



## Agenda

### Neighborhood Planning and Development Committee

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

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Wednesday, December 8, 2021

1:30 PM

26th Floor, Council Chamber

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

#### PUBLIC OBSERVANCE OF MEETINGS

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

Any closed session may be held via teleconference.

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

Applicants and citizens wishing to participate have the option of attending each meeting or they may do so through the videoconference platform ZOOM, using this link:

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

**211061** Accepting and approving a one-year \$65,879.00 contract with the Missouri Department of Health and Senior Services to conduct tuberculosis control activities in Kansas City, Missouri.

**Attachments:** [TB Grant FY22 - Fact Sheet](#)  
[TB Grant FY22 - Fiscal Note](#)  
[TB Grant FY22 - Budget Sheet](#)

**211062** Approving a major amendment to development plan in District B1-5 on approximately a 1.7 acre tract of land generally located at the southeast corner of Broadway and Westport Road to allow modifications to the signage plan. (CD-CPC-2021-00166)

**Attachments:** [Fact Sheet](#)

- [211063](#) Rezoning about 1.9 acres generally located at 8450 Oldham Road from District R-7.5 to District R-80, to allow for animal boarding and community supported agriculture. (CD-CPC-2021-00086).

**Attachments:** [Fact Sheet](#)

**Bough**

- [211067](#) Amending Chapter 35, Code of Ordinance, entitled "Housing" by creating a new Article III, entitled "Tenants' Right to Counsel," consisting of Sections 35-20-through 35-25; directing the City Manager to identify funding for the Tenant's Right to Counsel Program ("the Program") within 90 days; and directing the City Manager to implement various portions of the Program with varying deadlines, with the goal of increasing tenant access to legal representation in eviction and other proceedings related to rental housing.

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

**Bough**

- [211068](#) Amending Chapter 34, Code of Ordinances, "Health and Sanitation" by repealing Section 34-848.2, "Disclosure to Tenants," it in its entirety and enacting in lieu thereof a new Section 34-848.2 of like title and subject matter, to add a requirement to the Healthy Rental Homes Program that property owners provide written notice to tenants regarding the existence of the Tenants' Right to Counsel Program.

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

**Lucas, Shields and Bunch**

- [211073](#) Authorizing the City Manager to execute a Cooperative Agreement with the Health Sciences Community Improvement District with respect to certain housing improvements, infrastructure improvements, and economic development planning and the redevelopment of underutilized real property located within the Health Sciences Community Improvement District.

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

**Bough**

- [211075](#) Consenting to the assignment of that certain Chapter 353 Redevelopment Contract with Lucas Place Lofts Redevelopment Corporation for property located at 323 W. 8th Street, Kansas City, Missouri; and authorizing the Director of Finance to execute documents necessary to convey the consent to assignment.

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

HELD IN COMMITTEE

**200810** Approving the petition to establish the Health Sciences District Community Improvement District; establishing the Health Sciences District Community Improvement District generally located north of E. 25th Street, south of E. 22nd Street, and bounded by Gilham Road to the west and Troost Avenue to the east, Kansas City, Jackson County, Missouri; requiring the annual submission of certain records; and directing the City Clerk to report the creation of the District to the Missouri Department of Economic Development.

**Attachments:** [Final ORD FACTSHEET CID \(1\)](#)

**Bough**

**210565** Amending Chapter 74, Code of Ordinances, by enacting a new Article VII that establishes the City's comprehensive policy for the approval of new community improvement districts and existing community improvement districts; and repealing Second Committee Substitute for Resolution No. 120605 and Resolution No. 130844.

**Attachments:** [fact sheet](#)

**210900** RESOLUTION - Amending the Midtown Plaza Area Plan by changing the recommended land use from Residential Medium Density to Residential High Density on about .22 acres, generally located at 3933 Kenwood Ave, to allow for the development of three triplexes. (CD-CPC-2021-0012)

**Attachments:** [CD-CPC-2021-00120 FactSheet](#)

**210901** Rezoning an area of about .22 areas generally located at 3933 Kenwood Avenue from R-5 to R-1.5 to allow for the development of three triplexes. (CD-CPC-2021-00119)

**Attachments:** [CD-CPC-2021-00119 FactSheet - Copy](#)

**Hall**

**211033** RESOLUTION - Amending the Shoal Creek Valley Area Plan by amending the Proposed Land Use Plan and Map for a 3.25 acre tract of land generally located on the north and east sides of N. Flintlock Road, south and west of N.E. 76th Street, (7535 N. Flintlock Road) by changing the recommended land use designation from "Mixed Use Community" to "Commercial". (CD-CPC-2021-00144)

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

**Hall**

- 211034** Rezoning an approximately 3.25 acre tract of land generally located on the north and east sides of N. Flintlock Road, south and west of N.E. 76th Street, (7535 N. Flintlock Road) from B2-2 to MPD and approving a development plan for a parking facility for the same. (CD-CPC-2021-00143).

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

**Hall**

- 211035** Vacating a portion of N.E. 76th Street generally located west of N. Flintlock Road in Kansas City, Clay County, Missouri; retaining an easement; and directing the City Clerk to record certain documents. (CD-ROW-2021-00032)

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

ADDITIONAL BUSINESS

1. There may be a general discussion regarding current Neighborhood Planning and Development Committee issues.
2. Closed Session
  - Pursuant to Section 610.021 subsection 1 of the Revised Statutes of Missouri to discuss legal matters, litigation, or privileged communications with attorneys;
  - Pursuant to Section 610.021 subsection 2 of the Revised Statutes of Missouri to discuss real estate;
  - Pursuant to Section 610.021 subsections 3 and 13 of the Revised Statutes of Missouri to discuss personnel matters;
  - Pursuant to Section 610.021 subsection 9 of the Revised Statutes of Missouri to discuss employee labor negotiations;
  - Pursuant to Section 610.021 subsection 11 of the Revised Statutes of Missouri to discuss specifications for competitive bidding;
  - Pursuant to Section 610.021 subsection 12 of the Revised Statutes of Missouri to discuss sealed bids or proposals; or
  - Pursuant to Section 610.021 subsection 17 of the Revised Statutes of Missouri to discuss confidential or privileged communications with auditors.
3. Those who wish to comment on proposed ordinances can email written testimony to [public.testimony@kcmo.org](mailto:public.testimony@kcmo.org). Comments received will be distributed to the committee and added to the public record by the clerk.

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

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

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



**File #:** 211061

ORDINANCE NO. 211061

Accepting and approving a one-year \$65,879.00 contract with the Missouri Department of Health and Senior Services to conduct tuberculosis control activities in Kansas City, Missouri.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That a contract between the City of Kansas City, Missouri, acting through its Director of Health, and the Missouri Department of Health and Senior Services, whereby the Missouri Department of Health and Senior Services will provide funding to conduct tuberculosis control activities in Kansas City, Missouri for the period beginning January 1, 2022 through December 31, 2022, for an amount not to exceed \$65,879.00, is hereby accepted and approved. A copy of the contract, in substantial form is on file with the Director of Health.

Section 2. That the Director of Health is hereby authorized to expend the sum of \$20,495.00 from funds appropriated to Account No. 22-2480-505415-G50240323 for the aforesaid contract, for the portion of the contract to be expended this fiscal year.

..end

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

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

Approved as to form and legality:

\_\_\_\_\_  
Joseph A. Guarino  
Assistant City Attorney

LEGISLATIVE FACT SHEET		Legislation Number:	
		Approval Deadline:	
LEGISLATION IN BRIEF:			
What is the reason for this legislation?	<b>Fact Sheet Color Codes</b> User Entered Field User Select From Menu For OMB Use		
	Sponsor(s)  Programs, Departments, or Groups Affected  Sub-Program in Budget (page #)		
Discussion (including relationship to other Council actions)	Applicants/ Proponents	City Department	Other
	Staff Recommendation		
<b>Citywide Business Plan Goal</b>	Board or Commission Recommendation		
<b>Citywide Business Plan Objective</b>	<b>Future Impacts</b>  		
	Cost of Legislation current Fiscal Year		
<b>Citywide Business Plan Strategy</b>	Costs in Future Fiscal Years?		
	Annual Revenue Increase/Decrease		
	<b>Applicable Dates:</b>		
	<b>Prepared by:</b>		
	<b>Date Prepared:</b>		
	<b>Reviewed by:</b>		
	<b>Date Reviewed</b>		
	<b>Reference Numbers</b>		

<b>LEGISLATIVE FISCAL NOTE</b>	LEGISLATION NUMBER:	<b>211061</b>
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LEGISLATION IN BRIEF:

Approving a one-year \$65,879.00 contract with the Missouri Department of Health and Senior Services to conduct tuberculosis control activities in Kansas City, Missouri

**What is the purpose of this legislation?** OPERATIONAL GRANT

*For Accepting financial contributions from Federal State and/or third parties to fund municipal programs. Programs supported by grants may require matching contributions from the City, or for the City to pay for program activities beyond the lifespan of the grant.*

**Does this grant require a match?**  Yes/No  
*See Section 01 for the City's Grant Match in the Current Fiscal year*

**Does this legislation estimate Grant Revenues?**  Yes/No  
*See Section 02 for the New Estimated Revenues by Year.*

**Does this legislation estimate Grant Appropriations?**  Yes/No  
*See Section 03 Below, Note all future Revenues in Section 04.*

**Does this grant create an ongoing expense for the city?**  Yes/No  
*See Section 04 for five years of ongoing operational Impacts.*

**Section 00: Notes:**

*This grants spans from January 1, 2022 to December 31, 2022. Future revenue will be estimated in the appropriate fiscal year's budget.*

If this grant is renewable, we do not assume that it will renew. If it is not, the city assumes the full cost in out years.

