; and

WHEREAS, the Parks and Recreation Department partners with the Boys and Girls Club to run the Restoring Baseball in the Intercity Program at Clark Ketterman Park and Cleveland Park, which the only restroom/concession building to be replaced after a fire destroyed the previous one; and at Cleveland Park which needs the four fields' sports lighting poles to be replaced for safety concerns; and

WHEREAS, the Parks and Recreation Department provides shelters for community use and the shelter at Spring Valley Park needs to be replaced after it was vandalized and destroyed by fire; and

WHEREAS, the Parks and Recreation Department was awarded Federal Highway Funding for trails in Swope Park, and the first segment of the trail would connect the historic pool location to 63rd Street and the second segment would connect Gregory to 63rd Street by the Zoo and Starlight; and

WHEREAS, the Parks and Recreation Department was awarded Federal Transportation (STP) funding for Gregory Boulevard between I-435 and Oldham Road for design and construction plans that are necessary to bid this project; and

WHEREAS, the Parks and Recreation Department manages Swope Park and the area by the Bandstand and the area Camp Lake of the Woods host many visitors yearly and needs restrooms; and

WHEREAS, all of these projects align with the Parks and Recreation Department's mission and goal of equity in health and wellness in the community; and

WHEREAS, the Board of Parks and Recreation Commissioners passed Resolution No. 32563 for park needs and approved the use of \$5,700,000.00 from the Unappropriated Fund Balance of the Parks Sales Tax Fund to fund these improvements at Cleveland Park sports light (4) fields, Clark Ketterman restroom/concession, Spring Valley Park Shelters, Gregory Boulevard professional design services contract for road construction between I-435 to Oldham Road, Swope Park restroom (3 structures); Swope Park Trails (2 segments) grant match; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the sum of \$5,700,000.00 is hereby appropriated from the Unappropriated Fund Balance of Fund No. 2030, Parks Sales Tax Fund, to the following accounts:

25-2030-707765-611060-70250013	Cleveland Park	\$
800,000.00		
25-2030-707765-611060-70250012	Clark Ketterman	
950,000.00		
25-2030-707765-611060-70250015	Spring Valley Park Shelters	
900,000.00		
25-2030-707765-611060-70250014	Gregory Boulevard professional	
	Design services contract	
	550,000.00	
25-2030-707765-611060-70250009	Swope Park restroom (3 structures)	
1,800,000.00		
25-2030-707765-611060-70250010	Swope Park Trail (Pool to 63rd St)	
350,000.00		
25-2030-707765-611060-70250011	Swope Park Trails (Animal Shelter	
	to 63rd St)	
	<u>350,000.00</u>	
	TOTAL	
\$5,700,000.00		

Section 2. That this Ordinance is recognized as an ordinance with an accelerated effective date as provided by Section 503(a)(3)(C) of the City Charter in that it appropriates money and shall take effect in accordance with that section.

..end

I hereby certify that there is a balance, otherwise unencumbered, to the credit of the appropriation to which the foregoing expenditure is to be charged, and a cash balance,

otherwise unencumbered, in the treasury, to the credit of the fund from which payment is to be made, each sufficient to meet the obligation hereby incurred.

Tammy L. Queen
Director of Finance

Approved as to form:

Lana K. Torczon
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240797

Submitted Department/Preparer: Parks Recreation

Revised 6/10/24

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

Executive Summary

Authorizing the Director of Finance to use Park Sales Tax Reserves to fund construction in the following amounts; Appropriating \$5,700,000.00 from the Unappropriated Fund Balance of the Parks Sales Tax Fund, to fund construction of the: Cleveland Park sports light (4) fields; Clark Ketterman restroom/ concession; Spring Valley Park Shelters; Gregory Boulevard design I-435 to Oldham; Swope Park restroom (3 structures); Swope Park Trails (2 segments) grant match.

Discussion

The Parks and Recreation Department partners with the Boys and Girls Club to run RBI (Restoring Baseball in the Intercity) at Clark Ketterman Park where the restroom/concession building was destroyed by fire and at Cleveland Park where the sport lighting poles for 4 fields had to be removed for safety concerns. The Parks and Recreation Department provides shelters for community use and the shelter by the lake at Spring Valley Park was vandalized and was destroyed by fire. The Parks and Recreation Department was awarded Federal Highway Funding for trails (2 segments) in Swope Park that would connect the pool to 63rd St and would connect Gregory to 63rd St by the zoo and Starlight. The Parks and Recreation Department was awarded STP funding for Gregory Blvd. between Oldham and I-435 for road construction and design and construction plans are necessary. The Parks and Recreation Department manages Swope Park and the area by the Bandstand and area at Camp Lake of the Woods needs restrooms.

Fiscal Impact

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

2. What is the funding source?
Park Sales Tax (2030) Fund Balance

25-2030-707765-611060-70250013 – Cleveland Park	\$800,000
25-2030-707765-611060-70250012 - Clark Ketterman	\$950,000
25-2030-707765-611060-70250015- Spring Valley Park Shelters	\$900,000

25-2030-707765-611060-70250014 - Gregory Boulevard design I-435 to Oldham	\$550,000
25-2030-707765-611060-70250009- Swope Park restroom (3 structures)	\$1,800,000
25-2030-707765-611060-70250010 - Swope Park Trail (Pool to 63rd St)	\$350,000
25-2030-707765-611060-70250011 - Swope Park Trails (Animal shelter to 63rd St)	\$350,000
	TOTAL \$5,700,000

3. How does the legislation affect the current fiscal year?
 This ordinance appropriates \$5.7 million from the fund balance of the Parks Sales Tax fund for the purposes of funding the capital improvements projects listed above

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
 This legislation will impact the Parks Fund Balance and will be a onetime cost

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
 The legislation authorizes the Parks Department to replace the restroom at Clark Ketterman and Sport lights at Cleveland Park that will generate more usage of these facilities. Replacement of Spring Valley Park shelter will generate reservations. The Gregory Boulevard project leverages Federal Highway Administration Funds. The Swope Park Trail projects leverage Federal Highway Administration Funds.

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)

The Parks Sales Tax Fund has a calculated fund balance of \$17.5 million. This ordinance would reduce the unappropriated fund balance by \$5.7 million to a projected final ending balance of \$11.8 million for fiscal year 2024-25. This reduction in the Parks Sales Tax Fund’s unappropriated fund balance would result in a reserve that is 16.6% of the Parks Sales Tax Fund’s operating expenditures for fiscal year 2024-25.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 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

Resolution # 32563 went to the Park Board on June 25 and Staff recommends approval of the park sales tax reserves in the amount of \$5,700,000 in the 2030 fund and authorizes the Director to submit it to the City Council and Director of Finance for funding consideration. .

Service Level Impacts

At Clark Ketterman a new restroom and concession will improve ball players safety and visitors experience. At Cleveland Park the new sports lights will improve players' experience and provide more hours during the day for scheduling teams to play. At Spring Valley Park, the new shelter will improve the park patrons' experience at the park. At Swope Park the new restrooms will improve the park patrons' experience to the park. The new trail connecting 63rd St to the pool will be a safe and improved travel for patrons walking in the area. The new trail from 63rd St to Gregory will be a safe and improved travel for patrons walking in the area. The Gregory Boulevard Project will improve patrons' experience traveling along Gregory Blvd for vehicles and walking. This is a gateway to Swope Park from the east.

Other Impacts

1. What will be the potential health impacts to any affected groups?
 These improvements will have a positive and significant health impact for all residents. Our department hears from the residents their desire for improved health opportunities and an improved quality of life. The new improvements will be diverse and will provide all residents opportunities to participate, regardless of abilities.

2. How have those groups been engaged and involved in the development of this ordinance?
 Through PIAC requests, advisory committee guidance and citizen feedback we are confident these projects will provide numerous opportunities for the public to improve their health and quality of life

3. How does this legislation contribute to a sustainable Kansas City?
 The improvements listed above will reduce resource usage, reduce stormwater runoff impacts and improve pedestrian safety. These projects will provide the residents multiple quality of life opportunities now and into the future.

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

 No
 This legislation does not create new housing

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 #: 240813

ORDINANCE NO. 240813

Sponsor: Director of City Planning and Development Department

Approving a development plan in District B2-2 on about 4.75 acres generally located at the northeast corner of N. Wyandotte Street and N.W. 85th Terrace to allow for two multi-unit residential buildings. (CD-CPC-2024-00071) ***Held until 9/24/2024***

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District B2-2 (Neighborhood Business 2 (Dash 2)) generally located at the northeast corner of N. Wyandotte Street and N.W. 85th Terrace and more specifically described as follows:

TRACT I:

All that Part of Lot 1, Tract 3, of the Commissioners Plat of Pauline Carpenter Estate, an addition in Kansas City, Clay County, Missouri, described as follows: Beginning at a point on the West line of North Main Street (formerly Carpenter Road) as dedicated by said commissioners plat, 152.00 feet South of the South line of 86th Terrace (formerly Clay Road as dedicated by the recorded plat of Gashland Heights), and said South line being 20.00 feet South of the North line of said tract 3; thence West and parallel to the North line of said tract 3, a distance of 437.43 feet to a point in the West line of said tract 3; thence South along the West line of said Tract 3, a distance of 355.98 feet to the Southwest corner of said tract 3; thence East along the South line of said tract 3, a distance of 437.43 feet to a point in the West line of said North Main Street; thence North along said West line a distance of 355.98 feet to the point of beginning, except that part thereof conveyed to Metro North Company by instrument filed as Document No. D-3359 in Book 1163 at page 525, also except that part thereof lying within the Right-of-Way of North Wyandotte Street as now established.

