



**Agenda**

**Neighborhood Planning and Development Committee**

Chairperson Ryana Parks-Shaw

Vice Chair Eric Bunch

Councilmember Nathan Willett

Councilmember Melissa Patterson Hazley

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**Tuesday, May 13, 2025**

**1:30 PM**

**26th Floor, Council Chamber**

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**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 2 Minutes\*\*\***

**FIRST READINGS**

**Director of Housing and Community Development**

[250392](#) Sponsor: Director of Housing and Community Development

Accepting the recommendation of the Central City Economic Development (CCED) Tax Board for additional funding to Community Builders of Kansas City in the amount of \$100,000.00 for the Residences at Overlook project; reducing an existing appropriation by \$100,000.00; appropriating \$100,000.00 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 \$100,000.00 from the funds appropriated in the Central City Economic Development Tax Fund.

**Attachments:** [Docket Memo](#)  
[Residences at Overlook Overlook Developer Request](#)

**City Manager's Office**

[250394](#) Sponsor: City Manager's Office

Authorizing the City Manager to execute a Second Amendment to the Intergovernmental Cooperative Agreement with Port KC related to a development project in the River Market and authorizing the Director of Public Works to execute a Cooperative Agreement with KC Rivermarket FC, LLC, to provide funding for additional City owned parking in the River Market.

\*\*\*Held Until 5/20/2025\*\*\*

**Attachments:** [Docket Memo Port KC Amendment](#)

**Parks-Shaw**

[250401](#) Sponsor: Mayor Pro Tem Ryana Parks-Shaw

RESOLUTION - Directing the City Manager to establish a Domestic Violence Prevention and Intervention Task Force and to develop and implement a public awareness campaign regarding resources for those impacted by domestic violence.

**Attachments:** [Docket Memo 250401 - DV Task Force](#)

HELD IN COMMITTEE

**Director of City Planning & Development**

**241040** Sponsor: Director of City Planning and Development Department

Approving a development plan on about 43 acres in District B3-3 generally located at the northeast corner of Northwest Old Tiffany Springs Road and Northwest Skyview Drive to allow for the creation of twelve lots and two tracts for a commercial development. (CD-CPC-2024-00118)

**Attachments:** [Docket Memo Skyview Crossing at Tiffany Springs CD-CPC-2024-00118](#)

**Director of City Planning & Development**

**241041** Sponsor: Director of City Planning and Development Department

Vacating an approximately 83,000-square foot area of unimproved right-of-way in District B3-3 generally located on Northwest Skyview Avenue between North Ambassador Drive and Northwest Old Tiffany Springs Road and directing the City Clerk to record certain documents. (CD-ROW-2024-00018)

**Attachments:** [DocketMemo CD-ROW-2024-00018 NWSkyviewAveVacation](#)

**Director of City Planning & Development**

**250380** Sponsor: Director of City Planning and Development Department

Rezoning an area of about 18.2 acres generally located at 3808 E. 78th Street from Districts M1-5, M3-5, and R-6 to District MPD and approving a development plan, with associated preliminary plat, to allow for a demolition debris landfill to continue operation on the existing site. CD-CPC-2024-00041

[COMMITTEE SUBSTITUTE FOR] ORDINANCE NO. 250380

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

ADDITIONAL BUSINESS

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

2. Closed Session

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

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

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

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

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

Adjournment



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**File #: 250392**

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ORDINANCE NO. 250392

Sponsor: Director of Housing and Community Development

Accepting the recommendation of the Central City Economic Development (CCED) Tax Board for additional funding to Community Builders of Kansas City in the amount of \$100,000.00 for the Residences at Overlook project; reducing an existing appropriation by \$100,000.00; appropriating \$100,000.00 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 \$100,000.00 from the 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 recommended that funding be approved; and

WHEREAS, Ordinance No. 240620 awarded \$1,000,000 of CCED funds to Community Builders of Kansas City for the Residences at Overlook project; and

WHEREAS, the developers 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, but for their contribution, the project would not proceed, to the detriment of the public interest; and

WHEREAS, on April 8, 2025, the CCED Board voted to recommend an increase in funding for this project in the amount of \$100,000.00; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the recommendation of the Central City Economic Development Tax Board that was issued April 8, 2025, to increase funding to Community Builders of Kansas City for the Residences at Overlook project is 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:

26-2200-555998-619850-55Budget	Budget Integration Account	\$100,000.00
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Section 3. That the following amounts is hereby appropriated from the Unappropriated Fund Balance of the Central City Economic Development Sales Tax Fund, Fund No. 2200, to the following account:

26-2200-555998-619080-55OVERLOOK	Residences at Overlook	\$100,000.00
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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 \$100,000.00 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 No. 26-2200-555998.

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

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Tammy L. Queen  
Director of Finance

Approved as to form:

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Joseph A. Guarino  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250392

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 recommendation of the Central City Economic Development Tax Board for additional funding in the amount of \$100,000.00; reducing an existing appropriation by \$100,000.00; appropriating \$100,000.00 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 \$100,000.00 from the funds appropriated in the Central City Economic Development Tax Fund.

### Discussion

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.

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.

The developers requested a public contribution and the Central City Economic Development Sales Tax Board recommendation that funding be approved.

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

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.

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.

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.

## Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
25-2200-555998-619850-55 Budget Budget Integration Account \$100,000.00  
(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.  
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)

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

Ordinance 240620

## Service Level Impacts

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

## 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?  
(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?  
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)

CUP and LOI will be submitted to CREO before a Notice to Proceed is issue 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)



March 27, 2025

Steven Anthony, Chairman

Central City Economic Development Board

Housing & Community Development Department

414 East 12<sup>th</sup> Street, 24<sup>th</sup> Floor

Kansas City, MO 64106

RE: Application for Supplemental Request – KCMO Sewer Relocation - Overlook District Project

Dear Chairman Anthony:

In August 2024 the City Council passed Ordinance 240620 which approved a funding request from Community Builders of Kansas City (CBKC) for funds to relocate a public sewer line out of private property and into public right-of-way on Chestnut Avenue and Dr Martin Luther King Jr Boulevard. The funding was approved in the amount of \$1,000,000.00 and was based on a construction estimate from our General Contractor, Turner Construction. The project was approved for Building Permit on November 2021.

We are now prepared to proceed with the work and recently did a pre-construction walk-through with representatives from Turner Construction, the Public Works Department (Maurece Green), and CBKC staff. During this walk thru a number of new conditions on the project were identified as being applicable now but were not conditions identified during the plan review in 2021. We are advised that the “new” requirements (SRI) went into effect in January 2025. These new requirements would impose the following additional improvement costs on the project:

- Repave/replace two lanes of the Boulevard instead of just the single lane where work would be occurring
- Repave/replace the street lanes for an additional 250 to both the East and West of the area where work would be taking place.

These new requirements will add significant costs to the project, exceeding the funding previously provided through the Central City Economic Development (“CCED”) Sales Tax. The revised construction estimated cost is now \$1,092,058. Again, this entire project is necessary due to the fact that many years ago the City installed a large sewer line running diagonally thru private property instead of running the line along public street right-of-way as is standard. In order to comply with the new City requirements, we need the City to increase the funding level by 10%, or by \$100,000.00. We understand the Board’s policy for supplemental awards is ten percent of the Project award, not to exceed \$150,000 (the “Cap”). Accordingly, our Supplement Request is consistent with the Cap and the Board’s policy.

I would be happy to answer any questions that you have on this request. We appreciate your consideration.

Sincerely

A handwritten signature in blue ink, reading "Emmet Pierson, Jr.", with a stylized flourish at the end.

Emmet Pierson, Jr.

President & CEO



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**File #: 250394**

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ORDINANCE NO. 250394

Sponsor: City Manager's Office

Authorizing the City Manager to execute a Second Amendment to the Intergovernmental Cooperative Agreement with Port KC related to a development project in the River Market and authorizing the Director of Public Works to execute a Cooperative Agreement with KC Rivermarket FC, LLC, to provide funding for additional City owned parking in the River Market.

**\*\*\*Held Until 5/20/2025\*\*\***

WHEREAS, on August 13, 2020, via Committee Substitute for Ordinance No. 200227, Council authorized the City staff to execute and implement an Intergovernmental Cooperative Agreement with the Port Authority of Kansas City, Missouri, ("Port KC") for property located in the River Market and generally bounded by 4th Street on the north, 5th Street on the south, Main Street on the east, and an access alley on the west (the "Project Area"); and

WHEREAS, on August 26, 2020, the City and Port KC executed the authorized Intergovernmental Cooperative Agreement; and

WHEREAS, on February 3, 2023, the City and Port KC executed the First Amendment to the Intergovernmental Cooperative Agreement (collective with the Intergovernmental Cooperative Agreement the "ICA"), authorized by Ordinance No. 230262; and

WHEREAS, pursuant to the ICA, KC Rivermarket FC, LLC, ("Developer") was selected as a Developer for the project located in the Project Area; and

WHEREAS, the City and Port KC now wish to make certain changes to the parking requirements ICA in exchange for Developer agreeing to provide funding for forty (40) additional public parking spaces located at 500 Main Street and 7 East 5th Street; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the City Manager is authorized to execute the Second Amendment to Intergovernmental Cooperative Agreement with Port KC related to a development project in the River Market (the "First Amendment"). A copy of the Second Amendment in substantial form is attached hereto.

Section 2. That the Director of Public Works is authorized to execute a Cooperative Agreement with Developer for the Developer to fund forty (40) additional public parking spaces located at 500 Main Street and 7 East 5th Street related to a development project in the River Market (the "Cooperative Agreement"). A copy of the Cooperative Agreement in substantial form is attached hereto.

..end

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Approved as to form:

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Emalea Black  
Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250394

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 Second Amendment to the Intergovernmental Cooperative Agreement with Port KC related to a development project in the River Market and authorizing the Director of Public Works to execute a Cooperative Agreement with KC Rivermarket FC, LLC, to provide funding for additional City owned parking in the River Market.

### Discussion

On August 13, 2020, via Committee Substitute for Ordinance No. 200227, Council authorized the City staff to execute and implement an Intergovernmental Cooperative Agreement with the Port Authority of Kansas City, Missouri, ("Port KC") for property located in the River Market and generally bounded by 4th Street on the north, 5th Street on the south, Main Street on the east, and an access alley on the west (the "Project Area").

On August 26, 2020, the City and Port KC executed the authorized Intergovernmental Cooperative Agreement.

On February 3, 2023, the City and Port KC executed the First Amendment to the Intergovernmental Cooperative Agreement (collective with the Intergovernmental Cooperative Agreement the "ICA"), authorized by Ordinance No. 230262.

Pursuant to the ICA, KC Rivermarket FC, LLC, ("Developer") was selected as a Developer for the project located in the Project Area.

The City and Port KC now wish to make certain changes to the parking requirements ICA in exchange for Developer agreeing to provide funding for forty (40) additional public parking spaces located at 500 Main Street and 7 East 5th Street;

### Fiscal Impact

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

**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)**

This ordinance has no direct 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

CS Ord. 200227; Ord. 230262

## Service Level Impacts

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

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
N/A
2. How have those groups been engaged and involved in the development of this ordinance?  
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?  
Please Select (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.