**FINANCIAL IMPACT OF LEGISLATION**

**Section 01: If applicable, where are funds appropriated in the current budget?**

FUND	DEPTID	ACCOUNT	PROJECT	FY 21-22 BUD	FY 22-23 EST
2480	505415	Various	G50240323	20,495.00	45,384.00

**Section 02: If applicable, where will new revenues be estimated?**

FUND	DEPTID	ACCOUNT	PROJECT	FY 21-22 BUD	FY 22-23 EST

**Section 03: If applicable, where will appropriations be increased?**

FUND	DEPTID	ACCOUNT	PROJECT	FY 21-22 BUD	FY 22-23 EST

**NET IMPACT ON OPERATIONAL BUDGET**

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*RESERVE STATUS:*

**SECTION 04: FIVE-YEAR FISCAL IMPACT (Direct and indirect)**

FUND	FUND NAME	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	All Outyears
2480	Health Grants	20,495.00	45,384.00					
		-						
		-						
		-						
<b>TOTAL REV</b>		<b>20,495.00</b>	<b>45,384.00</b>	-	-	-	-	-

FUND	FUND NAME	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	All Outyears
2480	Health Grants	20,495.00	45,384.00					
<b>TOTAL EXP</b>		<b>20,495.00</b>	<b>45,384.00</b>	-	-	-	-	-

<b>NET Per-YEAR IMPACT</b>	-	-	-	-	-	-	-	-
<b>NET IMPACT ( SIX YEARS)</b>	-							

REVIEWED BY Vickie Watson DATE 11/22/2021

Tuberculosis Outreach		Budget		Total
Object Line	FY22	FY23		
A01100 Personnel	\$19,495	\$40,261		\$59,756
<b>A Personnel Services</b>	<b>\$19,495</b>	<b>\$40,261</b>		\$59,756
B 18560 Contractual Services	\$1,000	\$5,123		\$6,123
<b>B Contractual Services</b>	<b>\$1,000</b>	<b>\$5,123</b>		\$6,123
<b>TOTAL</b>	<b>\$20,495</b>	<b>\$45,384</b>		\$65,879

### Tuberculosis Outreach

<b>Revenues</b>		Current Budget	Revised	Dollar
Account Number	Revenue Account Title	Estimate	Estimate	Change
22-2480-500001-472790-G50240323	Tuberculosis Outreach	\$ 20,495	\$ 20,495	\$ -

<b>Appropriations</b>		Current	Revised	Dollar
Account Number	Appropriation Account Title		Estimate	Change
22-2480-505415-A-G50240323	Tuberculosis Outreach	\$ 19,495	\$ 19,495	\$ -
22-2480-505415-B-G50240323	Tuberculosis Outreach	\$ 1,000	\$ 1,000	\$ -
		<b>\$ 20,495</b>	<b>\$ 20,495</b>	<b>\$ -</b>



**File #: 211062**

ORDINANCE NO. 211062

Approving a major amendment to development plan in District B1-5 on approximately a 1.7 acre tract of land generally located at the southeast corner of Broadway and Westport Road to allow modifications to the signage plan. (CD-CPC-2021-00166)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a major amendment to development plan in District B1-5 (Neighborhood Business dash 5) on approximately a 1.7 acre tract of land generally located at the southeast corner of Broadway and Westport Road, and more specifically described as follows:

Westport Residences, Lot 1.  
is hereby approved, subject to the following condition:

That Ordinance No. 170407, including all conditions provided therein, shall remain in full force and effect.

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 hereinabove, all public notices and hearings required by the Zoning Ordinance have been given and had.

..end

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

\_\_\_\_\_  
Secretary, City Plan Commission

Approved as to form and legality:  
  
\_\_\_\_\_

Sarah Baxter  
Assistant City Attorney

# COMMUNITY PROJECT/REZONING

## Ordinance Fact Sheet

**Case No.** CD-CPC-2021-00166

### Brief Title

A request to approve a Development Plan to allow a major amendment to the signage plan in District B1-5 (Neighborhood Business dash 5) on about 1.71 acres, generally located at the southeast corner of Broadway and Westport Road. (CD-CPC-2021-00166)

### Details

**Location:** generally located at the southeast corner of Broadway and Westport Road.

**Reason for Legislation:** Development Plan requires City Council approval.

**The Commission recommended that this application be approved with the following condition:**

1. That Ordinance No. 170407, including all conditions provided therein, shall remain in full force and effect.

See Staff Report for more information.

### Positions/Recommendations

<b>Sponsors</b>	Jeffrey Williams, AICP, Director Department of City Planning & Development
<b>Programs, Departments or Groups Affected</b>	4 <sup>th</sup> District (Shields, Bunch)
<b>Applicants / Proponents</b>	<b>Applicant</b> Joseph Oaks Polsinellis 900 W 48th PI Unit 900 Kansas City, MO 64112  <b>City Department</b> City Planning & Development <b>Other</b>
<b>Opponents</b>	<b>Groups or Individuals</b>  <b>Basis of Opposition</b>
<b>Staff Recommendation</b>	<input checked="" type="checkbox"/> <b>For</b> <input type="checkbox"/> <b>Against</b>  <b>Reason Against</b>
<b>Board or Commission Recommendation</b>	City Plan Commission (6-0) 11-16-2021 By Allender, Baker, Crowl, Enders, Hill, Sadowski <input type="checkbox"/> <b>For</b> <input type="checkbox"/> <b>Against</b> <input type="checkbox"/> <b>No Action Taken</b> <input checked="" type="checkbox"/> <b>For, with revisions or conditions</b> (see details column for conditions)
<b>Council Committee Actions</b>	<input type="checkbox"/> <b>Do Pass</b> <input type="checkbox"/> <b>Do Pass (as amended)</b> <input type="checkbox"/> <b>Committee Sub.</b> <input type="checkbox"/> <b>Without Recommendation</b> <input type="checkbox"/> <b>Hold</b> <input type="checkbox"/> <b>Do not pass</b>

Continued from Page 1

<b>Policy or Program Change</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<b>Operational Impact Assessment</b>	

**Finances**

<b>Cost &amp; Revenue Projections – Including Indirect Costs</b>	
<b>Financial Impact</b>	
<b>Funding Source(s) and</b>	

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Appropriation Account Codes	

**Continued from Page 2**

<b>Fact Sheet Prepared By:</b>	Date: 11/16/2021		
Xue Wood Staff Planner			
<b>Reviewed By:</b>	Date: 11/16/2021	<b>Initial Application Filed:</b>	9/10/2021
Joe Rexwinkle, AICP Division Manager Development Management		<b>City Plan Commission:</b>	11/16/2021
		<b>Revised Plans Filed:</b>	9/10/2021
<b>Reference Numbers:</b>			
Case No. CD-CPC-2021-00166			



**File #: 211063**

ORDINANCE NO. 211063

Rezoning about 1.9 acres generally located at 8450 Oldham Road from District R-7.5 to District R-80, to allow for animal boarding and community supported agriculture. (CD-CPC-2021-00086).

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-1303, rezoning an area of approximately 1.9 acres generally located at 8450 Oldham Road from District R-7.5 (Residential 7.5) to District R-80 (Residential 80), said section to read as follows:

Section 88-20A-1303. That an area legally described as:

Oldham Farms No 1 E 70 ft of S 155 ft Lot 10 and  
8450 Oldham Rd, Oldham Farms No 2, Lot 34A.

is hereby rezoned from District R-7.5 (Residential 7.5) to District R-80 (Residential 80), all as shown outlined on a map marked Section 88-20A-1303, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

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

..end

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

\_\_\_\_\_  
Secretary, City Plan Commission

Approved as to form and legality:

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Sarah Baxter  
Assistant City Attorney

# COMMUNITY PROJECT/REZONING

**211063**

## Ordinance Fact Sheet

**Case No.** CD-CPC-2021-00086

### Brief Title

A request to approve a rezoning from District R-7.5 (Residential 7.5) to District R-80 (Residential 80) on about 1.9 acres located at 8450 Oldham Road to allow for Animal Boarding and Community Supported Agriculture.

**Ordinance Number**

### Details

<b>Location:</b> 8450 Oldham Road
<b>Reason for Legislation:</b> Rezoning require Council approval.

### Positions/Recommendations

<b>Sponsors</b>	Jeffrey Williams, AICP, Director Department of City Planning & Development
<b>Programs, Departments or Groups Affected</b>	5th District (Barnes, Parks-Shaw)
<b>Applicants / Proponents</b>	<b>Applicant</b> Jeanaya Thomas 8450 Oldham Rd Kansas City, MO 64138  <b>City Department</b> City Planning & Development <b>Other</b>
<b>Opponents</b>	<b>Groups or Individuals</b>  <b>Basis of Opposition</b>
<b>Staff Recommendation</b>	<input checked="" type="checkbox"/> <b>For</b> <input type="checkbox"/> <b>Against</b>  <b>Reason Against</b>
<b>Board or Commission Recommendation</b>	City Plan Commission (8-0) 10-19-2021 By Allender, Baker, Beasley, Crowl, Enders, Hill, Rojas, Sadowski <input checked="" type="checkbox"/> <b>For</b> <input type="checkbox"/> <b>Against</b> <input type="checkbox"/> <b>No Action Taken</b>  <input type="checkbox"/> <b>For, with revisions or conditions</b> (see details column for conditions)
<b>Council Committee Actions</b>	<input type="checkbox"/> <b>Do Pass</b> <input type="checkbox"/> <b>Do Pass (as amended)</b> <input type="checkbox"/> <b>Committee Sub.</b> <input type="checkbox"/> <b>Without Recommendation</b> <input type="checkbox"/> <b>Hold</b> <input type="checkbox"/> <b>Do not pass</b>

### PLAN REVIEW

There is an existing single-family home on the subject site. The site previously consisted of two lots that were each less than 80,000 square feet in lot area. As a result, the applicant has combined the lots at the county which will allow the subject site to comply with the lot and building standards of the proposed R-80 zoning. The applicant intends to rezone the property from R-7.5 to R-80 in order to operate a fresh produce stand and animal boarding.

More specifically, the applicant has stated that the property is located within an official USDA-designated food desert and being able to offer fresh produce and baked goods to the community on a regular basis would help the community as a whole. The applicant was given a \$3,000 grant by a local non-profit, Cultivate KC, to help install a 1,000 square foot raised bed garden to help grow more food for the community. The applicant intends to operate a roadside produce stand to provide more immediate access to the public. A “doggy daycare” (animal boarding) is also proposed which is will help supplement the overhead cost of the urban agriculture operations.

### REZONING ANALYSIS

In reviewing and making decisions on proposed zoning map amendments, the city planning and development director, city plan commission, and city council must consider at least the following factors:

#### 88-515-08-A. Conformance with adopted plans and planning policies;

The plan complies with the Blue Ridge Area Plan. The proposed uses are allowed within the proposed R-80 zoning district.

#### 88-515-08-B. Zoning and use of nearby property;

The nearby properties are all zoned R-7.5 and are single-family residential. There are existing single-

family homes to the immediate north and west that are zoned R-6. The abutting property to the east and the property to the south are zoned B2-2 and B3-2 respectively. Staff believes that the proposed zoning of R-80 is appropriate for this location because it is a very similar zoning and the proposed uses within the R-80 zoning will ultimately serve and benefit this area.