TRACT II:

All of Lot 1, Tract 2 of the Commissioners Plat of Pauline Carpenter Estate, a subdivision of land in Kansas City, Clay County, Missouri, less and except the following parcel: All that part of Lot 1, Tract 2, of the Commissioners Plat of Pauline Carpenter Estate, a subdivision in the City of Kansas City, Clay County, Missouri, being more particularly described as follows: Beginning at the Southwest corner of said Lot 1, thence North 00 degrees 41 minutes 09 seconds East, a distance of 117.34 feet to a point on the Southeasterly Right of Way line of

North Wyandotte Avenue; thence with the Southeasterly Right of Way line of North Wyandotte Avenue, on a curve to the left, having a radius of 240.00 feet, a central angle of 26 degrees 56 minutes 11 seconds, an initial tangent bearing of North 36 degrees 52 minutes 28 seconds East, an arc distance of 149.21 feet to a point on the Southerly Right of Way line of Northwest 85th terrace; thence North 89 degrees 54 minutes 46 seconds East, with the Southerly Right of Way of Northwest 85th Terrace, and no longer with the Southeasterly Right of Way line of North Wyandotte Avenue, a distance of 380.30 feet to a point on the Westerly Right of Way line of North Main Street; thence South 00 degrees 41 minutes 09 seconds West, with the Westerly Right of Way line of North Main Street, and no longer with the Southerly Right of Way line of Northwest 85th Terrace, a distance of 256.05 feet to the Northeast corner of Lot 2, Barry North Center, a subdivision in the City of Kansas City, Clay County, Missouri; thence South 89 degrees 54 minutes 46 seconds West, with the Northerly line of said Lot 2, and Lot 1, Barry North Center, a subdivision in the City of Kansas City, Clay County, Missouri, and no longer with the Westerly Right of Way of North Main Street, a distance of 426.59 feet, to the point of beginning.

is hereby approved, subject to the following conditions:

1. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, has been installed or preserved in accordance with the plan and is healthy prior to a certificate of occupancy.
2. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
3. Prior to issuance of the certificate of occupancy for each lot within the plat 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.
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. 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.

7. Prior to the issuance of the certificate of occupancy, the two parcels must be consolidated through a City-approved process of either a consolidation by general warranty deed with the County or a minor subdivision lot consolidation with the City.
8. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
9. 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)
10. 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.
11. A required Fire Department access road shall be an all-weather surface. (IFC-2012: § 503.2.3) Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5) Required Fire Department access roads shall be designed to support a fire apparatus with gross axle weight of 85,000 pounds (IFC-2018: § 503.2.3). and shall provide fire lane signage on fire access drives.
12. Aerial fire apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial fire apparatus roads are a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure. (IFC-2018 § D105). Buildings exceeding three (3) stories or 30 feet in height shall have at least two means of fire apparatus access. (IFC-2018: § D104.1)
13. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
14. The developer shall be responsible for tree preservation in an easement or platted tract, mitigation planting, or payment of cash-in-lieu of preservation or mitigation planting, or any combination thereof in accordance with 88-424. Should the developer choose to pay cash-in-lieu of preservation or mitigation of all or a portion of the required area, the amount due shall be based upon the rate specified in 88-424. This requirement shall be satisfied prior to issuance of a certificate of occupancy, or prior to the recording of the final plat, whichever occurs first.

15. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks and Recreation Department's Forestry Division prior to beginning work in the public right-of-way.
16. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2024 acquisition rate of \$64,220.18 per acre. This requirement shall be satisfied prior to a certificate of occupancy.
17. The developer shall integrate into the existing streetlight system any relocated streetlights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.
18. The developer shall pay impact fees as required by Chapter 39 of the City's Code of Ordinances, as required by the Land Development Division.
19. 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.
20. 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.
21. 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.

22. The developer shall submit plans to the Land Development Division and obtain permits to construct sidewalks along the platted frontage, as shown on the approved street plans for N. Main Street and N.W. 85th Terrace and to a tie-in point with the existing sidewalks at N. Wyandotte Street and construct associated ADA ramps at the proposed entrance drives as necessary for the type of drive approach.
23. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
24. No water service line shall be less than 1-1/2" in diameter where three or more units or a commercial building will be served by one domestic service line and meter.
25. A full flow fire meter shall be required when the fire protection service line serves more than one building, or combination service lines 6 inches and larger, or that have private fire hydrants connected to them.
26. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations.
27. 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.
28. The meter must come before the backflow.
29. The developer shall submit for review and contracts water main extension (WME) plans following Kansas City Water Services Department rules and regulations for the extension of the 8" DIP water main along N.W. 85th Terrace approximately 450' from N. Main to N. Wyandotte. The water main extension plans shall also include any new fire hydrants that are required to meet a maximum 300' spacing along the public streets directly adjacent to the new development. The WME plans shall be under contract (permitted) prior to the building permit issuance.
30. The developer shall submit a macro storm drainage study with the first plat or phase, from a Missouri-licensed civil engineer to the Kansas City Water Services Department showing compliance with current adopted standards in effect at the time of submission, including water quality BMP's, to the Kansas City Water Services Department for review and acceptance for the disturbed area, and submit a micro storm drainage study with each subsequent plat or phase showing compliance with the approved macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to

recording the plat or prior to issuance of a building permit, whichever occurs first, as required by the Kansas City Water Services Department.

31. The developer shall submit plans for grading, siltation, and erosion control to the Kansas City Water Services Department 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.
32. The developer shall grant a BMP easement to the City as required by the Kansas City Water Services Department, prior to recording the plat or issuance of any building permits.
33. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Kansas City Water Services Department 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 may be required.

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.

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240813

Submitted Department/Preparer: City Planning

Revised 6/10/24

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 4.75 acres to allow for two multi-unit residential buildings in District B2-2 generally located at the northeast corner of N Wyandotte Street and NW 85th Terrace. (CD-CPC-2024-00071)

Discussion

The plan proposes 2 buildings totalling 148,050 square feet and 120 dwelling units. 180 parking spaces are proposed consisting of 12 garage spaces, 18 covered carport spaces, and 150 uncovered surface parking spaces. See staff report for addition details.

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 by a private developer.
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.
The developer is required to extend a public water main in NW 85th Terr to close the utility loop with the water main in N Main St. Although the developer will construct the improvement, the City will be responsible for future maintenance.
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 [Adopted 2025-2029 Citywide Business Plan](#)
- 2. Which CWBP goal is most impacted by this legislation?
Inclusive Growth and Development (Press tab after selecting.)
- 3. Which objectives are impacted by this legislation (select all that apply):
 - Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
 - Ensure quality, lasting development of new growth.
 - Increase and support local workforce development and minority, women, and locally owned businesses.
 - Create a solutions-oriented culture to foster a more welcoming business environment.
 - Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
 -

Prior Legislation

None

Service Level Impacts

None expected

Other Impacts

1. What will be the potential health impacts to any affected groups?
This ordinance was not evaluated for potential health impacts.
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 will allow 120 units to be built in an area seeing a lot of new development (Metro North Crossing).
4. Does this legislation create or preserve new housing units?
Yes (Press tab after selecting)

Total Number of Units 120
Number of Affordable Units 0

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:
Private development project.

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 #: 240814

ORDINANCE NO. 240814

Sponsor: Director of City Planning and Development Department

Rezoning an area of about .3 acres generally located at 4438-4450 Washington Street from District R-1.5 (Residential 1.5) to District R-0.75 (Residential 0.75) to allow for the development of a multi-unit apartment complex. (CD-CPC-2024-00095) ***Held until 9/24/2024***

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-1446, rezoning an area of about .3 acres generally located at 4438-4450 Washington Street from District R-1.5 (Residential 1.5) to District R-0.75 (Residential 0.75) to allow for the development of a multi-unit apartment complex, said section to read as follows:

Section 88-20A-1446. That an area legally described as:

TRACT 1: All of the South 15 feet of Lot 16, and the North 20 feet of Lot 17. Also, the East 3 feet of the South 15 feet of Lot 61 and the East 3 feet of the North 20 feet of Lot 60. And that part of vacated alley lying between said Lots, except that part of said Lots 16 and 17 now in Washington Street, all in Block 2, Edwin & Lockwood's 1st Addition, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

TRACT 2: All of the South 5 feet of Lot 17 and the North 22 1/2 feet of Lot 18, also the East 3 feet of the South 5 feet of Lot 60, and the East 3 feet of the North 22 1/2 feet of Lot 59, and that part of vacated alley lying between said Lots, except those parts of Lot 17 and 18 now in Washington Street, all in Block 2, Edwin & Lockwood's 1st Addition, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

TRACT 3: Lot 19, and the South 2-1/2 feet of Lot 18, (except part in Washington Street) and East 1/2 of vacated alley West of and adjoining same, also the East 3 feet of Lot 58 and the East 3 feet of the South 2-1/2 feet of Lot 59 and West 1/2 of vacated alley East of and adjoining same, Block 2, Edwin & Lockwood's 1st Addition, a subdivision in Kansas City, Jackson County,

Missouri, according to the recorded plat thereof.