Please Select (Press tab after selecting)

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)



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**File #: 250401**

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RESOLUTION NO. 250401

Sponsor: Mayor Pro Tem Ryana Parks-Shaw

RESOLUTION - Directing the City Manager to establish a Domestic Violence Prevention and Intervention Task Force and to develop and implement a public awareness campaign regarding resources for those impacted by domestic violence.

WHEREAS, domestic violence affects individuals, families, and communities, often leaving victims with long-lasting emotional, physical, and financial trauma; and

WHEREAS, in 2025, Kansas City has experienced an increase in domestic violence homicides; and

WHEREAS, comprehensive policies and programs can protect and support individuals impacted by domestic violence; and

WHEREAS, Kansas City seeks to ensure domestic violence resources are efficient, readily available, and that the public is aware of said resources; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the City Manager is hereby directed to establish a Domestic Violence Prevention and Intervention Task Force comprised of City staff from various departments including, but not limited to, Housing and Community Development, Health, Neighborhood Services, and Municipal Court, as well as relevant community partners and service providers including the Kansas City Police Department. Said task force shall identify gaps in services and potential areas for collaboration.

Section 2. That the City Manager is hereby directed to develop and implement a public awareness campaign regarding resources for those impacted by domestic violence.

..end



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250401

Submitted Department/Preparer: Mayor/Council'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

Directing the City Manager to establish a Domestic Violence Prevention and Intervention Task Force and to develop and implement a public awareness campaign regarding resources for those impacted by domestic violence.

### Discussion

Domestic violence affects individuals, families, and communities, often leaving victims with long-lasting emotional, physical, and financial trauma. In 2025, Kansas City has experienced an increase in domestic violence homicides. Comprehensive policies and programs can protect and support individuals impacted by domestic violence. Kansas City seeks to ensure domestic violence resources are efficient, readily available, and that the public is aware of said resources.

### Fiscal Impact

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

## 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)

This resolution has no direct 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?  
Public Safety (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
  - Engage the community and community partners to reimagine the system of public safety with a focus on evidence-based approaches for crime prevention, treatment of mental health, emergency response time, and the criminal justice system.
  - Focus on violence prevention among all age groups, placing an emphasis on youth.
  - Increase fairness, justice, and responsiveness of our municipal criminal justice system to support the best possible outcome for offenders and victims of crime.
  - Reduce recidivism through prevention, deterrence, including detention, and re-entry services.
  - Enhance employee recruitment, succession planning, and retention in the police and fire departments with a continued emphasis on diversity.
  -

## Prior Legislation

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

## Service Level Impacts

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

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
Increased access to programs for those impacted by domestic violence will increase both mental and physical health
2. How have those groups been engaged and involved in the development of this ordinance?  
Groups will be involved when the plan is developed
3. How does this legislation contribute to a sustainable Kansas City?  
Mental and physical health is essential to a sustainable, vibrant, and resilient community
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:

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)



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**File #: 241040**

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ORDINANCE NO. 241040

Sponsor: Director of City Planning and Development Department

Approving a development plan on about 43 acres in District B3-3 generally located at the northeast corner of Northwest Old Tiffany Springs Road and Northwest Skyview Drive to allow for the creation of twelve lots and two tracts for a commercial development. (CD-CPC-2024-00118)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District B3-3 (Community Business (Dash 3)) generally located at the northeast corner of Northwest Old Tiffany Springs Road and Northwest Skyview Drive and more specifically described as follows:

A tract of land in the Northwest Quarter of Section 6, Township 51 North, Range 33 West of the 5th Principal Meridian in Kansas City, Platte County, Missouri being bounded and described as follows: At the southeast corner of the Northeast Quarter said Section 6; thence North 88° 57'01" West along the south line of said Northeast Quarter, 2,648.30 feet to the southwest corner of said Northeast Quarter, said point also being the southeast corner of the Northwest Quarter of said Section 6; thence North 88°56'40" West, along the south line of said Northwest Quarter, 122.16 feet; thence North 01°03'20" East, 48.00 feet to the point of beginning of the tract of land to be herein described, said point also being on the northerly right of way line of N.W. Tiffany Springs Road as established in Book 1089, at page 486 (said document established right of way for N.W. Tiffany Springs Road and N. Ambassador Road); thence westerly along said northerly right of way line the following ten courses: thence North 88°56'40" West, 1,152.61 feet; thence North 85°07'45" West, 270.47 feet; thence North 88°56'40" West, 205.57 feet; thence northwesterly along a curve to the right being tangent to the last described course with a radius of 36.00 feet, a central angle of 83°29'36" and an arc distance of 52.46 feet; thence northerly along a curve to the left having a common tangent with the last described course with a radius of 1,137.00 feet, a central angle '00°45'24" and an arc distance of 15.02 feet; thence South 84°02'39" West, 104.00 feet; thence southerly along a curve to the right having an initial tangent bearing of South 06°13'59" East with a radius of 1,033.00 feet, a central angle of 00°19'21" and an arc distance of 5.81 feet; thence southwesterly along a curve to the right having a common tangent with the last described course with a radius of 36.00 feet, a central angle of