**88-515-08-C. Physical character of the area in which the subject property is located;**

The subject site has historically been residential in nature with a single-family home on the site. The overall block in which the subject property is located is also residential in character. This rezoning will retain the current low density residential character of the area while also allowing for a produce stand and animal boarding which are anticipated to benefit the nearby area in the future.

**88-515-08-D. Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;**

The existing public infrastructure and services provided to the site are adequate. The site is served by water, sewer, and electric.

**88-515-08-E. Suitability of the subject property for the uses to which it has been restricted under the existing zoning regulations;**

The site is currently zoned R-7.5 and does not allow for community-supported agriculture or animal boarding uses. The subject site has historically been residential and that is reflected in the area plan's land use recommendation.

**88-515-08-F. Length of time the subject property has remained vacant as zoned;**

The site is not vacant. A single-family home has been on the property for many years.

**88-515-08-G. The extent to which approving the rezoning will detrimentally affect nearby properties; and**

The proposed produce stand and animal boarding could potentially increase vehicular and pedestrian traffic in the neighborhood. However, there is a long driveway on the property which should allow for vehicles to park along and eliminate any stacking or parking on Oldham Road.

**88-515-08-H. The gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.**

The approval of the rezoning will potentially provide an additional healthy food option with the proposed fresh produce stand. Denial of this

request will limit the property owner to essentially only use the property as a private residence.

**CPC RECOMMENDATION**

On October 5, 2021 the CPC recommended approval of CD-CPC-2021-00086 without conditions.

**Continued from Page 1**

<b>Policy or Program Change</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<b>Operational Impact Assessment</b>	

**Finances**

<b>Cost &amp; Revenue Projections – Including Indirect Costs</b>	
<b>Financial Impact</b>	
<b>Funding Source(s) and</b>	

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Appropriation Account Codes	

**Continued from Page 2**

<b>Fact Sheet Prepared By:</b>	Zach Nelson Staff Planner	<b>Date:</b> 10-27-2021	
<b>Reviewed By:</b>	Joe Rexwinkle DMD Manager City Planning & Development Department	<b>Date:</b> 10-27-2021	<b>Initial Application Filed:</b> 04-21-2021 <b>City Plan Commission:</b> 10-19-2021 <b>Revised Plans Filed:</b> N/A
<b>Reference Numbers:</b>	Case No. CD-CPC-2021-00086		



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**File #: 211067**

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ORDINANCE NO. 211067

Amending Chapter 35, Code of Ordinance, entitled “Housing” by creating a new Article III, entitled “Tenants’ Right to Counsel, ” consisting of Sections 35-20—through 35-25; directing the City Manager to identify funding for the Tenant’s Right to Counsel Program (“the Program”) within 90 days; and directing the City Manager to implement various portions of the Program with varying deadlines, with the goal of increasing tenant access to legal representation in eviction and other proceedings related to rental housing.

WHEREAS, 37,259 evictions have been filed in the state of Missouri since March 15, 2020, despite a national eviction moratorium ordered by the Center for Disease Control during the COVID-19 global pandemic. Over 2,810 evictions have been filed in Jackson County during the year 2021 alone, with 44% of those renters are considered “cost-burdened,” which means they spend more than 30% of their income on rent.; and

WHEREAS, 94,000 households in Missouri are behind on rent as of early August 2021 and tenants are at risk of losing their homes; and

WHEREAS, between 2006-2016, 76,667 cases were adjudicated in Jackson County, and only 161 were decided in favor of the tenant. 99.8% of those cases resulted in evictions; and

WHEREAS, property owners are represented by legal counsel over 85% of the time and, since 2014, KCMO tenants facing eviction filings have been represented an average of only 3% of the time; and

WHEREAS, when tenants are represented by lawyers, they have much more favorable odds of staying in their home;

WHEREAS, local legal service providers began representing larger numbers of tenants in 2020 and have succeeded in stopping the vast majority of evictions filed against their clients through the assertion of legal defenses and through settlement negotiations;

WHEREAS, like many other American cities, Kansas City is haunted by a history of racial segregation, restrictive covenants, redlining, predatory lending, and disinvestment; and

WHEREAS, tenants of color, specifically Black women, are disproportionately impacted by evictions due to decades of inequalities in the American housing system. Black women are two times more likely to have an eviction filed against them compared to white people; and

WHEREAS, evictions on a tenant’s record have a deep, negative impact on a tenant’s ability to secure safe, accessible, and truly affordable housing because of discrimination from property owners who won’t consider tenant applicants with evictions; and

WHEREAS, in the City of Kansas City, tenants do not have a right to counsel in such proceedings and most tenants face such proceedings without legal representation; and

WHEREAS, it is estimated that for every dollar spent on legal representation to prevent homelessness, the City will save three dollars on emergency assistance; and

WHEREAS, the City Council believes that tenants should have access to legal counsel when facing evictions; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 35, Code of Ordinance, entitled “Housing” is hereby amended by creating a new Article III, entitled “Tenants’ Right to Counsel,” consisting of Sections 35-20—through 35-25, said sections to read as follows:

**ARTICLE III. TENANTS’ RIGHT TO COUNSEL**

**Section 35-20. Definitions.**

The following words, terms, and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Covered area* means the geographic regions falling within the city limits of Kansas City, including those areas of Kansas City that fall within the jurisdictions of the 16th Judicial Circuit of Jackson, the 7th Judicial Circuit of Clay County, the 6th Judicial Circuit of Platte County, and the 17th Judicial Circuit Court of Cass County.

*Covered individual or tenant* means:

- (1) A person, not the legal property owner, legally occupying a residential building or portion thereof as a rental or living unit; or
- (2) An occupant who is legally living in or using a premise or residential property they do not own; or
- (3) An occupant who is legally living in or using a premise or residential property they partially own through cooperative housing; or
- (4) A person who is a lessee and rents residential land or property from a lessor; or

- (5) For purposes of this article, a person under a contract for deed, a mutually agreed upon verbal agreement, rent-to-own agreement, or comparable executory agreement, where the purchaser resides in the premises and is not the legal property owner of record, unless any such instrument or affidavit of equitable interest which specifically identifies the instrument is properly executed and filed of record with the recorder of deeds for the applicable county and a file-stamped copy thereof, along with a copy of the referenced instrument is provided to the director.

*Covered proceedings* means any petition or property owner complaint that demands removal of a tenant from the tenant's current residence, including those seeking possession for the non-payment of rent, property, or holdover, or proceedings for ejectment.

*Department* means the City of Kansas City, Missouri Housing and Community Development Department.

*Legal representation means* full-scope representation provided by a licensed attorney for a tenant in a covered proceeding. This includes all activity necessary to zealously represent tenants, including but not limited to, filing responsive pleadings where applicable, appearing on behalf of the tenant in court, and providing legal advice, advocacy, and assistance associated with such matters, and necessary fees and costs related thereto.

*Property Owner* means a person who:

- (1) has legal title to any building or structure with or without accompanying actual possession thereof; or
- (2) has charge, care or control of any building or structure or part thereof as agent or personal representative of the person having legal title to the building or structure or part thereof; or
- (3) is an agent or designee of a person listed in subsections 1 or 2 herein; or
- (4) any natural person or legal entity including a partnership, corporation, limited liability corporation, trust, or like entity.

*Retaliation* means any adverse action against a tenant by a property owner and/or housing provider because the tenant engaged in the protected activity of seeking legal representation. Examples of this would be an unlawful (self-help) eviction, harassment, rent increases, or threats against the tenant's wellbeing.

*Security deposit* means any advance or deposit of money, regardless of its denomination, the primary function of which is to secure the performance of a rental agreement for residential premises or any part thereof.

*Tenant Legal Services & Assistance Director* means the individual in the Housing and Community Development Department who will administer and oversee the KC Tenants' Right to Counsel Program

*Unlawful eviction* is any attempt by a property owner to evict or displace a tenant(s) without a court judgment.

**Section 35-21. Tenants' Right to Counsel Program.**

(a) *Establishment.* There is hereby established within the Department, subject to annual appropriations, a Tenants' Right to Counsel Program ("the Program") to provide high-quality legal representation in all covered proceedings. The Tenant Legal Services and Assistance Director will coordinate the Program and oversee the implementation of the goals.

(b) *Requirements.* The requirements of the Program are:

- (1) To provide high-quality legal representation within the covered areas to individuals involved in all covered proceedings immediately after the plaintiff files suit, with representation lasting at least until such time as the notice to quit, demand for possession of property or unlawful detainer complaint is withdrawn, the case is dismissed, a final judgment in the matter is entered, or any form of housing assistance termination proceedings are concluded;
- (2) To phase the program in as expeditiously as possible, taking into consideration the capacity of legal services providers to expand their staff and to competently provide representation to covered individuals;
- (3) To require the Tenant Legal Services and Assistance Director to provide written notification of the Program to a tenant within 10 days of eviction filing, with instructions on how to access it;
- (4) To require property owners to provide written notification of the Program to all current tenants and before executing any contracts to rent a property unit with new tenants as part of the required disclosures in the Healthy Rental Homes Program, Chapter 34, ARTICLE XIX, Code of Ordinances; and
- (5) To ensure all tenants who face a covered proceeding are provided access to legal representation from the Program regardless of race, religion, national origin, sex, mental or physical disability, marital status, familial status, yearly income, age, sexual orientation, gender identity, gender expression and ethnic background.

(c) *Contracts.* The Program shall solicit contracts with non-profit legal representatives and their required staff to represent individuals in covered proceedings and with community organizations to support outreach and training.

**Section 35-22. Tenants' Right to Counsel Committee.**

(a) *Establishment.* There is hereby established a Tenant' Right to Counsel Advisory Committee ("the Committee") to ensure that the legislative intent of the Program is fulfilled and to provide advice and recommendations to the Tenant Legal Services and Assistance Director and Department in fulfillment of their duties in administering the Program.

(b) *Duties.* The duties of the Committee are to:

- (1) provide advice to the City, including the City Council, City Manager, Director and Manager, on matters related to the Program;
- (2) provide oversight and support of the Program, with recommendations on improving the Program's outcomes for tenants needing legal assistance in covered actions;
- (3) assist with any reports on Program outcomes;
- (4) assist the Manager with training development, facilitated by a contracted non-profit organization, that shall be mandatory for all legal representatives that participate in the Program;
- (5) provide advice on other potential funding streams to enhance the Program's ability to assist more tenants;
- (6) provide advice on any possible ordinance changes related to the Program;
- (7) Through the appointment of the chairperson to selection committees for contract solicitation under the Program, make recommendations on selection of entities providing legal or other services; and
- (8) Select a chairperson from among voting members to set meeting agendas, preside over meetings, and serve on selection committees for contracts related to the Program.