TRACT 4: All of LOTS 20 and 21, and the East 3' of LOT 57, also the vacated alley between Lots 20 and 57 and the East 1/2 of the vacated alley lying West of and adjoining Lot 21, Block 2, Edwin & Lockwood's 1st Addition, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

is hereby rezoned from District R-1.5 (Residential 1.5) to District R-0.75 (Residential 0.75) all as shown outlined on a map marked Section 88-20A-1446, 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.

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240814

Submitted Department/Preparer: Please Select

Revised 6/10/24

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

Executive Summary

Rezoning an area of about .3 acres generally located at 4450 Washington St from District R-1.5 (Residential) to District R-0.75 (Residential) to accommodate the development of a multi-unit apartment complex.

Discussion

The ordinance will approve a rezoning from R-1.5 to R-0.75. While no development plan is required for this rezoning, the applicant plans to develop a 20-unit apartment complex.

The existing zoning permits the development of up to 11 units. The rezoning to R-0.75 would permit up to 23 units. The residential infill standards will apply to development of this property.

Staff recommended approval of the rezoning. There was significant public testimony regarding this case. After hearing all testimony, the City Plan Commission recommended approval of the rezoning, 5 in favor and 1 opposed.

Fiscal Impact

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

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

The proposed rezoning permits residential development 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 [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
- Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
 - Ensure quality, lasting development of new growth.
 - Increase and support local workforce development and minority, women, and locally owned businesses.
 - Create a solutions-oriented culture to foster a more welcoming business environment.
 - Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
 -

Prior Legislation

None.

Service Level Impacts

No impact expected.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable – as this is an ordinance authorizing a zoning map amendment.
2. How have those groups been engaged and involved in the development of this ordinance?
Public engagement as required by 88-505-12 does apply to this request. The applicant hosted a meeting on 7/25/2024. A summary of the meeting is attached to the CPC staff report.
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 20
Number of Affordable Units 0
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 #: 240820

ORDINANCE NO. 240820

Sponsor: Director of City Planning and Development Department

Approving a major amendment to a development plan on about 14.6 acres in District B2-2 generally located at 5000 E. Bannister Road to allow for a Goodwill facility with associated uses, including office space, retail sales, and warehouse space. (CD-CPC-2024-00102)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District B2-2 (Neighborhood Business 2 (Dash 2)) generally located at 5000 E Bannister Road and more specifically described as follows:

Lot 1, Pace, 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 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.
2. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
3. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan, is healthy, and any dead vegetation is replaced 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 plan shall provide 61 short-term (outdoor) and 11 long-term (indoor) bicycle parking spaces at the time of building permit as required of 88-420-09.

6. At the time of building plan review and permitting, the applicant shall show the proposed pedestrian path on the landscaping plan and move landscaping to avoid obstruction.
7. The developer shall modify all life and fire safety systems and features as required for the new uses.
8. 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)
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 have a water flow test done to ensure there is adequate water pressure to serve the development.
11. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations.
12. The developer shall provide a storm drainage letter with any building plan submittals.

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.

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240820

Submitted Department/Preparer: City Planning

Revised 6/10/24

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, serving as a major amendment, on about 14.6 acres to allow for a Goodwill facility with associated uses in District B2-2 generally located at 5000 E Bannister Road. (CD-CPC-2024-00102)

Discussion

The ordinance will approve a development plan for an existing building to allow for a Goodwill retail outlet facility along with an adult education center for people over 21 years old to work towards earning a high school diploma. There is also a childcare component to the building to provide childcare for the adults taking classes.

The previous plan on the site only allowed an entertainment and spectator sports facility and this ordinance will amend the allowed uses to anything permitted in a B2 zoning district. See staff report for additional details.

Staff recommended approval with conditions. There was no public testimony on this case. The City Plan Commission unanimously recommended approval with conditions.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
Not applicable as this is a zoning ordinance authorizing physical development on subject property by a private developer.
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 is a zoning ordinance authorizing physical development on subject property with no improvements to 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 this ordinance has no fiscal impact.

Citywide Business Plan (CWBP) Impact

- 1. View the [Adopted 2025-2029 Citywide Business Plan](#)
- 2. Which CWBP goal is most impacted by this legislation?
Inclusive Growth and Development (Press tab after selecting.)
- 3. Which objectives are impacted by this legislation (select all that apply):
 - Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
 - Ensure quality, lasting development of new growth.
 - Increase and support local workforce development and minority, women, and locally owned businesses.
 - Create a solutions-oriented culture to foster a more welcoming business environment.
 - Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
 -

Prior Legislation

CD-CPC-2018-00012, 00113 – Ordinance No. 180822 – Rezoning a 15 acre tract of land, generally located at the northwest corner of I-435 and E Bannister Road, from District UR to District B2-2, and approving a development plan to allow for an entertainment and spectator sport facility. Approved 10/25/2018.

Service Level Impacts

None expected

Other Impacts

1. What will be the potential health impacts to any affected groups?
This ordinance was not evaluated for potential health impacts.
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 will allow a variety of uses that are an asset to serving a population of people, particularly concentrated in Jackson County who do not have a complete high school education.
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:

Private development project.

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 #: 240821

RESOLUTION NO. 240821

Sponsor: Councilmember Nathan Willett

RESOLUTION - Directing the City Manager to include all elementary, middle and high schools when establishing locations for school zones and review current school zones for suggested safety enhancements.

WHEREAS, pedestrian safety is a key component of Vision Zero;

WHEREAS, Safe Routes to School is a nationally recognized initiative and Council priority;

WHEREAS, school zone safety is important for all aged students including elementary, middle, and high schools; NOW THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the City Manager is directed to work with Kansas City area school districts to identify all elementary, middle and high schools in city limits that are not currently a part of a school zone.

Section 2. That the City Manager should recommend additional safety enhancements to current school zones in collaboration with area school districts.

Section 3. That the City Manager should consider additional safety countermeasures for schools on arterial roads.

Section 4. That the City Manager should identify and update school times for current and new school zones.

..end

**No Docket
Memo Provided
for Ordinance
No. 240821**



File #: 240822

ORDINANCE NO. 240822

Sponsor: Mayor Quinton Lucas

Rezoning an area of about 30.68 acres generally located between Woodland Avenue on the west, East 18th Street on the south, Brooklyn Avenue on the east, and East Truman Road on the north from Districts R-1.5 and M1-5 to District MPD and approving an MPD development plan which serves as a preliminary plat and provides for approximately 1,084 units and commercial spaces in the mixed-use development. (CD-CPC-2024-00096).

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____ rezoning an area of about 30.68 acres generally located between Woodland Avenue on the west, East 18th Street on the south, Brooklyn Avenue on the east, and East Truman Road on the north from Districts R-1.5 (Residential 1.5) and M1-5 (Manufacturing) to District MPD (Master Planned Development), said section to read as follows:

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

TRACT 1: Tracts A and B, Parade Plaza Resurvey, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, recorded October 17, 1960 in the Office of the Recorder of Deeds of Jackson County, Missouri, in Book 31, page 76.

TRACT 2: Tracts F and G, Parade Plaza Resurvey, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, recorded October 17, 1960 in the Office of the Recorder of Deeds of Jackson County, Missouri, in Book 31, page 76.

TRACT 3: Tracts C, D, H and all that part of Tract E lying east of Woodland Avenue as now established by Ordinance No. 29022, Parade Plaza Resurvey, according to the recorded plat thereof, recorded October 17, 1960 in the Office of the Recorder of Deeds of Jackson County, Missouri, in Book 31, page 76.

is hereby rezoned from Districts R-1.5 (Residential 1.5) and M1-5 (Manufacturing) to District MPD (Master Planned Development), as shown outlined on a map marked Section 88-20A____,

which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

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

1. 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.
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 secure approval of an MPD final plan from the City Plan Commission for each phase prior to building permits in that particular phase.
4. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
5. A detailed landscaping plan shall be submitted with each final MPD plan. The final selection of landscaping species shall be of native variety and compliant with the landscaping requirements in the Zoning and Development Code.
6. All signage shall conform to Section 88-445 and shall require a sign permit prior to installation.
7. Prior to issuance of the certificate of occupancy for each lot within the plat, 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.
8. The developer shall show the crosswalks for all the parking areas and provide a rendering of the short term bicycle racks for each phase at the time of final MPD plan approval.
9. Prior to recording of a final plat for each phase, any street located within that phase that is to be vacated shall receive approval of said vacation by City Council.
10. Each phase must be land platted by a final plat prior to submitting an application for a condominium plat.