96°57'59" and an arc distance of 60.93 feet; thence North 88°56'40" West, 450.03 feet; thence South 87°38'12" West, 134.99 feet to a point on the easterly right of way line of N.W. Skyview Avenue (Missouri Highway W) as established by Book 672 at page 680; thence northeasterly (departing aforesaid northerly right of way line of N.W. Tiffany Springs Road) along said easterly right of way line, the following four (4) courses: thence North 07°21'16" East, 17.70 feet; thence northerly along a curve to the right being tangent to the last described course with a radius of 1,085.92 feet, a central angle of 16°28'08" and an arc distance of 312.13 feet; thence North 66°10'36" West, 25.00 feet; thence North 23°49'24" East, 536.93 feet to a point on the southerly right of way line of N. Ambassador Road as established in Book 1145, at page 644 (said Document established right of way for N. Ambassador Road and N.W. Skyview Avenue); thence easterly (departing aforesaid easterly right of way line) along said southerly right of way line, along a curve to the left having an initial tangent bearing of South 75°38'22" East with a radius of 1,169.00 feet, a central angle of 07°22'16" and an arc distance of 150.39 feet to a point on the westerly right of way line of said N.W. Skyview Avenue as established by said Book 1145 at page 644; thence South 43°22'30" East, along said westerly right of way line, 38.61 feet; thence southerly along said westerly right of way line, along a curve to the left having an initial tangent bearing of South 03°45'13" East with a radius of 1,146.00 feet, a central angle of 13°21'50" and an arc distance 267.30 feet; thence South 17°07'03" East, along said westerly right of way line, 161.32 feet; thence North 72°52'57" East, along the southerly right of way line of said N.W. Skyview Avenue as established by said Book 1145 at page 644, 110.00 feet to the easterly right of way line of said N.W. Skyview Avenue as established by said Book 1145 at page 644; thence North 17°07'03" West, along said easterly right of way line, 161.32 feet; thence northerly along said easterly right of way line, along a curve to the right being tangent to the last described course with a radius of 1,036.00 feet, a central angle of 13°35'46" and an arc distance of 245.84 feet; thence North 43°25'52" East, along said easterly right of way line, 34.59 feet to a point on the southerly right of way line of said N. Ambassador Road as established by said Book 1145 at page 644; thence easterly along said southerly right of way line the following six (6) courses; thence easterly along a curve to the left having an initial tangent bearing of North 89°07'39" East with a radius of 1,152.00 feet, a central angle of 18°05'05" and an arc distance of 363.62 feet; thence North 71°02'33" East, 131.67 feet; thence southeasterly along a curve to the right being tangent to the last described course with a radius of 1,030.00 feet, a central angle of 84°28'24" and an arc distance of 1,518.57 feet; thence South 24°29'02" East, 30.34 feet; thence southeasterly along a curve to the right being tangent to the last described course with a radius of 970.00 feet, a central angle of 02°34'34" and an arc distance of 43.61 feet; thence South 12°11'38" East, 16.41 feet to a point on the westerly right of way line of N. Ambassador Road as established by aforesaid document recorded in Book 1089 at page 486; thence southerly along said westerly right of way line the following three (3) courses; thence continuing South 12°11'38" East, 105.60 feet; thence southerly along a curve to the right having an initial tangent bearing of South

14°41'18" East with a radius of 957.00 feet, a central angle of 10°32'00" and an arc distance of 175.94 feet; thence southwesterly along a curve to the right having a common tangent with the last described course with a radius of 36.00 feet, a central angle of 95°12'40" and an arc distance of 59.82 feet to the point of beginning. Containing 41.38 acres, more or less.

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 applicant shall submit a project plan to be approved administratively by the Director of City Planning and Development for each lot within the development. The project plan must conform to the adopted design guidelines approved with this development plan and include all submittal items as outlined by the director's minimal submittal requirements.
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, 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.
6. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to a certificate of occupancy.
7. Prior to recording the final plat the developer shall upload and secure approval of a street tree planting plan from the City Forester.
8. 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, by submitting a final plat for all lots created.

9. The applicant shall revise the plans to satisfy the Water Services Department corrections to revise the deviation note on the cover to request not installing the extension of approximately 750' of 12" DIP public water main with fire hydrants along N.W. Old Tiffany Springs Road between N.W. Skyview and the western property line. (The text in the note that this main extension would not serve this development is not accurate as the requested main extension provides a portion of the looped connection west toward the transmission main which when completed will improve the distribution system reliability and redundancy.)
10. All construction shall meet the requirements of the 2018 IBC, KCBRC and 2021 IECC.
11. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
12. 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)
13. Required Fire Department access roads shall be all-weather surfaces. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed) Fire Department access roads shall be provided before 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) The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius (IFC-2018: § 503.2.4) and shall provide fire lane signage on fire access drives.
14. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2) Fire hydrant distribution shall follow IFC-2018 Table C102.1.
15. 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 or recording of final plat, whichever may come first, for the residential portions of the development.
16. Ambassador Drive & Drive B: Construct a westbound left-turn lane with a minimum storage length of 200 feet plus an appropriate taper as per MUTCD. Old

Tiffany Springs Road & Drive C: Construct an eastbound left-turn lane with a minimum storage length of 200 feet plus an appropriate taper as per MUTCD.

17. 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.
18. 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.
19. The developer shall dedicate additional right-of-way and provide easements for N.W. Skyview Avenue as required by the adopted major street plan and/or Chapter 88 so as to provide a minimum of 60 feet of right-of-way as measured from the centerline, along those areas being platted.
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 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. No water service line will 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.