(c) *Committee Membership.*

- (1) *Voting Members.* The Committee shall consist of seven (7) members appointed by the Mayor:
  - A. who are tenants in the city of Kansas City, Missouri;
  - B. who do not own real property;
  - C. who include representation from tenants living in Kansas City zip codes with high eviction rates;

- D. that must include at least one member residing in either Clay, Platte or Cass Counties;
- E. who are reflective of Kansas City's diverse tenant population whether it involves race, religion, national origin, sex, mental or physical disability, marital status, familial status, yearly income, age, sexual orientation, gender identity, gender expression, or ethnic background;
- F. who are not associated with a profit motive related to housing, such as representatives from banks, corporations, property owners, property management companies, or developers; and
- G. who express a commitment to deter and reduce eviction filings.

(d) *Non-Voting Members.* The Committee shall also include non-voting, advisory positions, with one representative appointed from each of the legal representatives and entities contracted to perform services under the Program.

*(e) Membership Terms.*

- (1) All Members of Committee shall be appointed for terms of four (4) years.
- (2) No person shall be eligible for appointment to the Tenants' Committee for more than two (2) consecutive terms.
- (3) If a member of the Committee is to become disqualified while serving their active term, the Committee shall notify the Mayor within 30 days requesting the member be removed from the Committee.
- (4) If a member of the Tenants' Committee fails to attend three (3) consecutive meetings, the Committee may vote to recommend to the Mayor that the member be removed.
- (5) Members of the committee shall serve without compensation and shall be subject to removal by the mayor.

*(f) Meetings.*

- (1) *Quorum.* Quorum for meetings of the Committee shall be four (4) attending members.
- (2) The Committee shall meet at least once every quarter or every three (3) months;
- (3) Committee meetings shall be open to the public and allow for public comment on all decisions to be made;

- (4) The Committee shall meet annually in January to prepare the goals and plans for the coming year, along with the Manager;
- (5) The Committee may seek meetings with the Mayor and City Council before the annual goals are set to discuss City priorities and goals of the Program;
- (6) All decisions from the Committee shall require a majority vote from all voting members present.
- (7) The Department shall provide supporting staff services for the Committee, such as maintenance of Committee records and meeting notices.
- (8) All meetings and records of the Committee shall be held and conducted in accordance with the Missouri Sunshine Law, Sec. 610.010 RSMo, as amended.

**Section 35-23. Administration.**

(a) *Tenant Legal Services and Assistance Director.* There shall be established within the Housing and Community Development Department a Tenant Legal Services and Assistance Director who will administer and oversee the Program, as well as any necessary supporting positions.

(b) The Manager shall be responsible for:

- (1) contracting with and coordinating the work of qualified legal and community service providers with a history of work on housing issues and tenant rights;
- (2) overseeing the provision of legal representation to all individuals involved in covered proceedings, including the caseloads of attorneys, with a goal of ensuring no attorneys representing tenants in covered proceedings are required to handle more than 120 cases annually;
- (3) checking daily eviction data, obtained from Platte, Clay, Cass, and Jackson County courts, to mail notice to tenants involved in covered proceedings regarding the existence of the Program;
- (4) overseeing a single point-of-contact intake process for tenants;
- (5) providing yearly training, facilitated by a contracted non-profit organization, that is developed in collaboration with the Committee, and that is mandatory for all legal representatives that participate in the Program;
- (6) providing a status report to the Committee at each Committee meeting and participating in such meetings;

- (7) providing outreach through the methods outlined in this Article;
- (8) requiring legal representatives to send out a questionnaire encouraging the tenant to provide feedback on the efficacy and satisfaction of the legal representation provided to gather information for required reports; and
- (9) handling other duties assigned by the Director.

(c) *Reporting.* No later than September 1, 2022 and annually by September 1 thereafter, the Tenant Legal Services and Assistance Director shall submit to the Mayor, City Council and City Manager, a report of the Program and information regarding its implementation, to the extent such information is available, that includes:

- (1) The number of individuals in who participated in a covered proceeding;
- (2) The number of individuals who received legal representation disaggregated by the following characteristics of such individuals:
  - A. Postal code of residence;
  - B. Age of head of household;
  - C. Household size;
  - D. Racial and political ethnic identity;
  - E. gender and sex identity;
  - F. Estimated length of tenancy;
  - G. Approximate household income;
  - H. Tenancy in rent-regulated housing;
  - I. Tenancy in housing operated by the Housing Authority of Kansas City;
  - J. Survey results indicating satisfaction of representation service and process; and
  - K. Postal code of residence post-hearing.
- (3) Outcomes immediately following the provision of full legal representation, as applicable and available, including, but not limited to:

- A. the number of case dispositions where a case was dismissed or was otherwise decided substantially in favor of the tenant;
- B. the number of case dispositions where judgment for possession in favor of property owner was entered;
- C. the number of case dispositions where a stipulation agreement, or other similar agreement, was made preventing the entry of judgment for a possession;
- D. the number of case dispositions where a stipulation agreement, or other similar agreement, was made providing a tenant with an opportunity to vacate a judgment for possession at a later date;
- E. the number of case dispositions where a tenant was required to vacate a residence but was provided additional time to vacate and, in such cases, the amount of additional time provided to such tenants;
- F. the number of case dispositions that otherwise resulted in a tenant vacating a residence prior to the end of their lease term;
- G. instances where an attorney was discharged or withdrew; and
- H. orders for possession filed in county court, writs of restitution issued in county court in forcible entry and detainer proceedings, and residential evictions conducted by the county sheriff.

**Section 35-24. Outreach.**

To ensure that tenants in Kansas City are fully aware of Program and the benefits of legal representation, the City shall promote and inform residents about the Program through various channels, such as City-owned websites, Channel 2, advertising through kiosks, mailers, magazines, radio, billboards, community events, community canvassing and outreach to neighborhood associations, apartment buildings and tenant unions.

**Sections 35-25. Retaliation Prohibited.**

- (a) No person or property owner shall:
  - (1) fail to renew a lease or alter the terms of a lease because a covered individual has received legal representation under this article or the Program;
  - (2) cause any service, facility, equipment or utility to be removed, shut off or discontinued in retaliation for receiving legal representation under this article or the Program; or

- (3) charge or demand reimbursement of any fees incurred by property owner relating to this article or the Program, unless included in any settlement or judgment.

(b) The Tenant Legal Services and Assistance Director shall investigate any claims of retaliation and upon finding of a violation, shall issue an administrative citation. The citation shall include the property address, a description of the retaliatory act, the amount of the fine and notice of the appeal process.

(c) Violation of this section shall subject the property owner to an administrative citation fine of not less than \$200 but not more than \$1,000.

(d) Payment of the administrative citation fine shall be made within 20 days unless a hearing is requested within the 20-day period.

**Sections 35-26—Section 35-40. Reserved.**

Section 2. That the City Manager is hereby directed to:

- i. Find initial funding to implement the provisions of this ordinance within 90 days;
- ii. Designate a source of annual funding for the Tenants' Right to Counsel Program;
- iii. Work with the Mayor to ensure that the Tenants' Right to Counsel Committee is in place within 60 days;
- iv. Fill the position of Tenant Legal Services and Assistant Director of the Tenants' Right to Counsel Program within 120 days;
- v. Execute contracts with a non-profit entity to develop and provide training for legal representation within 120 days; and
- vi. Execute a contract(s) with non-profit legal service providers to provide legal representation by June 1, 2022.

..end

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Approved as to form and legality:

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Joseph A. Guarino  
Assistant City Attorney

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

**211067**



**File #: 211068**

ORDINANCE NO. 211068

Amending Chapter 34, Code of Ordinances, “Health and Sanitation” by repealing Section 34-848.2, “Disclosure to Tenants,” it in its entirety and enacting in lieu thereof a new Section 34-848.2 of like title and subject matter, to add a requirement to the Healthy Rental Homes Program that property owners provide written notice to tenants regarding the existence of the Tenants’ Right to Counsel Program.

WHEREAS, Section 34-848.2, Code of Ordinances, requires property owners to make certain disclosures; and

WHEREAS, adding a written disclosure to tenants regarding the new Tenants’ Right to Counsel Program will help publicize and increase participation in a program designed to provide tenants with legal representation in evictions and other proceedings; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 34, Code of Ordinances, “Health and Sanitation” is hereby amended by repealing Section 34-848.2, “Disclosure to Tenants,” it in its entirety and enacting in lieu thereof a new Section 34-848.2 of like title and subject matter, said section to read as follows:

**Sec. 34-848.2. Disclosure to tenants.**

(a) Before entering into a contract to rent a residential property the owner shall furnish to each tenant:

- (1) For every utility provider used to service a dwelling unit, the phone number that a perspective tenant may use to obtain a summary or statement of past utility usage. Upon request, the owner shall provide their consent and any facilitation necessary for the tenant to access the utility history; and
- (2) A written description of all notices of deficiencies and citations issued to the owner of the property of which the rental unit is a part during the prior 24 months under chapter 34, chapter 48 and chapter 56 and of any other deficiencies prohibited under these chapters existing at the time of the notice of which the landlord is aware; and
- (3) A copy of the tenants’ bill of rights as published by the rental housing assistance unit under section 35-10, also available on the city website.

(b) Owners shall provide written notification of the Tenants' Right to Counsel Program: 1) to all current tenants within 30 days; and 2) to any new tenants before executing any contracts to rent a property unit.

..end

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Approved as to form and legality:

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Joseph A. Guarino  
Assistant City Attorney

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

**211068**



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**File #: 211073**

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ORDINANCE NO. 211073

Authorizing the City Manager to execute a Cooperative Agreement with the Health Sciences Community Improvement District with respect to certain housing improvements, infrastructure improvements, and economic development planning and the redevelopment of underutilized real property located within the Health Sciences Community Improvement District.