11. Prior to recording the final plat for each phase, the developer shall secure approval of a street tree planting plan from the City Forester.
12. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1), Fire Water Flow.
13. 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.
14. 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)
15. 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 and (IFC-2018: § 503.2.3) shall provide fire lane signage on fire access drives.
16. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
17. Aerial fire apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial fire apparatus roads are a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure. (IFC-2018 § D105). Buildings exceeding three (3) stories or 30 feet in height shall have at least two means of fire apparatus access. (IFC- 2018: § D104.1)
18. 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)
19. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2024 acquisition rate of \$64,220.18 per acre. This requirement shall be satisfied prior to certificate of occupancy.

20. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks and Recreation Department's Forestry Division prior to beginning work in the public right-of-way.
21. 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.
22. The developer shall integrate into the existing streetlight system any relocated streetlights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.
23. Proposed on-street parking shall be approved by the Public Works Department prior to the issuance of a permit from the Land Development Division for construction. Requests for on-street parking require review by Public Works staff during the plan review process.
24. 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.
25. The developer shall request the Land Development Division to initiate an ordinance to establish or re-establish the grade on existing streets that are being improved where existing grades change by more than 6 inches and the grades have been previously established.
26. The developer shall design and construct all interior public streets to City standards, as required by Chapter 88 and the Land Development Division, including curb, gutter, storm sewers, streetlights, and sidewalks.
27. The developer shall submit plans to the Land Development Division and obtain permits to construct sidewalks along the platted frontage and to a tie-in point with the existing sidewalks. In addition, developer shall construct associated ADA ramps at the proposed entrance drives and street connections as necessary.
28. The developer shall petition for the vacation of 15th Terrace, 16th Street, 17th Street and Garfield Avenue as shown on the development plan and relocate sewers as required by the Departments of Water Services, the Land Development Division, and Development Services prior to recording of the final plat.

29. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
30. The developer shall ensure that water and fire service lines meet current Water Services Department rules and regulations prior to a certificate of occupancy.
31. Water/Sewer Service lines shall serve only one lot or tract and shall not cross a separate lot or tract.
32. No water service tap permits will be issued until the public water main is released for taps.
33. The developer shall submit public water main extension plans following the Kansas City Water rules and regulations for water main extensions for review, approval and contracting for all new public water mains and fire hydrants and appurtenances. The water mains shall be replaced and upsized to supply sufficient flows and pressures to serve the domestic and fire requirements of the proposed development. This may require some offsite improvements and may require some mains to be larger than 8" in diameter. Each phase of the proposed developments water distribution infrastructure will need to meet the flow and pressure requirements to support the new structures within their respective and future phases. The City and the developer shall work together to address this requirement given the costs that may arise due to the deficiencies in the system.
34. The developer shall enter into a covenant agreement for the maintenance of any storm water detention area tracts as required by the Kansas City Water Services Department prior to recording the plat.
35. The developer shall secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Kansas City Water Services Department prior to recording the plat or issuance of a building permit, whichever occurs first. The City and the developer shall work together to address this requirement given the costs that may arise due to the deficiencies in the system.
36. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Kansas City Water Services Department 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. The City and the developer shall work together to address this requirement given the costs that may arise due to the deficiencies in the system.
37. The developer shall submit plans for grading, siltation, and erosion control to the Kansas City Water Services Department 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.

38. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Kansas City Water Services Department 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 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, and the developer shall secure permits to construct any improvements required by the Kansas City Water Services Department prior to recording the plat.
39. 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.
40. The developer shall grant a BMP easement to the City as required by the Kansas City Water Services Department, prior to recording the plat or issuance of any building permits.
41. 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, removed and the easement vacated or relocated, and new easements shall be provided; as required by 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 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 #: Ordinance No. 240822

Submitted Department/Preparer: City Planning

Revised 6/10/24

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 rezoning and preliminary development plan also serving as a preliminary plat from districts R-1.5 and M1-5 to district MPD for approximately 1,084 units and an area plan amendment to amend the Heart of the City Area Plan from Residential Medium Density and Industrial to Mixed Use Neighborhood.

Discussion

The proposed project consists of a rezoning to district MPD, preliminary development plan acting as a preliminary plat, and area plan amendment. The proposal includes multiple phases offering a mixture of market-rate and affordable housing, retail, amenity spaces, and associated parking areas.

The applicant is requesting a deviation from the lighting standards of the code to allow a higher foot-candle onto the right-of-way.

There were various corrections remaining on the project during the City Plan Commission meeting, the corrections have since been revised and approved by the City. At the City Plan Commission hearing the Commissioners heard from Staff and the applicant. The Commissioners discussed adding a condition regarding the lighting deviation, changes to condition language, and removing conditions.

The City Plan Commission recommended approval of the area plan amendments and approval with conditions for the rezoning to district MPD and the development plan at the meeting on September 4, 2024.

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 physical development of the property.
3. How does the legislation affect the current fiscal year?
Not applicable as this is a zoning ordinance authorizing the physical development of the 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 the 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 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)
Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 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

Not applicable.

Service Level Impacts

The proposed development will have various phases and structures requiring review, permitting, inspections for multiple years requiring input from several city departments. The new infrastructure and residential units will require maintenance and monitoring.

Other Impacts

1. What will be the potential health impacts to any affected groups?
This is a zoning ordinance authorizing the physical development of the subject property.
2. How have those groups been engaged and involved in the development of this ordinance?
This zoning ordinance requires public engagement prior to a recommendation from City Plan Commission. The developer held a public engagement meeting on August 13, 2024.
3. How does this legislation contribute to a sustainable Kansas City?
This application was reviewed against the KC Spirit Goals. It aligns with the Diversity and Opportunity, Environment for People of All Ages, Strong and Accessible Neighborhoods, Sustainable and Equality and Well-Designed City goals.
4. Does this legislation create or preserve new housing units?
Yes (Press tab after selecting)

Total Number of Units 1,084

Number of Affordable Units Approximately 410 units

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 authorizing the physical development of the subject 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 #: 240823

ORDINANCE NO. 240823

Sponsor: Mayor Quinton Lucas

Waiving Code Section 74-12 for the Historic Northeast Lofts Tax Increment Financing Plan and authorizing the City Manager to enter into an amended Tax Contribution Agreement with the Kansas City TIF Commission and Historic Northeast Lofts LLC.

WHEREAS, The City Council initially approved the Historic Northeast Tax Increment Financing Plan (“The Plan”) by Ordinance No. 240258 on March 21, 2024, to encourage the development and improvement of the Plan Area, as defined in the Plan, through the construction of approximately 389 multi-family residential units, including 322 affordable housing units, retail space, and a daycare center and after school program space, (the “Project Improvements”) and the construction or reconstruction of public infrastructure improvements that support and enhance the Project Improvements (collectively, the “Public Improvements”); and

WHEREAS, the Plan further provides for the reimbursement of up to \$46,433,000.00 of certain costs described in the Plan from the redirection of Economic Activity Taxes generated in the Plan Area; and

WHEREAS, in Ordinance No. 240258, the City Council agreed to provide additional funding for payment of certain certified redevelopment project costs identified by the Plan, by committing a defined portion of certain tax revenues realized by the City and generated in the Plan Area that are not otherwise captured by the TIF Act (the “Additional City EATs”), in an amount not to exceed \$189,543,356.00, payable over a period not to exceed thirty (30) years; and

WHEREAS, Ordinance No. 230962 authorized the Director of the Housing and Community Development Department to expend up to \$1,575,000.00 from the Housing Trust Fund for the Affordable Housing Units (the “Housing Trust Fund Contribution”); and

WHEREAS, Ordinance No. 240258 also authorized the City Manager to enter into a Tax Contribution and Disbursement Agreement with respect to the redirection of the Additional City EATs and the Housing Trust Fund Contribution; and

WHEREAS, the development contemplated by the Plan and the Tax Contribution and Disbursement Agreement (the “Development”) is proceeding towards construction on an expedited timeline: and

WHEREAS, the Industrial Development Authority of Kansas City is in the process of issuing certain bonds for the financing of the Development, and it is anticipated that the bonds will be closed on or before September 30, 2024; and

WHEREAS, on April 13, 2023, Council approved Ordinance 230316, enacting Code §74-12, which provides default construction timelines for incentivized projects; and

WHEREAS, under Code § 74-12, the Development must be substantially complete within five years of the date of the Redevelopment Agreement and the TIF Commission; and

WHEREAS, in the project developer has reported that the application of the Code § 74-12, in the specific circumstances of the Plan, has become detrimental to the issuance of the bonds and the imminent construction of the Development; and

WHEREAS, the Council believes that the objectives of Code § 74-12, including the efficient and timely construction of incentivized projects, is, in the special case of the Plan and the Tax Contribution and Disbursement Agreement, is best achieved through the waiver of Code § 74-12; NOW THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the requirements of Code § 74-12, requiring the substantial completion of the construction projects funded by the Historic Northeast Tax Increment Financing Plan, the Additional City EATs, and Housing Trust Fund Contribution, by a date certain, is hereby waived. Any future incentives granted for the Plan Area may remain subject to Code § 74-12.

Section 2. That the City Manager is authorized to execute a revised Tax Contribution Agreement with the Commission and Historic Northeast Lofts LLC regarding the use and contribution of the Additional City EATs and Housing Trust Fund Contribution. A copy of the Tax Contribution Agreement is attached hereto in substantial form.