24. 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.
25. The developer shall ensure that water and fire service lines shall meet current Water Services Department rules and regulations prior to a certificate of occupancy.
26. 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.
27. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
28. The developer shall submit water main extension plans for the extension of approximately 750' of 12" DIP water main and fire hydrants along N.W. Old Tiffany Springs Road from N.W. Skyview Avenue to the western property limits. The water main extension shall follow all the Kansas City Water Services Department rules and regulations for water main extensions and shall be under contract (permitted) prior to building permit issuance.
29. The developer shall grant on City approved forms, a stream buffer easement to the City, as required by Chapter 88 and the Kansas City Water Services Department, prior to issuance of any stream buffer permits.
30. The internal storm and water utilities located within private streets shall be private utility mains located within the utility and access easement and be covered by a covenant to maintain private utility mains.
31. The developer shall obtain a floodplain development permit from Development Services prior to beginning any construction activities within the floodplain.
32. The developer shall show the limits of the 100-year floodplain on the final plat and show the Minimum Low Opening Elevation (MLOE) of any structure on each lot that abuts a 100-year floodplain area (including detention basins and engineered surface drainage conveyances) on any plat and plan, as required by the Kansas City Water Services Department.
33. The developer shall submit a final stream buffer plan to the Kansas City Water Services Department for approval prior to issuance of any building permits and obtain permits for the stream buffer prior to removal of any mature riparian

species within the buffer zones due to construction activities on the site, in accordance with Section 88-415 requirements.

34. The developer shall grant any BMP easements to the City as required by the Kansas City Water Services Department, prior to recording the plat or issuance of any building permits.
35. 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.
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 a preliminary stream buffer plan prior to approval of the plan in accordance with Section 88-415 requirements.
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 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.
40. 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.

41. The developer shall submit covenants, conditions and restrictions to the Kansas City Water Services Department for approval by the Law Department and enter into covenant agreements for the maintenance of any private open space tracts with stream buffer zones or storm water detention area tracts, prior to recording the plat.
42. The developer shall provide covenants to maintain private storm sewer mains and water mains acceptable to the Kansas City Water Services Department for any private utility mains, prior to the issuance of any building permits.

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

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

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Sara Copeland, FAICP  
Secretary, City Plan Commission

Approved as to form:

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Sarah Baxter  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 241040

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 43 acres to allow for the creation of twelve (12) lots and two (2) tracts for a commercial development in District B3-3 (Commercial) generally located at the northeast corner of Northwest Old Tiffany Springs Road and Northwest Skyview Drive. (CD-CPC-2024-00118)

### Discussion

The applicant is seeking approval of a Development Plan for an approximately 43-acre site within the existing B3-3 zoning district, located north of NW Old Tiffany Springs Road, between NW Skyview Avenue and North Ambassador Drive. The plan proposes to subdivide the unplatted parcel into 12 lots, with sizes ranging from 1.04 to 6.57 acres. While the Development Plan does not specify exact building footprints or locations, future development on these lots will undergo Project Plan review. Future Project Plan review will be conducted administratively by the City Planning and Development Department, ensuring compliance with the adopted Design Guidelines for Skyview Crossing.

The Development Plan shows street trees in compliance with the Zoning and Development Code. Future development on each lot must also comply with landscaping and screening standards per Section 88-425 of the Code and the Landscaping Guidelines within the Design Guidelines.

The proposed architectural materials and design elements within the design guidelines are consistent with adjacent developments. The architecture guidelines for Skyview Crossing establish standards for building form, facade composition, drive-thru facilities, gas pumps, roofing, signage, and screening.

Additionally, the Major Street Plan designates NW Old Tiffany Springs Road and NW Skyview Avenue as part of the Special Rapid Transit Corridor (SRTC), which will provide a vital future connection between the airport and downtown. Right-of-way and easements have already been secured along much of this corridor, including the south side of NW Old Tiffany Springs Road. The connection to the north will be preserved through the existing right-of-way on NW Skyview Avenue, located west of the development site. The developer will vacate this right-of-way through a separate application (CD-ROW-2024-00018) and easement via a Final Plat application.

Staff Recommendation: Approval with Conditions

CPC Recommendation: 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 the development and use of a property. .
3. How does the legislation affect the current fiscal year?  
Not applicable as this is a zoning ordinance authorizing the development and use of a 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 the development and use of a property.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
Not applicable as this is a zoning ordinance authorizing the development and use of a property.

### Office of Management and Budget Review

(OMB Staff will complete this section.)

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

### Additional Discussion (if needed)

No account string to verify as this ordinance has no direct 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**

There is no prior legislation for the referenced site.

### **Service Level Impacts**

Not applicable as this is a zoning ordinance authorizing the development and use of a property.

### **Other Impacts**

1. What will be the potential health impacts to any affected groups?  
Not applicable as this is a zoning ordinance authorizing the development and use of a property.
2. How have those groups been engaged and involved in the development of this ordinance?  
Not applicable as this is a zoning ordinance authorizing the development and use of a property.
3. How does this legislation contribute to a sustainable Kansas City?  
Not applicable as this is a zoning ordinance authorizing the development and use of a property.
4. Does this legislation create or preserve new housing units?

No (Press tab after selecting)

Not applicable as this is a zoning ordinance authorizing the development and use of a property.

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

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

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

Please provide reasoning why not:

Not applicable as this is a zoning ordinance authorizing the development and use of a property.

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

No(Press tab after selecting)

Not applicable as this is a zoning ordinance authorizing the development and use of a property.