WHEREAS, the City Council desires to cooperate with the Health Sciences Community Improvement District (“Health Sciences CID”) and partner on funding for infrastructure improvements, including pedestrian accessibility, pathways, signage, lighting, landscaping, and other improvements (the “Infrastructure Improvements”), and to invest in housing related assistance that directly improves the health of people living in zip codes with the highest social vulnerability index scores (the “Housing Improvements”) (and together with the Infrastructure Improvements, collectively, the “District Improvements” or “Project”); and

WHEREAS, it is anticipated that the District Improvements will encourage new commercial and residential development, rehabilitation of existing housing stock, rehabilitation of existing commercial structures, and construction or rehabilitation of public infrastructure; and

WHEREAS, the City desires to collaborate with the Health Sciences CID and encourage the development of health, educational and other commercial projects in the Health Sciences Community Improvement District; and

WHEREAS, the City and the Health Sciences CID desire to collaborate on an economic development plan for the District and environs (“Plan Area”); and

WHEREAS, the Health Sciences CID boundaries include real property within and near the District which is underutilized for surface parking, vacant space and temporary uses; and

WHEREAS, the City and the Health Sciences CID desire to partner on the accelerated development of health and educational facilities within the boundaries of the Health Sciences CID as part of the economic development plan; and

WHEREAS, the Project serves a public purpose in that it will promote economic development in the City and serve as a catalyst for additional investment and development of educational and health facilities and additional employment in the Health Sciences District; and

WHEREAS, the Project is anticipated to provide for the retention and attraction of new jobs for Kansas City which will contribute substantially to the growth of the City's economy, and the District's investment in the Project serves a public purpose by furthering the City's policy of encouraging economic stability and growth; NOW, THEREFORE:

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the City Manager is hereby authorized to execute a Cooperative Agreement with the Health Sciences Community Improvement District for certain housing improvements, infrastructure improvements, and economic development planning, and the redevelopment of underutilized real property located within the Health Sciences Community Improvement District, including the City's contribution to the financing of District Improvements, in substantial form as attached hereto.

..end

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Approved as to form and legality:

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Katherine Chandler  
Assistant City Attorney

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

**211073**



**File #: 211075**

ORDINANCE NO. 211075

Consenting to the assignment of that certain Chapter 353 Redevelopment Contract with Lucas Place Lofts Redevelopment Corporation for property located at 323 W. 8<sup>th</sup> Street, Kansas City, Missouri; and authorizing the Director of Finance to execute documents necessary to convey the consent to assignment.

WHEREAS, on September 30, 2010, the City Council adopted Committee Substitute for Ordinance 100751, authorizing a Chapter 353 Redevelopment Contract (“Contract”) with Lucas Place Lofts Redevelopment Corporation (“Developer”) for the purpose of removing blight through the rehabilitation of an eight-story historic building located at 323 W. 8<sup>th</sup> Street, Kansas City, Missouri (the “Property”) and conversion of the building from office space to mixed-use residential and commercial space, and providing certain tax incentives to Developer;

WHEREAS, on September 19, 2012, the City entered into the authorized Contract with the Developer; and

WHEREAS, on October 28, 2014, Developer transferred ownership of the Property to its affiliate, Lucas Place Lofts LLC (“Owner”); and

WHEREAS, Owner now intends to transfer ownership of the Property to Lucas Place Investors, LLC or its assign(s) (“Purchaser”), and in connection therewith, Developer intends to assign its rights and obligations under the Contract to Purchaser; and

WHEREAS, pursuant to the terms of the Contract, Developer is seeking the approval of the City Council by ordinance to such assignment of the Contract to Purchaser; NOW, THEREFORE,

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

Section 1. That the City Council hereby consents to and approves the assignment of Developer’s rights, title and interest under the Contract to Purchaser.

Section 2. That the Director of Finance is authorized to execute any document necessary to convey the City’s consent provided by this ordinance to the assignment of Developer’s rights, title and interest under the Contract to Purchaser.

..end

Approved as to form and legality:

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Katherine Chandler  
Assistant City Attorney

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

**211075**



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**File #: 200810**

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COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 200810

Approving the petition to establish the Health Sciences District Community Improvement District; establishing the Health Sciences District Community Improvement District generally located north of E. 25th Street, south of E. 22nd Street, and bounded by Gilham Road to the west and Troost Avenue to the east, Kansas City, Jackson County, Missouri; requiring the annual submission of certain records; and directing the City Clerk to report the creation of the District to the Missouri Department of Economic Development.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the petition (“Petition”) to establish the Health Sciences District Community Improvement District (the “District”) as a political subdivision in accordance with Section 67.1401 through Section 67.1571, RSMo, otherwise known as the Missouri Community Improvement District Act (the “Act”), and which is attached to this Ordinance as Exhibit 1, is hereby approved.

Section 2. That the District is hereby established for the purposes set forth in the Petition, except that any redirection of economic activity tax programs or other economic incentives must be approved by City Council or the appropriate authorizing body in a separate ordinance or relevant action. The District shall otherwise have all the powers and authority authorized by the Petition, the Act, and by law, and shall continue to exist for a period of twenty (20) years or more consistent with the terms of the Petition.

Section 3. That the District shall annually submit its proposed budget, annual report and copies of written resolutions passed by the District’s board to the City pursuant to Section 67.1471, RSMo.

Section 4. That upon the effective date of this Ordinance, the City Clerk is hereby directed to report the creation of the District to the Missouri Department of Economic Development pursuant to Section 67.1421.6, RSMo, by sending copy of this ordinance to said agency.

Section 5. The District shall enter into a cooperative agreement with the City, the form of which shall be substantially similar to that which is attached to this Ordinance as Exhibit 2.

..end

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Approved as to form and legality:

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Eluard Alegre  
Assistant City Attorney

# GENERAL

## Ordinance Fact Sheet

200810

Ordinance Number

Brief Title HEALTH SCIENCES  
 Approval Deadline \_\_\_\_\_  
 Reason \_\_\_\_\_  
**COMMUNITY IMPROVEMENT DISTRICT**

**Details**

**Positions/Recommendations**

**Reason for Legislation**

Establishing the Health Sciences Community Improvement District; generally located North of 25th Street, south of 22nd Street, and bounded by Gilham Rd to the West and Troost Ave. to the East Kansas City, Jackson County, Missouri and directing the City Clerk to report the creation of the District to the Missouri Department of Economic Development.

<b>Sponsor</b>	
<b>Programs, Departments, or Groups Affected</b>	City Planning & Development Department
<b>Applicants / Proponents</b>	<p><b>Applicant</b></p> <p>City Department City Planning &amp; Development Department</p> <p><b>Other</b></p>

**Discussion** (explain all financial aspects of the proposed legislation, including future implications, any direct/indirect costs, specific account numbers, ordinance references, and budget page numbers.)

This Ordinance, pursuant to the Community Improvement District Act (Act) contained in Section 67 RSMo., approves the Petition and establishes the Health Sciences Community Improvement District as a political subdivision of the State of Missouri.

The District has the powers and authority to levy a sales tax of up to one percent (1.0%) on the selling of tangible personal property, subject to the approval by the registered voters residing in the District.

The area within the District has been declared blighted pursuant to Section 99.430 RSMo by the City Council of the City of Kansas City, Missouri.

The District will continue to exist and function for a period of twenty (20) years.

<b>Opponents</b>	<p><b>Groups or Individuals</b></p> <p>None Known</p> <p><b>Basis of opposition</b></p>
<b>Staff Recommendation</b>	<p><input checked="" type="checkbox"/> For</p> <p><input type="checkbox"/> Against</p> <p><b>Reason Against</b></p>
<b>Board or Commission Recommendation</b>	<p><b>By</b></p> <p><input type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No action taken</p> <p><input type="checkbox"/> For, with revisions or conditions (see details column for conditions)</p>
<b>Council Committee Actions</b>	<p><input type="checkbox"/> Do pass</p> <p><input type="checkbox"/> Do pass (as amended)</p> <p><input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation</p> <p><input type="checkbox"/> Hold</p> <p><input type="checkbox"/> Do not pass</p>

(Continued on reverse side)

**Details**

The revenues generated within the District will be used for the benefit of those within the District by assisting in the construction of certain public and private improvements. It is intended that the improvements will remediate existing blighting conditions within the District.

The estimated costs for the District Services are approximately two million seven hundred fourteen thousand three hundred eleven dollars and sixty-one cents (\$2,714,311.61) for the first five years.

**Projected Operating Costs Eligible Costs**

Public Infrastructure	\$1,900,018.13
Wayfinding	\$190,001.81
Streetscaping	\$190,001.81
Sanitary and Storm Water	\$760,007.25
Parking	\$570,005.44
District Signage	\$190,001.81

**How will this contribute to a sustainable Kansas City?**

This ordinance creates the Health Sciences Community Improvement District as provided for in the Community Improvement District Act. The services provided through the creation of this District are funded through a sales tax. no city funds are used in providing the District's services.

**Policy/Program Impact**

<b>Policy or Program Change</b>	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
<b>Operational Impact Assessment</b>	None

**Finances**

<b>Cost &amp; Revenue Projections -- Including Indirect Costs</b>	None
<b>Financial Impact</b>	NA
<b>Fund Source (s) and Appropriation Account Codes</b>	NA
<b>Is this Ordinance or Resolution Good for the Children?</b>	Yes, The improvements provided by the District will improve the economic viability and security of the District and surrounding community.

**Applicable Dates:**

**Fact Sheet Prepared by:**

Patricia Solis, Development Specialist

**Reviewed by:**

**Reference Numbers**



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**File #: 210565**

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COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 210565

Amending Chapter 74, Code of Ordinances, by enacting a new Article VII that establishes the City's comprehensive policy for the approval of new community improvement districts and existing community improvement districts; and repealing Second Committee Substitute for Resolution No. 120605 and Resolution No. 130844.

WHEREAS, the Community Improvement District Act, Section 67.1401, RSMo, et seq., ("CID Act") allows property owners to voluntarily form a district in which certain taxes and special assessments are levied in return for local benefits; and

WHEREAS, the City Council is charged by the CID Act with conducting a public hearing for determining whether a lawfully petitioned community improvement district ("CID") should be established; and

WHEREAS, Second Committee Substitute for Resolution No. 120605 was adopted by the City Council on March 7, 2013, for the purpose of establishing the City's policy for approval of new CIDs; and

WHEREAS, Resolution No. 130844 was adopted on November 7, 2013, and amended said policy; and

WHEREAS, Resolution No. 200309 was adopted on April 30, 2020, and directed the City Manager to make recommendations to the City's existing CID policy to ensure existing policy adequately reflected Council's priorities and provided sufficient guidance to Council in approving new CIDs; and

WHEREAS, the City Manager engaged and surveyed community stakeholders and presented its recommendations to Council focusing on limiting the sales tax burden, reducing the use of single parcel CIDs, increasing the public benefit, and improving transparency and communication; and

WHEREAS, this ordinance reflects a comprehensive City CID policy that consolidates prior policy directives, recommendations from the audit released by the City Auditor in April of 2021, and adopted resolutions with the City Manager's recommendations; NOW THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the following Resolutions are hereby repealed in their entirety:

- (a) Second Committee Substitute for Resolutions No. 120605; and
- (b) Resolution No. 130844.