..end

Approved as to form:

Emalea Black
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240823

Submitted Department/Preparer: Finance

Revised 6/10/24

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

Waiving Code Section 74-12 for the Historic Northeast Lofts Tax Increment Financing Plan and authorizing the City Manager to enter into an amended Tax Contribution Agreement with the Kansas City TIF Commission and Historic Northeast Lofts LLC.

Discussion

The project developer has reported that Code Section 74-12 will impact the issuance of the bonds and construction of the development, and is requesting revisions to the Tax Contribution Agreement. Ordinance 240258 in March 2024 previously authorized the City Manager to execute the Tax Contribution Agreement along with the approval of the Historic Northeast TIF Plan by Ordinance 240258 in March 2024.

Fiscal Impact

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund. Yes No
2. This fund has a structural imbalance. Yes No
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 [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
 - Ensure quality, lasting development of new growth.
 - Increase and support local workforce development and minority, women, and locally owned businesses.
 - Create a solutions-oriented culture to foster a more welcoming business environment.
 - Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
 -

Prior Legislation

Ordinance 240258 approved the Historic Northeast TIF Plan and Additional City EATs; and authorized the City Manager to enter into a Tax Contribution and Disbursement Agreement.

Ordinance 230962 authorized up to \$1,575,000 from the Housing Trust Fund for affordable housing units.

Ordinance 230316 enacted Code § 74-12 which provides construction timelines for incentivized projects.

Resolution 230866 expressed the Council's support of consideration of a TIF Plan and other economic development support consistent with the Predevelopment Agreement

Ord 230439 approved a Predevelopment Agreement with the developer.

Service Level Impacts

Other Impacts

1. What will be the potential health impacts to any affected groups?
N/A
2. How have those groups been engaged and involved in the development of this ordinance?
N/A
3. How does this legislation contribute to a sustainable Kansas City?
N/A
4. Does this legislation create or preserve new housing units?
Yes (Press tab after selecting)

Total Number of Units 389
Number of Affordable Units 322

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:

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 #: 240824

RESOLUTION NO. 240824

Sponsor: Mayor Quinton Lucas

RESOLUTION - Amending the Heart of the City Area Plan by amending the Proposed Land Use Plan and Map for an approximately 30.68 acre tract of land generally located at the southeast quadrant of Woodland Avenue and East Truman Road by changing the recommended land use designation from Residential Medium and Industrial to Mixed Use Neighborhood. (CD-CPC-2024-00097)

WHEREAS, an application was submitted by FC Parade Park, LLC, to amend the Heart of the City Area Plan by amending the Proposed Land Use Plan and Map for an approximately 30.68 acre tract of land generally located at the southeast quadrant of Woodland Avenue and East Truman Road by changing the recommended land use designation from Residential Medium and Industrial to Mixed Use Neighborhood; and

WHEREAS, the City Plan Commission considered such amendment to the Proposed Land Use Plan and Map on September 4, 2024; and

WHEREAS, after all interested persons were given an opportunity to present testimony, the City Plan Commission did on September 4, 2024, recommend approval of the proposed amendment to the Heart of the City Area Plan; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section A. That the Heart of the City Area Plan is hereby amended by changing the Proposed Land Use Plan and Map for an approximately 30.68 acre tract of land generally located at the southeast quadrant of Woodland Avenue and East Truman Road from Residential Medium and Industrial to Mixed Use Neighborhood. A copy of the amendment to the Heart of the City Area Plan is attached hereto as Exhibit A and is incorporated herein by reference.

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

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

..end



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: Resolution No. 240824

Submitted Department/Preparer: City Planning

Revised 6/10/24

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 rezoning and preliminary development plan also serving as a preliminary plat from districts R-1.5 and M1-5 to district MPD for approximately 1,084 units and an area plan amendment to amend the Heart of the City Area Plan from Residential Medium Density and Industrial to Mixed Use Neighborhood.

Discussion

The proposed project consists of a rezoning to district MPD, preliminary development plan acting as a preliminary plat, and area plan amendment. The proposal includes multiple phases offering a mixture of market-rate and affordable housing, retail, amenity spaces, and associated parking areas.

The applicant is requesting a deviation from the lighting standards of the code to allow a higher foot-candle onto the right-of-way.

There were various corrections remaining on the project during the City Plan Commission meeting, the corrections have since been revised and approved by the City. At the City Plan Commission hearing the Commissioners heard from Staff and the applicant. The Commissioners discussed adding a condition regarding the lighting deviation, changes to condition language, and removing conditions.

The City Plan Commission recommended approval of the area plan amendments and approval with conditions for the rezoning to district MPD and the development plan at the meeting on September 4, 2024.

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 authorizing an amendment to the Heart of the City Area Plan.

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

Not applicable as this is a resolution authorizing an amendment to the Heart of the City Area Plan.

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 resolution authorizing an amendment to the Heart of the City Area Plan.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this is a resolution authorizing an amendment to the Heart of the City Area Plan.

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 [Adopted 2025-2029 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

Not applicable.

Service Level Impacts

The proposed development will have various phases and structures requiring review, permitting, inspections for multiple years requiring input from several city departments. The new infrastructure and residential units will require maintenance and monitoring.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this is a resolution authorizing an amendment to the Heart of the City Area Plan
2. How have those groups been engaged and involved in the development of this ordinance?
Public engagement is required prior to a recommendation from City Plan Commission. The developer held a public engagement meeting on August 13, 2024.
3. How does this legislation contribute to a sustainable Kansas City?
This application was reviewed against the KC Spirit Goals. It aligns with the Diversity and Opportunity, Environment for People of All Ages, Strong and Accessible Neighborhoods, Sustainable and Equality and Well-Designed City goals.
4. Does this legislation create or preserve new housing units?
Yes (Press tab after selecting)

Total Number of Units 1,084

Number of Affordable Units Approximately 410 units

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 authorizing an amendment to the Heart of the City Area Plan.

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 #: 240833

ORDINANCE NO. 240833

Sponsor: Councilmember Wes Rogers

Approving a major amendment to a development plan that will also serve as a preliminary plat in District MPD on approximately 80 acres in an area generally bordered by the Missouri river on the north and west, I-29 on the east, and railroad tracks on the south, for the purpose of allowing a number of various uses within the mixed-use development in multiple phases. (CD-CPC-2024-00074) ***Held until 9/24/2024***

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a major amendment to a Master Planned Development preliminary development plan, which is also serving as a preliminary plat, including any deviations specifically called out therein, on approximately 80 acres in an area generally bordered by the Missouri river on the north and west, I-29 on the east, and railroad tracks on the south, more specifically described as follows:

All that part of the NE 1/4 of Section 32 and the NW 1/4 of Section 33, in Township 50 North, Range 33 West, Kansas City, Jackson County, Missouri, being generally located northerly and easterly of the northerly right-of-way line of the Burlington Northern and San Francisco Railroad (BNSF RR), southerly of the Missouri River levee property and westerly of the westerly right-of-way line of Interstate Highway I-29/35/US 71, being described as follows: Commencing at the SE corner of said NE 1/4 of Section 32; thence North 02 degrees 17 minutes 26 seconds East, along the common line between said Sections 32 and 33, 626.40 feet to the northerly right-of-way line of said BNSF RR and the point of beginning of the tract of land herein described; thence South 86 degrees 00 minutes 08 seconds West, along said northerly right-of-way line, 35.30 feet, to a point of curvature; thence continuing along said northerly right-of-way line, on a curve to the left, tangent to the last described course, with a radius of 2914.94 feet, a central angle of 3 degrees 31 minutes 34 seconds, an arc distance of 179.39 feet; thence South 62 degrees 28 minutes 34 seconds West, continuing along said northerly right-of-way line, 716.01 feet, to a point of curvature; thence continuing along said northerly right-of-way line, on a curve to the right, tangent to the last described course, with a radius of 409.28 feet, a central angle of 22 degrees 05 minutes 01 seconds, an arc distance of 157.75 feet; thence South 78 degrees 35 minutes 42 seconds West, continuing along said northerly right-of-way line, 1092.04 feet, to a point of curvature; thence continuing along said northerly right-