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

No(Press tab after selecting)



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**File #: 241041**

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ORDINANCE NO. 241041

Sponsor: Director of City Planning and Development Department

Vacating an approximately 83,000-square foot area of unimproved right-of-way in District B3-3 generally located on Northwest Skyview Avenue between North Ambassador Drive and Northwest Old Tiffany Springs Road and directing the City Clerk to record certain documents. (CD-ROW-2024-00018)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Council of Kansas City does hereby find and declare that on the 24th day of June, 2024, a petition was filed with the City Clerk of Kansas City by Matthew Kist for the vacation of right-of-way in the Northwest Quarter of Section 6, Township 51 North, Range 33 West, in the City of Kansas City, Platte County, Missouri, being more particularly described as follows, prepared on June 21, 2024 by John B. Young, PLS-2006016647: Commencing at the southwest corner of said Northwest Quarter, thence North 00°19'05" East along the west line of said Northwest Quarter, 45.00 feet to the north right-of-way line of N.W. Old Tiffany Springs Road, as now established; thence North 89°05'31" East along said north right-of-way line, 17.12 feet to the point of beginning; thence on a curve to the right, having an initial tangent bearing North 06°15'02" East, a radius of 1221.43 feet and an arc length of 377.96 feet; thence South 66°10'36" East, 25.00 feet; thence North 23°49'24" East, 532.45 feet to the south right-of-way line of N. Ambassador Drive, as now established; thence South 69°49'45" East along said south right-of-way line, 70.00 feet; thence South 23°49'24" West, 536.93 feet; thence South 66°10'36"

East, 25.00 feet; thence on a curve to the left, having an initial tangent bearing South 23°48'03" West, a radius of 1,091.90 feet and an arc length of 329.84 feet to said north right-of-way line of N.W. Old Tiffany Springs Road; thence North 89°08'06" West along said north right-of-way line, 120.63 feet to the point of beginning, containing 79,785 square feet more or less, giving the distinct description of the street to be vacated, and also the names of the persons and corporations owning or claiming to own the property fronting thereon, and that the consent of the persons and corporations owning or claiming to own three-fourths of the front feet of the property immediately adjoining said street has been obtained in writing, that said consent has been acknowledged as deeds are acknowledged, and was duly filed with the petition for such vacation in the City Clerk's Office.

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

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

Section 4. That right-of-way in the Northwest Quarter of Section 6, Township 51 North, Range 33 West, in the City of Kansas City, Platte County, Missouri, being more particularly described as follows, prepared on June 21, 2024 by John B. Young, PLS-2006016647: Commencing at the southwest corner of said Northwest Quarter, thence North 00°19'05" East along the west line of said Northwest Quarter, 45.00 feet to the north right-of-way line of N.W. Old Tiffany Springs Road, as now established; thence North 89°05'31" East along said north right-of-way line, 17.12 feet to the point of beginning; thence on a curve to the right, having an initial tangent bearing North 06°15'02" East, a radius of 1221.43 feet and an arc length of 377.96 feet; thence South 66°10'36" East, 25.00 feet; thence North 23°49'24" East, 532.45 feet to the south right-of-way line of N. Ambassador Drive, as now established; thence South 69°49'45" East along said south right-of-way line, 70.00 feet; thence South 23°49'24" West, 536.93 feet; thence South 66°10'36" East, 25.00 feet; thence on a curve to the left, having an initial tangent bearing South 23°48'03" West, a radius of 1,091.90 feet and an arc length of 329.84 feet to said north right-of-way line of N.W. Old Tiffany Springs Road; thence North 89°08'06" West along said north right-of-way line, 120.63 feet to the point of beginning, containing 79,785 square feet more or less, be and the same is hereby vacated and subject to the following conditions:

1. The applicant shall relocate facilities if deemed necessary by Spectrum at applicant's expense and dedicate a new easement as required by Spectrum.
2. The applicant shall relocate facilities if deemed necessary by Evergy at applicant's expense and dedicate a new easement as required by Evergy.

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



I, the undersigned, Recorder of Deeds within and for the County aforesaid, do hereby certify that the foregoing instrument of writing was on the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ minutes M., duly filed for record in this office, and with certificate of acknowledgment thereon endorsed, is recorded in the records of this office in Book \_\_\_\_\_, at page \_\_\_\_\_.

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

\_\_\_\_\_  
Recorder

By \_\_\_\_\_  
Deputy



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 241041

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

Vacating an approximately 83,000-square foot area of unimproved right-of-way in Zoning District B3-3 generally located on Northwest Skyview Avenue between North Ambassador Drive and Northwest Old Tiffany Springs Road and directing the City Clerk to record certain documents. (CD-ROW-2024-00018)

### Discussion

The proposed vacation is currently an unimproved portion of right-of-way that was intended to be the site for Northwest Skyview Avenue. Northwest Skyview Avenue was later realigned about 500 feet to the east, where Northwest Skyview Avenue is now fully built. The right-of-way lies between two unplatted properties: one unaddressed parcel to the west and 9200 North Ambassador to the east. The proposed vacation has a companion development plan, Skyview Crossing at Tiffany Springs, which will create twelve lots and two tracts for the purpose of a commercial development (CD-CPC-2024-00118).

The objective of this vacation request is to support the creation of the proposed Skyview Crossing at Tiffany Springs Development Plan. If the proposed vacation is approved, the applicant will record a fifty-foot easement in place of the right-of-way for the rapid transit corridor. There is no public infrastructure within the right-of-way. Spectrum and Evergy currently have infrastructure/facilities within the right-of-way and the applicant will be required to retain an easement for both or relocate facilities at the applicant's expense.

Staff recommended approval with conditions. There was no public testimony regarding this case before the City Plan Commission. City Plan Commission voted to recommend 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 an ordinance authorizing the vacation of public right-of-way.
3. How does the legislation affect the current fiscal year?  
Not applicable as this is an ordinance authorizing the vacation of public right-of-way.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
Not applicable as this is an ordinance authorizing the vacation of public right-of-way.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
Not applicable as this is an ordinance authorizing the vacation of public right-of-way.