Section 2. That Chapter 74, Code of Ordinances of Kansas City, Missouri, is hereby amended by enacting a new Article VII entitled “Community Improvement Districts” to read as follows:

**CHAPTER 74**

**ARTICLE VII.  
COMMUNITY IMPROVEMENT DISTRICTS**

**Sec. 74-301. Generally.**

(a) *Purpose.* A community improvement district (“CID”) is a separate legal entity, either a political subdivision or not-for-profit corporation, which is established to pay for public improvements or private projects through a sales and use tax, special assessment, or real property tax.

(b) *Application.* The provisions contained in this Article are in addition to any requirements contained in the Community Improvement District Act, Sections 67.1401 to 67.1571, RSMo.

**Sec. 74-302. Requirements to Establish a CID.**

(a) *Petition.* The petition shall:

- (1) Inform the property owners of the right to initiate a petition to terminate the proposed CID as provided by section 67.1481, RSMo.
- (2) Provide that the City Auditor shall have the right to examine or audit the records of the CID and shall require that the CID make such records available to the City Auditor within ten (10) days after a written request for the same is made.
- (3) Estimate the revenue to be used for benefits to the public and describe such benefits.

(b) *Board Composition.* No CID shall be approved unless at least one (1) board member is a member or representative of a neighborhood association or other community group existing within or adjacent to the boundaries of the proposed CID, or, alternatively, is approved by the City Manager or their designee. Such board member shall have no financial interest in any real property or business operating within the CID.

(c) *Term.* CIDs shall be limited to a term of twenty (20) years. However, if the petition provides that sales tax revenue will be used to repay debt issued to fund capital improvements, blight removal, or both, the term may be up to twenty-seven (27) years.

(d) *Blight Determination.* Any CID requesting a finding of blight or relying on a prior determination of blight for the purposes of exercising the additional powers under Section 67.1461.2, RSMo., shall submit with its petition:

- (1) A blight study, outlining the blighting factors and conditions, which blight study shall have been completed no more than five (5) years prior to the date upon which the petition is submitted to the city clerk, and which shall identify, to the extent reasonably deemed possible by the consultant doing the blight study, the owner(s) of the property at such time as the blighting factors and conditions might reasonably have been determined to first occur and remain unabated;
- (2) Information on the maintenance of the property including, among other things, any capital maintenance outlays, during the five (5) years preceding the submission of the petition;
- (3) Official documentation notarized by the county wherein the CID is proposed to be located, denoting the total assessed valuation of each parcel located within the proposed CID for each of the five (5) immediately preceding tax years;
- (4) A construction budget, with respect to any proposed physical improvements, that is structured to address and remediate the cited blighting factors and conditions identified in the submitted blight study. Such budget shall specify which expenditures are associated with exterior improvements, public improvements, or other improvements; and
- (5) A time schedule clearly setting forth timelines for commencement and completion of remediation of cited blighting factors or conditions.

(e) *City Manager Execution.* The City Manager shall not execute any petition on behalf of the City as a property owner seeking to establish a CID unless authorized by the City Council.

(f) *Cooperative Agreement.* Each CID shall enter into a cooperative agreement with the City that addresses, among other things, requirements of this chapter and state statute. If the CID is established as a political subdivision and takes title to any real property, whether by purchase, gift, grant, bequest, devise or otherwise, the agreement shall address, or shall be amended to address, whether and to what extent the CID shall be required to make payments in lieu of taxes.

### **Sec. 74-303. Criteria for Review for Establishment of a CID**

(a) Prior to approving a petition to establish a CID, City Council shall consider, among other things:

(1) Alignment with City goals expressed in the City's Comprehensive Plan, Area Plans, and economic development policies;

(2) Benefits to the community with preference for petitions that allocate at least ten percent (10%) of the CID's total projected sales tax revenues toward community benefits and services;

(3) Whether there are any existing CIDs within the boundaries of the proposed CID and if such existing CIDs support the establishment of the proposed CID;

(4) The current tax rate and a breakdown of taxes being imposed within the proposed CID boundaries, how the proposed overall tax rate compares to neighboring cities in Missouri, and any impact on the City's ability to impose additional taxes. Such information shall be provided by the Finance Department; and

(5) Whether a shorter term is desirable based upon the nature of improvements and services and the projected budget.

(b) Prior to approving a petition to establish a CID with the additional powers under Section 67.1461.2, RSMo. related to blighted areas, City Council shall consider, among other things:

(1) Whether the completion of exterior improvements and public improvements is prioritized above all other improvements;

(2) Whether any petitioner was the owner of property within the proposed CID boundaries at such time as the blighting factors and conditions might reasonably have been determined to first occur and remain unabated. For purposes of this provision, any current property owner sharing one or more common partners, members, directors or officers with the property owner(s) identified as being responsible for the blighting factors and conditions shall be deemed the same owner(s); and

(3) Whether more than twenty-five percent (25%) of the costs of remediation of blighting conditions located on the interior of any private property shall be funded by public revenues.

(c) Prior to the public hearing to establish a proposed CID, petitioners or their representatives shall provide a detailed letter or memorandum to City Council addressing the criteria contained in this section.

#### **Sec. 74-304. Reporting Requirements.**

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

(1) Annual reports shall also include the name and contact information of each current board member to be entered into the City's Granicus board and commissions system. Additionally, the annual report shall identify the board member required by Section 74-302(b), if applicable.

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

(c) City staff shall annually report to the Neighborhood, Planning, and Development Committee on or around October 1 of each year those CIDs that failed to submit their proposed annual budgets and annual reports within the time limits provided by Section 67.1471, RSMo, whether the work performed conformed to previously submitted budgets, and whether the CID adhered to the terms of its cooperative agreement with the City.

(d) When requested by a councilmember, CIDs will be given the opportunity to appear before the Neighborhood, Planning, and Development Committee to report on its activities.

**Sec. 74-305. Fees and Fines.**

(a) *Fees.*

(1) Upon receipt of an invoice from the City, each CID shall reimburse the City for the reasonable and actual expenses incurred by the City to:

- a. Review budgets and reports of the CID required to be submitted to the City annually and report to City Council regarding such review.
- b. Review and approve the petition of a CID formed after passage of this ordinance.
- c. Review and approve the amended petition of an existing CID.

(2) Such reimbursement shall not exceed one and one-half percent (1.5%) of the revenues collected by the CID in the preceding year.

(b) *Fines.* Any CID that fails to submit its proposed annual budgets and annual reports within the timeframe provided by Section 67.1471, RSMo. shall be subject to a fine of \$100 for every thirty (30) days delinquent, up to a maximum total fine of \$3,000.

(c) *Ineligibility.* Any CID with unpaid fees or fines pursuant to this section shall be ineligible to amend its petition, including to extend its term, until such fees or fines have been paid.

(d) *Waiver.* The Director of City Planning and Development may waive the provisions of this section upon a finding of good cause.

Section 3. That Sections 74-302 and 74-303 shall not apply to any proposed CID having submitted its petition to the City Clerk prior to the date upon which this ordinance is adopted; or any proposed CID having begun circulation of its petition prior to the date upon which this ordinance is adopted as attested to by a person directing that the petition be submitted to the City Clerk, and provided further that such petition is submitted within ninety (90) days following the date upon which this ordinance is adopted. Instead, such proposed CIDs must comply with any City polices in effect prior to adoption of this ordinance.

..end

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Approved as to form and legality:

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Eluard Alegre  
Assistant City Attorney





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**File #:** 210900

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RESOLUTION NO. 210900

**RESOLUTION** - Amending the Midtown Plaza Area Plan by changing the recommended land use from Residential Medium Density to Residential High Density on about .22 acres, generally located at 3933 Kenwood Ave, to allow for the development of three triplexes. (CD-CPC-2021-0012)

WHEREAS, an application was submitted to the City Planning and Development Department to amend the Midtown Plaza Area Plan by changing the recommended land use from Residential Medium Density to Residential High Density on about .22 acres, generally located at 3933 Kenwood Ave, to allow for the development of three triplexes; and

WHEREAS, The City Plan Commission considered such amendment to the Proposed Land Use plan and Map on September 21, 2021; and

WHEREAS, after all interested persons were given an opportunity to present testimony, the City Plan Commission did on September 21, 2021 recommend approval of the proposed amendment to the Midtown Plaza Area Plan; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section A. That the Recommended Land Use Map in the Midtown Plaza Area Plan is hereby amended by changing the recommended land use from Residential Medium Density to Residential High Density on about .22 acres, generally located at 3933 Kenwood Ave, to allow for the development of three triplexes.

Section B. That the amendment to the Midtown Plaza Area Plan is consistent and complies with the FOCUS Kansas City Plan adopted on October 30, 1997, by Committee Substitute for Resolution No. 971268, and is adopted as a supplement to the FOCUS Kansas City Plan.