of-way line, on a curve to the right, tangent to the last described course, with a radius of 578.80 feet, a central angle of 66 degrees 02 minutes 17 seconds, an arc distance of 667.11 feet; thence North 78 degrees 28 minutes 12 seconds East, continuing along said northerly right-of-way line, 3.04 feet; thence northwesterly, continuing along said northerly right-of-way line, on a curve to the right, with an initial tangent bearing of North 44 degrees 02 minutes 56 seconds West, a radius of 444.28 feet, a central angle of 12 degrees 06 minutes 47 seconds, an arc distance of 93.93 feet, to said southerly line of the Missouri River levee property; thence North 61 degrees 08 minutes 23 seconds East, along said southerly line, 1208.01 feet; thence North 79 degrees 31 minutes 07 seconds East, continuing along said southerly line, 210.92 feet; thence North 45 degrees 59 minutes 42 seconds East, continuing along said southerly line, 258.82 feet; thence South 88 degrees 36 minutes 12 seconds East, continuing along said southerly line, 173.91 feet; thence North 60 degrees 59 minutes 52 seconds East, continuing along said southerly line, 133.00 feet; thence North 7 degrees 03 minutes 44 seconds East, continuing along said southerly line, 113.81 feet; thence North 61 degrees 11 minutes 54 seconds East, continuing along said southerly line, 1142.11 feet; thence North 82 degrees 47 minutes 57 seconds East, continuing along said southerly line, 102.11 feet; thence South 15 degrees 00 minutes 26 seconds East, continuing along said southerly line, 40.27 feet; thence North 75 degrees 31 minutes 52 seconds East, continuing along said southerly line, 111.57 feet; thence North 12 degrees 42 minutes 22 seconds West, continuing along said southerly line, 110.22 feet; thence North 61 degrees 29 minutes 57 seconds East, continuing along said southerly line, 688.25 feet, to said westerly right-of-way line; thence South 19 degrees 45 minutes 19 seconds East, along said westerly right-of-way line, 64.97 feet; thence South 5 degrees 25 minutes 58 seconds East, continuing along said westerly right-of-way line, 293.02 feet; thence South 00 degrees 11 minutes 29 seconds West, continuing along said westerly right-of-way line, 201.18 feet; thence South 74 degrees 41 minutes 16 seconds West, continuing along said westerly right-of-way line, 192.31 feet; thence South 66 degrees 16 minutes 07 seconds West, continuing along said westerly right-of-way line, 194.04 feet; thence South 38 degrees 33 minutes 17 seconds West, continuing along said westerly right-of-way line, 297.35 feet; thence South 51 degrees 26 minutes 43 seconds East, continuing along said westerly right-of-way line, 148.11 feet; thence North 39 degrees 40 minutes 48 seconds East, continuing along said westerly right-of-way line, 248.48 feet; thence North 87 degrees 34 minutes 34 seconds East, continuing along said westerly right-of-way line, 190.52 feet; thence South 31 degrees 18 minutes 54 seconds East, continuing along said westerly right-of-way line, 178.01 feet; thence South 22 degrees 11 minutes 24 seconds East, continuing along said westerly right-of-way line, 266.30 feet, to said northerly right-of-way line of the Burlington Northern and San Francisco Railroad (BNSF RR); thence South 74 degrees 52 minutes 29 seconds West, along said northerly right-of-way line, 198.28 feet, to a point of curvature; thence continuing along said northerly right-of-way line, on a curve to the left, tangent to the last described course, with a radius of 1492.69 feet, a central angle of 8 degrees 52 minutes 21 seconds, an arc distance of 231.15 feet; thence South 66

degrees 00 minutes 08 seconds West, continuing along said northerly right-of-way line, 920.82 feet, to the point of beginning, containing 78.67 acres more or less.

is hereby approved subject to the following conditions:

1. For each final development plan, 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 for the last building of such final development plan.
2. Signage has not been reviewed with this application. The applicant shall update the Berkley Riverfront MPD signage plan prior to the issuance of any sign permit.
3. The conditions included in Ordinance No. 200550 shall remain in full force and effect to the extent those conditions are not inconsistent with this preliminary development plan as amended by this Ordinance, the conditions of this Ordinance, or the existing requirements under the Zoning and Development Code.
4. The developer shall secure approval of an MPD final development plan from the City Plan Commission prior to obtaining a building permit.
5. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
6. For each final development plan, 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 for the last building of such final development plan.
7. For each final development plan, 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 for the last building of such final development plan.
8. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
9. 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)

10. 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)
11. Fire hydrant distribution shall follow IFC-2018 Table C102.1. A required Fire Department access road shall be an all-weather surface. (IFC-2012: § 503.2.3)
12. 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)
13. 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)
14. The developer shall provide fire lane signage on fire access drives.
15. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
16. 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)
17. Buildings exceeding three (3) stories or 30 feet in height shall have at least two means of fire apparatus access. (IFC-2018: § D104.1)
18. Buildings exceeding 62,000 square feet in area shall have at least two means of fire apparatus access (IFC-2018: § D104.2)
19. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (IFC-2018: § D106.3)
20. 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)
21. Buildings which have an occupiable floor greater than 75 feet above grade shall meet high-rise requirements. (IFC 2018 Sec 914.3)
22. For each final development plan for Phase 3, in the event it has been more than two years since the approval of the most recent traffic study, the developer shall

provide a traffic study supplement or update to the Public Works Department for review and approval using specific detailed land uses and the developer shall construct any improvements reasonably required by Public Works Department based on the approved supplemented or updated traffic study. For each final development plan the developer shall provide a traffic study supplement or update to the Public Works Department for review and approval using specific detailed land uses and that the developer construct any improvements reasonably required by Public Works Department based on the approved supplemented or updated traffic study for each final development plan. The developer shall coordinate with the Public Works Department for an agreed-upon scope of work for any traffic study supplement or update prior to that work being performed.

23. 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. Prior to issuance of the certificate of occupancy, including temporary certificate of occupancy, for each building final development plan, the developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages applicable to such building as required by the Land Development Division.
24. For each final development plan, 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 for each final development plan, prior to issuance of any certificate of occupancy on the last building for each final development plan.
25. Proposed on-street parking shall be approved by the Public Works Department prior to the issuance of a permit from the Land Development Division for construction. Requests for on-street parking require review by Public Works staff during the final development plan review process.
26. The developer shall submit plans for grading, siltation, and erosion control to the Land Development Division for review and acceptance, provide a copy of the Storm Water Pollution Prevention (SWPP) plan submitted to the Missouri Department of Natural Resources (MDNR) and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.

27. 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.
28. The developer shall integrate into the existing streetlight system any relocated streetlights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.
29. For each final development plan, the developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations as of the date of this preliminary development plan, prior to a certificate of occupancy on the last building of each final development plan.
30. The existing and proposed public water distribution system shall be analyzed to provide adequate fire and domestic flow to both the existing connections and proposed development connections. If the water mains are undersized, then a water main extension/upsizing may be necessary to increase the flow and pressure to the area, and this water main extension shall be under contract (permitted) prior to a building permit issuance. Public water mains must be located in public water main easements or public rights-of-way per the Kansas City Water Services Department rules and regulations, per the approved preliminary plat.
31. The proposed public water distribution system, public storm system, and public sewer system shall be reviewed by the Kansas City Water Services Department and incorporated into the approved preliminary plat.
32. The developer shall install public fire hydrants at 300' maximum spacing along perimeter streets.
33. 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.
34. A portion of the site is located in flood zone X protected by the levee. Work with the levee district to determine if they have any site-specific requirements for the areas protected by the levee.
35. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Kansas City Water Services Department 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 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, and the developer shall secure permits to construct any improvements required by the Kansas City Water Services Department prior to issuance of a building permit.

36. 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.
37. The developer shall submit plans for grading, siltation, and erosion control to the Kansas City Water Services Department 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.
38. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Kansas City Water Services Department 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.
39. The developer shall secure permits to extend sanitary and storm water conveyance systems to serve all proposed lots within a final development plan and determine adequacy of receiving systems as required by the Kansas City Water Services Department, prior to recording the plat or the issuance of a building permit, whichever occurs first.
40. The developer shall provide acceptable easement 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 or relocated, and new easements shall be provided; as required by the Kansas City Water Services Department prior to recording the plat or the issuance of a building permit, whichever occurs first.
41. The developer shall grant a BMP easement to the City as required by the Kansas City Water Services Department, prior to recording the plat or the issuance of a building permit, whichever occurs first.
42. The developer shall enter into a covenant agreement for the maintenance of any storm water detention area tracts as required by the Kansas City Water Services Department, prior to recording the plat.
43. The developer shall coordinate with the Kansas City Water Services Department regarding any final development plan that may propose a structure above the existing pump station.

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 law have been given and had.

..end

I hereby verify 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 #: 240833

Submitted Department/Preparer: Please Select

Revised 6/10/24

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 major amendment to a development plan that will also serve as a preliminary plat in District MPD on approximately 80 acres in an area generally bordered by the Missouri river on the north and west, I-29 on the east, and railroad tracks on the south, for the purpose of allowing a number of various uses within the mixed-use development in multiple phases. (CD-CPC-2024-00074)

Discussion

Port KC is proposing a major amendment to the previously approved MPD preliminary development plan. Most recently, CPKC Stadium was constructed on Parcel 8, located in the northeast corner of the overall development area. This application is a major amendment to the previously approved plan to allow for the following: two mixed-use structures on Parcel 6 and Parcel 7, improvements to the existing KC Water pump station and an overall change in design of the existing street network in the northeast quadrant of the site. The applicant has been coordinating with City staff, primarily with KC Water and Public Works to address utility easements, traffic safety improvements and both vehicular and pedestrian circulation.

The applicant is submitting revised plans prior to final approval from the City Council.

The City Plan Commission voted to approve the project with conditions on July 17, 2024 with unanimous vote of 6-0.

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 physical development of the property.
3. How does the legislation affect the current fiscal year?

Not applicable as this is a zoning ordinance authorizing the physical development of the 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 the 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 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)

Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 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

CD-AA-2022-00088 – A minor amendment was approved to include the reconfiguration of Troost Avenue, the streetcar extension and pedestrian connectivity and CPKC Stadium.