**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 direct 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

No prior legislation.

### Service Level Impacts

Not applicable as this is an ordinance authorizing the vacation of public right-of-way.

### Other Impacts

1. What will be the potential health impacts to any affected groups?  
Not applicable as this is an ordinance authorizing the vacation of public right-of-way.
2. How have those groups been engaged and involved in the development of this ordinance?  
Not applicable as this is an ordinance authorizing the vacation of public right-of-way.
3. How does this legislation contribute to a sustainable Kansas City?  
Not applicable as this is an ordinance authorizing the vacation of public right-of-way.
4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

Not applicable as this is an ordinance authorizing the vacation of public right-of-way

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

No(Press tab after selecting)

Not applicable as this is an ordinance authorizing the vacation of public right-of-way

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

No(Press tab after selecting)



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**File #: 250380**

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[COMMITTEE SUBSTITUTE FOR] ORDINANCE NO. 250380

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 18.2 acres generally located at 3808 E. 78th Street from Districts M1-5, M3-5, and R-6 to District MPD and approving a development plan, with associated preliminary plat, to allow for a demolition debris landfill to continue operation on the existing site. CD-CPC-2024-00041

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-1488, rezoning an area of about 18.2 acres generally located at 3808 E. 78th Street from Districts M1-5 (Manufacturing 1), M3-5 (Manufacturing 3), and R-6 (Residential 6) to District MPD (Master Plan Development) and approving a development plan, with associated preliminary plat, to allow for a demolition debris landfill to continue operation on the existing site, said section to read as follows:

Section 88-20A-1488. That an area legally described as:

Part of an unplatted tract of land, located in the Northeast Quarter of Section 15 and the Northwest Quarter of Section 14 and part of Lot 3 and Lot 4, Hoelzels Blue River Heights, a subdivision of land, all in Township 48 North, Range 33 West in Kansas City, Jackson County, Missouri.

is hereby rezoned from Districts M1-5 (Manufacturing 1), M3-5 (Manufacturing 3), and R-6 (Residential 6) to District MPD (Master Plan Development), all as shown outlined on a map marked Section 88-20A-1488, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

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

1. Applicants, or the property owner, have sole responsibility for maintenance and care of the demolition debris landfill area.
2. All demolition debris landfills must be compacted by the use of machines for this

purpose as the fill is introduced into the landfill area.

3. All demolition debris landfills must be operated so that they do not violate any city ordinances, state statutes, or federal laws relating to the health, safety, or general welfare of the inhabitants of the city, and may not have an adverse impact on water supplies or waterways, air or the visual environment.
4. At such time as the landfill reaches the finished topography as approved, the final 12 inches must be earth cover and must be properly graded and seeded by the applicant or otherwise landscaped and improved in accordance with plans approved at the time of special use approval.
5. The demolition debris landfill use is approved for 5 years, in accordance with 88-380-01-E. Extensions may be approved through an amendment to the MPD plan.
6. Employees of the city have the right to enter upon the site to make all reasonable inspections.
7. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required (including the 65 ft buffer) of the approved Final MPD plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.
8. 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 or 88-430 at the property lines prior to any certificate of occupancy.
9. No detailed sign plan was provided. All signage must comply 88-445.
10. Driveways and parking areas shall be constructed and comply with Chapter 56 of the Kansas City Municipal Code to prevent the tracking of mud and debris from penetrating the public right-of-way.
11. A third party inspection, conducted by an engineer licensed in the State of Missouri, shall be completed annually. Upon completion of the inspection, an affidavit completed by the engineer shall be provided to the Development Management Division. The affidavit shall certify the extent to which the landfill has been reduced in volume and in height and certify that all conditions are being met.
12. The developer shall secure approval of an MPD final plan from the City Plan Commission prior to a building permit or within six months of the preliminary plan approval.

13. Per 40-23 of the Kansas City Code of Ordinances, the business/operations at 3808 E. 78th Street (Hoelzel Enterprises, Hoelzel Mobile Crushing, LLC, or Frank Hoelzel) is subject to a business/occupation license audit. This audit needs to be completed prior to the final MPD submission.
14. Only rock, concrete, asphalt, or other solid minerals will be stored and processed on the site. For example, other outdoor storage or disposal of junked vehicles, shipping containers (not including those identified on the subject plans as machine trailers), or other materials (including waste) are not permitted on the site.
15. Building height shall follow 88-140-04-M-1 regulations, and accessory structures 88-305-03.
16. (Long Range Planning Condition) The following details shall be clarified in the MPD final plan,
  - 16.1. Connect paved concrete staff parking lots to compacted aggregate driveways.
  - 16.2. Provide species list and exact location of landscaping within the landscape buffer.
  - 16.3. Specify the quantity and type of the 6 material piles, including the rock crusher, on the processing plan.
  - 16.4. Provide spatial or ground figure representation of the phasing plan associated with each plan sheet.
17. Prior to issuance of any permits on the site the applicant must consolidate the lots through a general warranty deed with the County or through a minor subdivision lot consolidation through the City.
18. Required Fire Department access roads shall be a minimum unobstructed width of twenty (20) feet and 13 ft. 6 in clearance height. Check with Streets & Traffic (KCMO Public Works) or Missouri Department of Transportation (MODOT) that may have street planning regulations that supersede the Fire Code. (IFC 2018: § 503.2.1)
19. Fire Department access roads shall be provided before construction/demolition projects begin. (IFC 2018 § 501.4 and 3310.1; NFPA 241 2013 § 7.5.5)
20. Required Fire Department access roads shall be an all-weather surface. (IFC 2012: § 503.2.3)
21. Fire hydrant distribution shall follow IFC 2018 Table C102.1.

22. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC 2018: § 503.2.4)
23. 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)
24. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC 2018 § 507.1)
25. 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)
26. 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.
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 ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to a certificate of occupancy.
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 submit a storm drainage analysis from a Missouri licensed civil engineer to the Kansas City Water Services Department, in accordance with adopted standards, including a BMP level of service analysis prior to approval and issuance of any building permits, and the developer shall secure permits to construct any improvements as required by the Kansas City Water Services Department prior to issuance of any certificate of occupancy.
31. 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.
32. 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.

33. The developer shall relocate the existing public sanitary sewer. Public infrastructure plans shall be submitted for review and approval by the Kansas City Water Services Department. A 20 foot wide sanitary sewer easement centered on the new sewer line must be provided, and the existing sewer easement shall be released. Permit for the relocation must be obtained prior to the issuance of any building permits (excluding an electrical permit for a security fence/gate) or recording the final plat, whichever occurs first.
34. 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.
35. The developer shall provide a letter, signed and sealed by a Missouri professional engineer, explaining the current site conditions and how it relates to the applicability of the City's stream buffer ordinance.
36. 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. 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 development plan described above is hereby approved with the following deviations from Chapter 88, Code of Ordinances:

1. A deviation from the required bicycle parking regulations to permit zero (0) long term and (0) short term bicycle facilities on the subject site.
2. A deviation from the vehicular use area regulations to permit gravel driveways on the subject site, per site plan.

Section D. 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

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

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Sara Copeland, FAICP  
Secretary, City Plan Commission

Approved as to form:

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Sarah Baxter  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250380

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

Rezoning an area of about 18.2 acres generally located at 3808 E 78th St from district M1-5, M3-5, and R-6 to District MPD and approving a development plan, with associated preliminary plat, to allow for a demolition debris landfill to continue operation on the existing site. CD-CPC-2024-00041

### Discussion

The MPD, Master Planned Development, district is intended to accommodate development that may be difficult, if not impossible, to carry out under applicable zoning district standards. A rezoning to MPD, with an associated Development Plan, was suggested by City Staff so the property owner could bring the property into compliance with municipal regulations and protect City interests through conditions attached to the case, which a standard rezoning application could not provide. An unpermitted demolition debris landfill, which has expanded over the years, occupies the subject site.

#### City Council Key Points

- Split zoned site = M1-5 (Industrial), M3-5 (Industrial), R-6 (Residential)
- Rezoning to MPD (Master Planned Development) with associated development plan and preliminary plat.
- Existing use = the storage of demolition debris (mostly rock, concrete, and asphalt), the crushing of those materials, office for employees, and storage of post-production materials.
- The proposed MPD abates zoning violations by permitting a demolition debris landfill to operate on the subject site.
- Public testimony in opposition to the project was received. They raised concerns over the location of the existing use, the expansion without proper approvals, and proximity to residential properties.
- City Plan Commission = Approval, Subject to 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 an ordinance authorizing a rezoning and development plan.
3. How does the legislation affect the current fiscal year?  
Not applicable – as this is an ordinance authorizing a rezoning and development 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 an ordinance authorizing a rezoning and development plan
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
This ordinance approves a rezoning and development plan for an existing unpermitted business. A legally compliant/licensed business can 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?  
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

14138A: DISMISSED (2010)

A request for approval of a Conditional Use Permit to allow for a rock-crushing business in a district zoned M-2b (heavy industry).

CD-BZA-2018-11457: DENIED

A property zoned M3-5 (Manufacturing) and R-6 (Residential) and approximately 9 acres in size, generally located on the west side of the Union Pacific Railroad between E. 75th Terrace to the north and Bruce R. Watkins Drive to the south, to consider an appeal to the determination that the property is being used as a demolition debris landfill and that the portion of the property zoned R-6 is being used for outdoor storage.

CD-CPC-2023-00013: CONTINUED OFF DOCKET

A request to approve a rezoning from R-6 (Residential) to M3-5 (Manufacturing) to permit an existing nonconforming business on the subject site on about 6 acres generally located at 3808 E 78th St.

FRANK W HOELZEL V BOARD OF ZONING ADJUSTMENT: UNDER REVIEW

WHEREAS, it has been represented to this Court by a Verified Petition that Relator is aggrieved by the April 12, 2022 decision to the Board of Zoning Adjustment of the City of Kansas City, Missouri ("BZA") reflected in its office April 20, 2022, denying the Application of Relator to overturn alleged violations of the Zoning and Development Code of the City of Kansas City, Missouri and that such decision is illegal, unreasonable, not supported by competent and substantial evidence and for the other reasons stated in Relator's Petition.

## Service Level Impacts

N/A

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
Not applicable - as this is an ordinance authorizing a rezoning and development plan.
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 11/20/2024. A summary of the meeting is attached to the City Plan Commission staff report.  
  
Public testimony in opposition to the project was received.
3. How does this legislation contribute to a sustainable Kansas City?  
Not applicable - as this is an ordinance authorizing a rezoning and development plan.
4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)  
  
Click or tap here to enter text.  
Click or tap here to enter text.
5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.  
  
No - CREO's review is not applicable (Press tab after selecting)  
Please provide reasoning why not:  
Click or tap here to enter text.
6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?  
  
No(Press tab after selecting)

Click or tap here to enter text.

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