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

..end

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# COMMUNITY PROJECT/REZONING

## 210900

### Ordinance Fact Sheet

**Case No.** CD-CPC-2021-00120

#### Brief Title

A resolution to approve an amendment to the Midtown/Plaza Area Plan by changing the recommended land use from Residential Medium Density to Residential High Density on about .22 acres generally located at 3933 Kenwood Ave. (CD-CPC-2021-00120)

**Ordinance Number**

#### Details

**Location:** Generally located 3933 Kenwood Ave.

**Reason for Legislation:** Area Plan Amendment requires City Council approval.

**PLAN REVIEW**  
*Area Plan Amendment and Rezoning Analysis.*

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

**88-515-08-A.** Conformance with adopted plans and planning policies;  
*The proposed Area Plan Amendment would change the future land use designation to Residential High Density. "There is a strong desire to see this (multifamily) reinvestment continue and spread further within the sub-area." (Midtown/Plaza Area Plan) The architectural character of the proposed project is also in conformance with the area plan. AN*

**88-515-08-B.** Zoning and use of nearby property;  
*Property to the west is zoned R-1.5. AN*

**88-515-08-C.** Physical character of the area in which the subject property is located;  
*The surrounding area features a mix of housing types. The rezoning will not alter the physical characteristics of the area. AN*

**88-515-08-D.** Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;  
*Currently, Gillam Rd and E 39<sup>th</sup> St are well-traveled routes. There is adequate public*

#### Positions/Recommendations

<b>Sponsors</b>	Jeffrey Williams, AICP, Director Department of City Planning & Development
<b>Programs, Departments or Groups Affected</b>	4 <sup>th</sup> District (Shields, Bunch)
<b>Applicants / Proponents</b>	<b>Applicant</b> James (Alex) Hilton Grandbridge Real Estate Capital 2001 Shawnee Mission Pkwy Mission Woods, KS 66205
	<b>City Department</b> City Planning & Development <b>Other</b>
<b>Opponents</b>	<b>Groups or Individuals</b>
	<b>Basis of Opposition</b>
<b>Staff Recommendation</b>	<input checked="" type="checkbox"/> <b>For</b>
	<input type="checkbox"/> <b>Against</b>
	<b>Reason Against</b>
<b>Board or Commission Recommendation</b>	City Plan Commission (6-0)    09-21-2021 By Aye: Allender, Baker, Enders, Hill, Sadowski, Beasley, Rojas
	<input checked="" type="checkbox"/> <b>For</b> <input type="checkbox"/> <b>Against</b> <input type="checkbox"/> <b>No Action Taken</b>
	<input type="checkbox"/> <b>For, with revisions or conditions</b> (see details column for conditions)
<b>Council Committee Actions</b>	<input type="checkbox"/> <b>Do Pass</b>
	<input type="checkbox"/> <b>Do Pass (as amended)</b>
	<input type="checkbox"/> <b>Committee Sub.</b>
	<input type="checkbox"/> <b>Without Recommendation</b>
	<input type="checkbox"/> <b>Hold</b>

infrastructure to serve the development allowed by the rezoning. AN

**88-515-08-E.** Suitability of the subject property for the uses to which it has been restricted under zoning regulations;

*The uses associated with the R- zoning districts (residential) are suitable for the area. AN*

**88-515-08-F.** Length of time the subject property has remained vacant as zoned;

*N/A. AN*

**88-515-08-G.** The extent to which approving the rezoning will detrimentally affect nearby properties; and

*The proposed rezoning will not detrimentally affect nearby properties. AN*

**88-515-08-H.** The gain, if any, to the public health, safety, and welfare due to the denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

*Denial of the rezoning might affect the redevelopment of the existing property, thus the vacant and deteriorating structures that currently sit on the property may remain. AN*

	<input type="checkbox"/> Do not pass
<b>Policy or Program Change</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<b>Operational Impact Assessment</b>	

**Finances**

<b>Cost &amp; Revenue Projections – Including Indirect Costs</b>	
<b>Financial Impact</b>	
<b>Funding Source(s) and</b>	

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Appropriation Account Codes	

**Continued from Page 2**

<b>Fact Sheet Prepared By:</b>	Date: 09-30-2021		
Ahna Nanoski, AICP Lead Planner			
<b>Reviewed By:</b>	Date: 09-30-2021	<b>Initial Application Filed:</b>	07-01-2021
Joe Rexwinkle, AICP Division Manager Development Management		<b>City Plan Commission:</b>	09-21-2021
		<b>Revised Plans Filed:</b>	NA
<b>Reference Numbers:</b>			
Case No. CD-CPC-2021-00120			



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**File #: 210901**

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ORDINANCE NO. 210901

Rezoning an area of about .22 acres generally located at 3933 Kenwood Avenue from R-5 to R-1.5 to allow for the development of three triplexes. (CD-CPC-2021-00119)

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-1300, rezoning an area of approximately .22 acres generally located at 3933 Kenwood Avenue from District R-5 to R-1.5, said section to read as follows:

Section 88-20-A-1300. That an area legally described as:

Lots 30 thru 32, Block 1, Vanderbilt Place, a subdivision in Kansas City, Jackson County, Missouri.

is hereby rezoned from District R-5 to District R-1.5, all as shown outlined on a map marked Section 88-20-A-1300, 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 in accordance with Section 88-20 thereof.

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

1. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to certificate of occupancy.
2. Mechanical equipment and utility cabinets shall comply with 88-425-08-B and 88-425-08-D.
3. Staff would recommend the applicant use similar exterior materials and paint colors that are on the buildings at 3915-23 Kenwood to allow the modern design to blend in with the neighborhood.

4. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the entire site to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system and manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted prior to issuance of any building permits, and the developer shall secure permits to construct any improvements required by the Land Development Division prior to issuance of any certificate of occupancy.
5. 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.
6. 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.
7. 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.
8. The developer shall secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first.
9. The developer must submit covenants, conditions and restrictions to the Land Development Division for review by the Law Department for approval for the

maintenance of private open space and enter into a covenant agreement for the maintenance of any stormwater detention area tracts, prior to recording the plat.

10. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri.
11. The project will meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
12. Fire hydrant distribution shall follow IFC-2018 Table C102.1.
13. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1)
14. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2)
15. Aerial fire apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial fire apparatus roads are a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure. (IFC-2018 § D105).
16. The turning radius for Fire Department access roads is 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
17. Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
18. 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 (2021) acquisition rate of (\$48,801.37) per acre. This requirement shall be satisfied prior to certificate of occupancy.
19. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations.

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

..end

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

\_\_\_\_\_  
Secretary, City Plan Commission

Approved as to form and legality:

\_\_\_\_\_  
Sarah Baxter  
Assistant City Attorney

# COMMUNITY PROJECT/REZONING

## Ordinance Fact Sheet

**Case No.** CD-CPC-2021-00119

### Brief Title

An ordinance to approve a Development Plan to allow for the development of three triplexes on about .22 acres generally located at 3933 Kenwood Ave. (CD-CPC-2021-00119)

# 210901

**Ordinance Number**

### Details

<b>Location:</b> Generally located 3933 Kenwood Ave.
<b>Reason for Legislation:</b> A Development plan review allows for the City Council to review plans proposing significant development, to determine whether such plans further the purposes of this zoning and development code.

<p><b>PLAN REVIEW</b></p> <p>As noted on the submitted plans, the development comprises of three triplexes in a modern architecture design. The three triplexes face Gillham Park and Kenwood Ave. Parking is located in the rear of the property, access from an alley.</p> <p><i>Building Type- Specific (88-100), Use Regulations (88-300), and Development Standards (88-400)</i></p> <p>See Staff Report</p> <p><i>City Plan Commission: Approval Subject to Conditions as reflected in the conditions below.</i></p> <ol style="list-style-type: none"> <li>1. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to Certificate of Occupancy.</li> <li>2. Mechanical equipment and utility cabinets shall comply with 88-425-08-B and 88-425-08-D.</li> <li>3. Historic Preservation The two houses are part of the South Hyde Park Historic District. The district is only on the national register and not on the local, so no review is required by the Historic Preservation commission. Though not a requirement, staff would recommend the applicant use similar exterior materials and paint colors that are on the buildings at 3915-23 Kenwood to allow the modern design to blend in with the neighborhood.</li> <li>4. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to the Land Development Division evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district,</li> </ol>
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### Positions/Recommendations

<b>Sponsors</b>	Jeffrey Williams, AICP, Director Department of City Planning & Development
<b>Programs, Departments or Groups Affected</b>	4 <sup>th</sup> District (Shields, Bunch)
<b>Applicants / Proponents</b>	<p><b>Applicant</b> James (Alex) Hilton Grandbridge Real Estate Capital 2001 Shawnee Mission Pkwy Mission Woods, KS 66205</p> <p><b>City Department</b> City Planning &amp; Development</p> <p><b>Other</b></p>
<b>Opponents</b>	<p><b>Groups or Individuals</b></p> <p><b>Basis of Opposition</b></p>
<b>Staff Recommendation</b>	<p><input checked="" type="checkbox"/> <b>For</b></p> <p><input type="checkbox"/> <b>Against</b></p> <p><b>Reason Against</b></p>
<b>Board or Commission Recommendation</b>	<p>City Plan Commission (6-0) 09-21-2021 By Aye: Allender, Baker, Enders, Hill, Sadowski, Beasley, Rojas</p> <p><input checked="" type="checkbox"/> <b>For</b> <input type="checkbox"/> <b>Against</b> <input type="checkbox"/> <b>No Action Taken</b></p> <p><input type="checkbox"/> <b>For, with revisions or conditions</b> (see details column for conditions)</p>
<b>Council Committee Actions</b>	<p><input type="checkbox"/> <b>Do Pass</b></p> <p><input type="checkbox"/> <b>Do Pass (as amended)</b></p> <p><input type="checkbox"/> <b>Committee Sub.</b></p> <p><input type="checkbox"/> <b>Without Recommendation</b></p> <p><input type="checkbox"/> <b>Hold</b></p> <p><input type="checkbox"/> <b>Do not pass</b></p>

the project shall be designed to retain rainfall of 1.5 inch depth over the entire site to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system. Manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted prior to issuance of any building permits, and the developer secure permits to construct any improvements required by the Land Development Division prior to issuance of any certificate of occupancy.

5. The developer must 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.
6. 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 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, 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 occupancy permits.
7. The developer must pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.
8. The developer must secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first.