Ordinance No. 220941 – Council approved the expansion of the Berkley Riverfront MPD boundary of roughly 1.75 acres along Interstate 29/35 to allow for the construction of the KC Current stadium.

Service Level Impacts

No impacts expected.

Other Impacts

1. What will be the potential health impacts to any affected groups?
The proposed zoning ordinance does not anticipate potential health impacts to any affected groups.
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 City Plan Commission. The developer held a public engagement meeting on July 8, 2024.
3. How does this legislation contribute to a sustainable Kansas City?
This ordinance contributes to the economic growth of the City.
4. Does this legislation create or preserve new housing units?
Yes (Press tab after selecting)

Total Number of Units 429
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)



File #: 240721

ORDINANCE NO. 240721

Sponsor: Director of the Public Works Department

Vacating unimproved City right-of-way in Jackson County, Missouri; and upon the effective date of this ordinance, the City Clerk is hereby directed to record said ordinance in the Office of the Recorder of Deeds for Jackson County, Missouri.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Council does hereby find that the Director of the Department of Public Works has declared certain City right-of-way to be unimproved with no future plans to improve said right-of-way and therefore vacates the following City right-of-way:

Council District 4:

In the vicinity of 4815 Gardner Avenue.

Vacating/releasing unimproved public right-of-way acquired by Corporate Quit-Claim Deed (“CQCD”), recorded November 21, 1951, as Instrument No. B 39502 in the Recorder of Deeds Office for Jackson County, Missouri, while retaining an Aerial Easement, and an Inspection, Maintenance, and Public Safety Easement, and the right of ingress and egress, all for the purpose of inspection, maintenance and public safety, across the right of way/property being vacated/released.

Unimproved Public Right-Of-Way to be Vacated/Released

The unimproved public right-of-way being vacated/released is attached hereto as “**Exhibit A**” and is described as follows:

All that part of the South One-Half of the Northeast Quarter of Section 26, Township 50 North, Range 33 West, in the City of Kansas City, Jackson County, Missouri, being described by J. Aubrey Meyer, MO PLS #2007017966, on July 5, 2024, as follows:

Commencing at the Northwest corner of the South One-Half of the Northwest Quarter of said Section 26, said point being monumented by a 3-1/2” brass end cap; thence South 87°35'24" East, along the North line of said South One-Half of the Northwest Quarter of said Section 26, the same being the South right-of-way line of E. Front Street as established by a Quit-Claim Deed, being a document recorded December 31, 1953, in Book B4779 at Page 567, at the county Recorder of Deeds Office, a distance of 2,648.00

feet to a point on the West line of the Northeast Quarter of said Section 26 that bears North 02 degrees 27 minutes 39 seconds East a distance of 1,322.89 feet from the Center corner of said Section 26, said Center Corner being monumented by a 3-1/4" City Monument in a monument box; thence South 02 degrees 27 minutes 39 seconds West, along the West line of the South One-Half of said Northeast Quarter, a distance of 303.85 feet to the Point of Beginning; thence South 28 degrees 05 minutes 53 seconds East a distance of 251.04 feet to a point on the Westerly extension of the South face of the North bridge end bent of the N.E. Chouteau Trafficway bridge over the CPKC Railway; thence South 87 degrees 39 minutes 19 seconds East, along said Westerly extension and continuing along the Easterly extension thereof, a distance of 251.46 feet to a point on the East right-of-way line of N.E. Chouteau Trafficway, as described in a Corporation Quit-Claim Deed, being a document recorded November 21, 1951, in Book B4474, at Page 216, at the County Recorder of Deeds Office; thence South 35 degrees 40 minutes 16 seconds East, along said East right-of-way line, a distance of 531.45 feet to the Southeast corner of said tract of land as described in said Corporation Quit-Claim Deed; thence North 53 degrees 54 minutes 41 seconds West, along the Southerly line of said Corporation Quit-Claim Deed; a distance of 159.74 feet; thence North 35 degrees 40 minutes 16 seconds West, departing said South line, a distance of 127.99 feet to a point on the Easterly extension of the North face of the South bridge end bent of the N.E. Chouteau Trafficway bridge over the CPKC Railway; thence North 87 degrees 39 minutes 19 seconds West, along said Easterly extension and continuing along the Westerly extension thereof, a distance of 96.61 feet to a point on the South line of said tract of land as described in said Corporation Quit-Claim Deed; thence Westerly and Northerly along the Southerly and Westerly lines of said tract of land as described in said Corporation Quit-Claim Deed the following Five (5) described courses: One (1), in a northwesterly direction along a curve to the left that is non-tangent with the exit of the last described course, having an initial tangent bearing of North 64 degrees 21 minutes 11 seconds West, a radius of 881.95 feet, a central angle of 06 degrees 53 minutes 57 seconds, an arc length of 106.20 feet; Two (2), North 87degrees 33 minutes 49 seconds West a distance of 108.70 feet; Three (3), North 02 degrees 27 minutes 39 seconds East a distance of 100.00 feet; Four (4), thence North 87 degrees 33 minutes 59 seconds West a distance of 190.00 feet to a point on a line that bears North 02 degrees 27 minutes 39 seconds East a distance of 710.00 feet from the Center Corner of said Section 26, said Center Corner being monumented by a 3-1/4" City Monument in a monument box; Five (5), thence North 02 degrees 27 minutes 39 seconds East a distance of 309.05 feet to the Point of Beginning. Containing 98,713 square feet, more or less.

The bearings used in this description are Grid North, based on the Missouri Coordinate System of 1983, West Zone, NAD83.

Aerial Easement

The Aerial Easement to be retained is attached hereto as **"Exhibit B"** and is described as follows:

All that part of South One-Half of the Northeast Quarter of Section 26, Township 50 South, Range 33 West, in the City of Kansas City, Jackson County, Missouri, being described by J. Aubrey Meyer, MO PLS #2007017966, on July 5, 2024, as follows:

Commencing at the Northwest corner of the South One-Half of the Northwest Quarter of said Section 26, said point being monumented by a 3-1/2" brass end cap; thence South 87 degrees 35 minutes 24 seconds East, along the North line of said South One-Half of the Northwest Quarter of said Section 26, the same being the South right-of-way line of E Front Street as established by a Quit-Claim Deed, being a document recorded December 31, 1953, in Book B4779 at Page 567, at the county Recorder of Deeds Office, a distance of 2,648.00 feet to a point on the West line of the Northeast Quarter of said Section 26 that bears North 02 degrees 27 minutes 39 seconds East a distance of 1,322.89 feet from the Center corner of said Section 26, said Center Corner being monumented by a 3-1/4" City Monument in a monument box; thence South 02 degrees 27 minutes 39 seconds West, along the West line of the South One-Half of said Northeast Quarter, a distance of 303.85 feet; thence South 28 degrees 05 minutes 53 seconds East a distance of 251.04 feet to a point on the Westerly extension of the South face of the North bridge end bent of the N.E. Chouteau Trafficway bridge over the CPKC Railway; thence South 87 degrees 39 minutes 19 seconds East, along said Westerly extension, a distance of 92.85 feet to a point at the Southwest corner of the North bridge end bent of the N.E. Chouteau Trafficway bridge over the CPKC Railway, said point also being a point on the Westerly outer limits of the existing bridge structure, said point being the Point of Beginning; thence South 87 degrees 39 minutes 19 seconds East, along said South face, a distance of 69.80 feet to a point at the Southeast corner of North bridge end bent of the N.E. Chouteau Trafficway bridge over the CPKC Railway, said point also being on the Easterly outer limits of the existing bridge structure; thence South 35 degrees 39 minutes 42 seconds East, along the Easterly outer limits of the existing bridge structure a distance of 290.79 feet to a point on the Northeast corner of the South bridge end bent of the N.E. Chouteau Trafficway bridge over the CPKC Railway; thence North 87 degrees 39 minutes 19 seconds West, along the North face of the South bridge end bent, a distance of 69.80 feet to a point on the Northwest corner of the South bridge end bent of the N.E. Chouteau Trafficway bridge over the CPKC Railway, said point also being a point on the Westerly outer limits of the existing bridge structure; thence North 35 degrees 39 minutes 42 seconds West, along the Westerly outer limits of the existing bridge structure a distance of 290.79 feet to the Point of Beginning. Containing 15,994 square feet, more or less.