<b>Policy or Program Change</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<b>Operational Impact Assessment</b>	

**Finances**

<b>Cost &amp; Revenue Projections – Including Indirect Costs</b>	
<b>Financial Impact</b>	
<b>Funding Source(s) and Appropriation Account Codes</b>	

**Continued from Page 2**

9. The developer must submit covenants, conditions and restrictions to the Land Development Division for review by the Law Department for approval for the maintenance of private open space and enter into a covenant agreement for the maintenance of any stormwater detention area tracts, prior to recording the plat.
10. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, as amended, commonly known as the Development Regulations.
11. The expectation is the project will meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
12. Fire hydrant distribution shall follow IFC-2018 Table C102.1
13. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1)
14. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2)
15. Aerial Fire Apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial Fire Apparatus Roads are a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure. (IFC-2018 § D105).
16. The turning radius for fire department access roads is 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
17. Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
18. The developer is responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the (2021) acquisition rate of (\$48,801.37) per acre. This requirement shall be satisfied prior to certificate of occupancy.
19. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations.  
<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Service-Lines.pdf>

**Fact Sheet Prepared By:**

**Date:** 09-24-2021

Ahna Nanoski, AICP  
Lead Planner

**Reviewed By:**

**Date:**

Joe Rexwinkle, AICP  
Division Manager  
Development Management

**Initial Application Filed:** 07-01-2021

**City Plan Commission:** 09-21-2021

**Revised Plans Filed:** NA

**Reference Numbers:**

Case No. CD-CPC-2021-00119



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**File #: 211033**

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RESOLUTION NO. 211033

RESOLUTION - Amending the Shoal Creek Valley Area Plan by amending the Proposed Land Use Plan and Map for a 3.25 acre tract of land generally located on the north and east sides of N. Flintlock Road, south and west of N.E. 76th Street, (7535 N. Flintlock Road) by changing the recommended land use designation from “Mixed Use Community” to “Commercial”. (CD-CPC-2021-00144)

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

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

WHEREAS, an application was submitted by Shooting Star Development, LLC to amend the Shoal Creek Valley Area Plan as it affects a 3.25 acre tract of land generally located on the north and east sides of N. Flintlock Road, south and west of N.E. 76th Street, (7535 N. Flintlock Road) by changing the recommended land use designation from “Mixed Use Community” to “Commercial”; and

WHEREAS, the City Plan Commission considered such amendment to the Proposed Land Use Plan and Map on \_\_\_\_\_, 2021; and

WHEREAS, after all interested persons were given an opportunity to present testimony, the City Plan Commission did on \_\_\_\_\_, 2021, recommend \_\_\_\_\_ of the proposed amendment to the Shoal Creek Valley Area Plan; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section A. That the Shoal Creek Valley Area Plan is hereby amended as to the Proposed Land Use Plan and Map for a 3.25 acre tract of land generally located on the north and east sides of N. Flintlock Road, south and west of N.E. 76<sup>th</sup> Street, (7535 N. Flintlock Road) by changing the recommended land use designation from “Mixed Use Community” to “Commercial”. A copy of the amendment to the Shoal Creek Valley Area Plan is attached hereto as Exhibit A and is incorporated herein by reference.

Section B. That the amendment to the Shoal Creek Valley Area Plan is consistent and complies with the FOCUS Kansas City Plan adopted on October 30, 1997, by Committee Substitute for Resolution No. 971268, and is adopted as a supplement to the FOCUS Kansas City Plan.

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

..end

**No Fact Sheet  
Provided for  
Resolution No.**

**211033**



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**File #: 211034**

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ORDINANCE NO. 211034

Rezoning an approximately 3.25 acre tract of land generally located on the north and east sides of N. Flintlock Road, south and west of N.E. 76th Street, (7535 N. Flintlock Road) from B2-2 to MPD and approving a development plan for a parking facility for the same. (CD-CPC-2021-00143).

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code, is hereby amended by enacting a new section to be known as Section 88-20A\_\_\_ rezoning an approximately 3.25 acre tract of land generally located on the north and east sides of N. Flintlock Road, south and west of N.E. 76th Street, (7535 N. Flintlock Road) from B2-2 (Neighborhood Business – 2) to MPD (Master Planned Development), said section to read as follows:

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

All that part of the Southwest quarter of Section 14, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Beginning at a point on the North line of the Southwest quarter of said Section 14, being also the Northeast corner of the West one-half of the East one-half of said Southwest quarter, said point being 643.65 feet West of the Northeast corner of said Southwest quarter; thence South 0 degree 39 minutes 10 seconds East along the East line of the West one-half of the East one-half of said Southwest quarter, 25.00 feet to its intersection with the South Right of Way line of N.E. 76th Street, as now established, said point being the True Point of Beginning of the tract to the herein described; thence South 0 degree 39 minutes 10 seconds East, along said West line, 691.74 feet to a point on the Northerly Right of Way line of Interstate Route 35, as now established; thence South 26 degrees 42 minutes 20 seconds West, along said Right of Way line, 534.76 feet; thence South 18 degrees 14 minutes 44 seconds West, along said Right of Way line, 252.87 feet; thence South 26 degrees 42 minutes 20 seconds West along said Right of Way line, 595.09 feet to a point on the North line of the South 30.0 acres of the West one-half of the East one-half and the West one-half of the Southwest quarter of said Section 14; thence South 89 degrees 09 minutes 05 seconds West along said North line, 697.18 feet to the Southwest corner of the East 20.0 acres of the North 30.0 acres of the South 60.0 acres of the West one-half of the Southwest quarter and the West one-half of the East one-half of the Southwest quarter of said Section 14; thence North 0 degree 39 minutes 10 seconds West, 671.03 feet to the Northwest

corner of said 20.0 acre tract; thence South 89 degrees 09 minutes 05 seconds West along the North line of said South 60.0 acres, 620.73 feet to a point on the East Right of Way line of N. Stark Avenue, as now established, said point being 25.00 feet East of the West line of the Southwest quarter of said Section 14; thence North 0 degree 04 minutes 17 seconds West along said Right of Way line, parallel to and 25.041 feet East of the West line of the Southwest quarter of said Section 14, 1267.30 feet to a point on the South Right of Way line of said NE 76th Street, said point being 25.00 feet East and 25.00 feet South of the Northwest corner of the Southwest quarter of said Section 14; thence North 89 degrees 19 minutes 35 seconds East along the South Right of Way line of said NE 76th Street, 1906.17 feet to the True Point of Beginning. excepting therefrom those portions platted as Oak Crest First Plat, Oak Crest Second Plat, Oak Crest Third Plat, Oak Crest 4th Plat AND Oak Crest 5th Plat and excepting therefrom those portions as conveyed to Blair Properties, L.L.C. in the Special Warranty Deed recorded June 10, 2019 as Document No. 2019014952 in Book 8428 at Page 67 and more particularly described as follows: A parcel of land located in the Southwest 1/4 of Section 14, Township 51, Range 32, in Clay County, Missouri; Commencing at the Northeast corner of said Southwest 1/4 section; thence N 89° 21' 45" W along the North line of said 1/4 section, a distance of 643.93 feet; thence S 00° 38' 01" W, a distance of 345.59 feet to the Point of Beginning of the parcel to be described; thence S 44° 54' 53" W, a distance of 156.00 feet; thence S 00° 01' 06" E, a distance of 37.08 feet; thence S 45° 05' 07" E, a distance of 109.13 feet; thence N 44° 54' 53" E, a distance of 58.85 feet; thence N 02° 43' 20" W, a distance of 183.14 feet back to the Point of Beginning. Except Therefrom those portions platted as Oak Crest First Plat, Oak Crest Second Plat, Oak Crest Third plat, Oak Crest 4th Plat, and Oak Crest 5th Plat and Excepting therefrom those portions as conveyed to Blair Properties, L.L.C. in the special Warranty Deed Recorded June 10, 2019 as Document No. 2019014952 in Book 8428 at Page 67 and more particularly described as follows: A parcel of land located in the Southwest 1/4 of Section 14, Township 51, Range 32, in Clay County, Missouri; Commencing at the Northeast corner of said Southwest 1/4 Section; Thence North 89°21'45" West along the North line of said 1/4 section, a distance of 643.93 feet; Thence South 00°38'01" West, a distance of 345.59 feet to the Point of Beginning of the parcel to be described: Thence South 44°54'53" West a distance of 156.00 feet; Thence South 00°01'06" East a distance of 37.08 feet; Thence South 45°05'07" East, a distance of 109.13 feet; Thence North 44°54'53" East, a distance of 58.85 feet; Thence North 02°43'20" West, a distance of 183.14 feet back to the Point of Beginning

is hereby rezoned from District B2-2 (Neighborhood Business – 2) to District MPD (Master Planned Development), all as shown outlined on a map marked Section 88 -20A\_\_\_\_, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

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

1.

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

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

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

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Secretary, City Plan Commission

Approved as to form and legality:

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Sarah Baxter  
Assistant City Attorney

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

**211034**



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**File #: 211035**

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ORDINANCE NO. 211035

Vacating a portion of N.E. 76th Street generally located west of N. Flintlock Road in Kansas City, Clay County, Missouri; retaining an easement; and directing the City Clerk to record certain documents. (CD-ROW-2021-00032)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Council of Kansas City does hereby find and declare that on September 9, 2021, a petition was filed with the City Clerk of Kansas City by Shooting Star Development, LLC for the vacation of a portion of N.E. 76<sup>th</sup> Street, Kansas City, Clay County, Missouri described as follows:

A tract of land being part of the Southwest Quarter and Northwest Quarter Section 14, Township 51 North, Range 32 West, being in Kansas City, Clay County, Missouri, being more particularly described as follows:

Commencing at the Northwest corner of said Southwest Quarter; Thence South 89°20'53" East, along the North line of said Southwest Quarter, 1,385.08 feet; Thence North 00°39'07" East, 25.00 feet, to the Point of Beginning; Thence South 89°20'53" East, 515.89 feet; Thence South 00°41'39" West, 86.45 feet; Thence North 38°59'50" West, 47.33 feet; Thence North 89°20'52" West, 485.62 feet; Thence North 00°39'07" East, 50.00 feet, to the Point of Beginning. Contains 26,345 square feet or 0.60 acres more or less.

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

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

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

Section 4. That a tract of land being part of the Southwest Quarter and Northwest Quarter Section 14, Township 51 North, Range 32 West, being in Kansas City, Clay County, Missouri, being more particularly described as follows:

Commencing at the Northwest corner of said Southwest Quarter; Thence South 89°20'53" East, along the North line of said Southwest Quarter, 1,385.08 feet; Thence North 00°39'07" East, 25.00 feet, to the Point of Beginning; Thence South 89°20'53" East, 515.89 feet; Thence South 00°41'39" West, 86.45 feet; Thence North 38°59'50" West, 47.33 feet; Thence North 89°20'52" West, 485.62 feet; Thence North 00°39'07" East, 50.00 feet, to the Point of Beginning. Contains 26,345 square feet or 0.60 acres more or less

be and the same is hereby vacated. However, the City of Kansas City reserves an easement and the right to locate, construct and maintain (or to authorize any franchised utility to locate, construct and maintain) conduits, water, gas and sewer pipes, poles and wire, or any of them over, under, along and across the above-described property. The City of Kansas City shall have at all times the right to go upon the above-described property to construct, maintain and repair the same; and nothing in this vacation action shall be construed so as to grant any right to use the above-described property in any manner as would interfere with the construction or reconstruction and proper, safe and continuous maintenance of the aforesaid uses, and specifically, there shall not be built thereon or thereover any structure (except driveways, paved areas, grass, shrubs and fences) without first securing the written approval of the Director of Public Works and any existing facilities within the right of way will be protected.

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 Clay County, Missouri.

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



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

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

**211035**