The bearings used in this description are Grid North, based on the Missouri State Plane Coordinate System 1983, West Zone

Inspection, Maintenance, and Public Safety Easement

The Inspection, Maintenance, and Public Safety Easement to be retained is attached hereto as "**Exhibit C**" and is described as follows:

All that part of South One-Half of the Northeast Quarter of Section 26, Township 50 South, Range 33 West, in the City of Kansas City, Jackson County, Missouri, being described by J. Aubrey Meyer, MO PLS #2007017966, on July 5, 2024, as follows:

Commencing at the Northwest corner of the South One-Half of the Northwest Quarter of said Section 26, said point being monumented by a 3-1/2" brass end cap; thence South 87 degrees 35 minutes 24 seconds East, along the North line of said South One-Half of the Northwest Quarter of said Section 26, the same being the South right-of-way line of E. Front Street as established by a Quit-Claim Deed, being a document recorded December 31, 1953, in Book B4779 at Page 567, at the county Recorder of Deeds Office, a distance of 2,648.00 feet to a point on the West line of the Northeast Quarter of said Section 26 that bears North 02 degrees 27 minutes 39 seconds East a distance of 1,322.89 feet from the Center corner of said Section 26, said Center Corner being monumented by a 3-1/4" City Monument in a monument box; thence South 02 degrees 27 minutes 39 seconds West, along the West line of the South One-Half of said Northeast Quarter, a distance of 303.85 feet; thence South 28 degrees 05 minutes 53 seconds East a distance of 251.04 feet to a point on the Westerly extension of the South face of the North bridge end bent of the N.E. Chouteau Trafficway bridge over the CPKC Railway; thence South 87 degrees 39 minutes 19 seconds East, along said Westerly extension, a distance of 92.85 feet to a point at the Southwest corner of the North bridge end bent of the N.E. Chouteau Trafficway bridge over the CPKC Railway, said point also being a point on the Westerly outer limits of the existing bridge structure, said point being the Point of Beginning; thence South 87 degrees 39 minutes 19 seconds East, along said South face, a distance of 69.80 feet to a point at the Southeast corner of North bridge end bent of the N.E. Chouteau Trafficway bridge over the CPKC Railway, said point also being on the Easterly outer limits of the existing bridge structure; thence South 35 degrees 39 minutes 42 seconds East, along the Easterly outer limits of the existing bridge structure a distance of 290.79 feet to a point on the Northeast corner of the South bridge end bent of the N.E. Chouteau Trafficway bridge over the CPKC Railway; thence North 87 degrees 39 minutes 19 seconds West, along the North face of the South bridge end bent, a distance of 69.80 feet to a point on the Northwest corner of the South bridge end bent of the N.E. Chouteau Trafficway bridge over the CPKC Railway, said point also being a point on the Westerly outer limits of the existing bridge structure; thence North 35 degrees 39 minutes 42 seconds West, along the Westerly outer limits of the existing bridge structure a distance of 290.79 feet to the Point of Beginning. Containing 15,994 square feet, more or less.

The bearings used in this description are Grid North, based on the Missouri State Plane Coordinate System 1983, West Zone

Section 2. 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 3. The City's Aerial Easement, Inspection, Maintenance, and Public Safety Easement, and the right of ingress and egress reserved in Section 1, provides the right for the

City to maintain, repair and improve the Chouteau Trafficway Bridge infrastructure; along with the right of any existing utility, on or attached to the Chouteau Trafficway Bridge, to be included in said aerial easement with the right to maintain, repair and improve their existing infrastructure. The City of Kansas City shall have at all times the right to go under and upon the Chouteau Trafficway Bridge to construct, maintain and repair the same; and nothing in this vacation action shall be construed so as to grant any right to use the property under said bridge in any manner as would interfere with the safe and continuous maintenance, construction, reconstruction and improvement to the aforesaid bridge or the publics use thereof.

Section 4. That the City Clerk is hereby authorized and directed to acknowledge this ordinance as deeds are acknowledged, and to cause this ordinance to be filed for record in the Recorder's Office in Jackson County, Missouri.

Section 5. 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:

Abigail Judah
Assistant City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240721

Submitted Department/Preparer: Public Works

Revised 6/10/24

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

Executive Summary

The Council does hereby find that the Director of the Department of Public Works has declared certain City right-of-way to be unimproved with no future plans to improve said right-of-way and therefore vacates the following City right-of-way;

Discussion

In Council District 4:

In the vicinity of 4815 Gardner Ave.

Vacating/releasing unimproved public right-of-way acquired by Corporate Quit-Claim Deed ("CQCD"), recorded November 21, 1951, as Instrument No. B 39502 in the Recorder of Deeds Office for Jackson County, Missouri, while retaining an Aerial Easement, and an Inspection, Maintenance, and Public Safety Easement, and the right of ingress and egress, all for the purpose of inspection, maintenance and public safety, across the right of way/property being vacated/released.

The City's Aerial Easement, Inspection, Maintenance, and Public Safety Easement, and the right of ingress and egress reserved in Section 1, provides the right for the City to maintain, repair and improve the Chouteau Trafficway Bridge infrastructure; along with the right of any existing utility, on or attached to the Chouteau Trafficway Bridge, to be included in said aerial easement with the right to maintain, repair and improve their existing infrastructure. The City of Kansas City shall have at all times the right to go under and upon the Chouteau Trafficway Bridge to construct, maintain and repair the same; and nothing in this vacation action shall be construed so as to grant any right to use the property under said bridge in any manner as would interfere with the safe and continuous maintenance, construction, reconstruction and improvement to the aforesaid bridge or the public's use thereof.

The City Clerk of Kansas City, Missouri, is hereby authorized and directed to acknowledge this ordinance as deeds are acknowledged, and to cause this ordinance to be filed for record in the Recorder's Office in Jackson County, Missouri.

Fiscal Impact

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

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. The ordinance has no fiscal impact.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Infrastructure and Accessibility (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - Engage in thoughtful planning and redesign of existing road networks to ensure safety, access, and mobility of users of all ages and abilities.
 - 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

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

Service Level Impacts

Vacating unimproved City Right-of-Way in Jackson County, Missouri along Chouteau Trafficway north of Gardner Avenue.

Other Impacts

1. What will be the potential health impacts to any affected groups?
None
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?
Vacating unimproved City Right-of-Way in Jackson County, Missouri.
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:

right-of-way to be unimproved with no future plans to improve said right-of-way and therefore vacates the following City right-of-way;

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 #: 240723

ORDINANCE NO. 240723

Sponsor: Councilmember Melissa Patterson Hazley

Authorizing the City Manager to execute a contract amendment with Economic Development Corporation of Kansas City, Missouri (EDC) to appoint the EDC as program administrator to assist the Central City Economic Development Sales Tax Board with implementation of economic development programs. ***Held until 9/24/2024***

WHEREAS, the Central City Economic Development Sales Tax Board (the “Board”), pursuant to Section 67.1305, RSMo and Section 68-449 of the City of Kansas City’s Code of Ordinances, is responsible for considering economic development projects within the Central City Economic Development (“CCED”) District and making recommendations on funding such projects to the City Council (the “City Council”) of the City of Kansas City, Missouri (the “City”); and

WHEREAS, the Board currently receives administrative and other support from various City departments, including Neighborhood and Housing Services and Law, as well as a consulting firm under contract with the City; and

WHEREAS, the Board wishes to appoint a new program administrator to assist with administrative and other support services from a person or entity outside of City departments; and

WHEREAS, the Board met on August 13, 2024 and passed a resolution recommending the transfer of program administration to the EDC; and

WHEREAS, Ordinance No. 240400 approved an annual contact between the City and EDC; and

WHEREAS, the EDC offers a diverse range of tools to support the economic development process of detailed project analysis and feasibility; and

WHEREAS, the EDC has partnering agencies to help solve financial deal-structuring (e.g. feasibility gap) problems and performs public-side due diligence, while striving to leverage the maximum amount of private investment with the least amount of public resources; and

WHEREAS, the CCED sales tax allows for partial use of the tax for administrative purposes; NOW, THEREFORE;

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the City Manager is hereby authorized execute a contract amendment with Economic Development Corporation of Kansas City, Missouri to appoint the EDC as program administrator to assist the Central City Economic Development Sales Tax Board with implementation of economic development programs. A copy of the contract amendment in substantial form is attached hereto.

..end

Approved as to form:

Joseph A. Guarino
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240723

Submitted Department/Preparer: City Manager's Office

Revised 6/10/24

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

Executive Summary

Authorizing the City Manager to execute a contract amendment with Economic Development Corporation of Kansas City, Missouri (EDC) to appoint the EDC as program administrator to assist the Central City Economic Development Sales Tax Board with implementation of economic development programs.

Discussion

This ordinance would authorize the City Manager to amend the current contract with EDCKC, in order for EDCKC to administer the Central City Economic Development Sales Tax Board. Currently the board receives administrative support from the Neighborhoods, Housing, and Law departments in addition to a third-party consulting firm.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
None identified
3. How does the legislation affect the current fiscal year?
Uncertain
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Uncertain
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)

Cannot verify account string as there is no funding source identified for this contract amendment.

Citywide Business Plan (CWBP) Impact

- 1. View the [Adopted 2025-2029 Citywide Business Plan](#)
- 2. Which CWBP goal is most impacted by this legislation?
Inclusive Growth and Development (Press tab after selecting.)
- 3. Which objectives are impacted by this legislation (select all that apply):
 - Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
 - Ensure quality, lasting development of new growth.
 - Increase and support local workforce development and minority, women, and locally owned businesses.
 - Create a solutions-oriented culture to foster a more welcoming business environment.
 - Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
 -

Prior Legislation

Service Level Impacts

Other Impacts

1. What will be the potential health impacts to any affected groups?
N/A
2. How have those groups been engaged and involved in the development of this ordinance?
N/A
3. How does this legislation contribute to a sustainable Kansas City?
N/A
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)
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:
N/A
6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

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