



Agenda

Neighborhood Planning and Development Committee

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

Wednesday, January 12, 2022

1:30 PM

26th Floor, Council Chamber

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

PUBLIC OBSERVANCE OF MEETINGS

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

Any closed session may be held via teleconference.

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

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

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

Beginning of Consent(s)

[220006](#)

Approving the plat of Brighton Creek Crossing, an addition in Clay County, Missouri, on approximately 17.63 acres generally located at the southeast corner of N. Brighton Avenue and Highway 152, creating 4 lots and 1 tract for the purpose of a 4 lot future commercial development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2020-00009)

Attachments: [2020-00009 Ordinance Fact Sheet](#)

220007 Approving the plat of Davidson Elementary, an addition in Clay County, Missouri, on approximately 7.363 acres generally located north of N.E. 51st Street between N. Wayne Avenue to the west and N. Woodland Avenue to the east, creating 1 lot and 4 tracts for the purpose of the combining 2 lots for an elementary school; accepting various easements; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2020-00042)

Attachments: [2020-00042 Ordinance Fact Sheet](#)

220008 Approving the plat of Genesis Place Estates - Second Plat, an addition in Platte County, Missouri, on approximately 20 acres generally located north of N. Adrian Avenue and N.W. Old Stagecoach Road, creating 73 lots and 1 tract for the purpose of constructing a 73 lot single family home subdivision; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2021-00009)

Attachments: [2021-00009 Ordinance Fact Sheet](#)

220009 Approving the plat of Terrapin, an addition in Jackson County, Missouri, on approximately 2.40 acres generally located at the northeast corner of Indiana Avenue and E. 23rd Street, creating 1 lot for the purpose of medical marijuana cultivation and extraction facility; accepting and releasing various easements; vacating a portion of a street; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2020-00032)

Attachments: [2020-00032 Ordinance Fact Sheet](#)

End of Consent(s)

220003 Accepting and approving a one-year grant award for a total amount of \$150,000.00 with the Health Forward Foundation to provide funding for support of the Health Commission's Kansas City Community Health Improvement Plan (KC-CHIP); estimating and appropriating \$150,000.00 in the Health Grants Fund; designating requisitioning authority.

Attachments: [HFF - CHIP FY22 - Fact Sheet](#)
[HFF - CHIP FY22 - Fiscal Note](#)
[HFF - CHIP FY22 - Budget](#)
[Approp Admin - 1333](#)

220012 Accepting and approving a \$30,000.00 pass-through federal grant award agreement from the International Center for Appropriate and Sustainable Technology to support implementation of integrated healthy homes/weatherization assessments and protocols in low-income multifamily residences; estimating and appropriating \$30,000.00 in the Health Grants Fund; and designating requisitioning authority.

Attachments: [ICAST Grant FY22 - Fact Sheet](#)
[ICAST Grant FY22 - Fiscal Note](#)
[ICAST Grant FY22 - Budget](#)
[Approp Admin - 1326](#)

220013 Rezoning an area of about 2.276 acres, generally located on the east side of Highland Avenue in between 24th Street to the north and 25th Street to the south from District UR to District UR to approve an amendment to a previously approved development plan and a preliminary plat to create two (2) lots for construction of thirty-nine (39) residential units. (CD-CPC-2021-00182)

Attachments: [Fact Sheet](#)

220014 Rezoning an area of about 0.8 acres generally located at 5832 N Oak Trafficway from District R-7.5 to District B1-1. (CD-CPC-2021-00187)

Attachments: [Fact Sheet \(rezoning & area plan\)](#)

220015 RESOLUTION - Amending the Gashland-Nashua Area Plan for approximately 0.8 acres generally located at 5832 N. Oak Trafficway to change the recommended land use from residential low density to mixed use neighborhood. (CD-CPC-2021-00188).

Attachments: [Fact Sheet \(rezoning & area plan\)](#)

220016 Vacating an alley generally located to the south of E. 19th Street in between Vine Street to the west and Highland Avenue to the east; and directing the City Clerk to record certain documents. (CD-ROW-2021-00005)

Attachments: [Fact Sheet](#)

[220020](#) Accepting and approving a one-year \$135,072.00 grant from the Missouri Department of Health and Senior Services that provides funding for a comprehensive human immunodeficiency virus (HIV) surveillance program in the Kansas City, Missouri area.

Attachments: [HIV Surveillance FY22 - Fact Sheet](#)
[HIV Surveillance FY22 - Fiscal Note](#)
[HIV Surveillance FY22 - Budget](#)

[220021](#) Calling for submission to the voters of Kansas City, at a special election to be held on April 5, 2022, a question to remove certain City property devoted to park use in the park system generally located generally on the west side of Searcy Creek between 210 Highway and approximately N.E. 36th Street and serves as right of way for parkway purpose; directing the City Clerk to notify the responsible election authorities of the election on or before January 25, 2022; and recognizing this ordinance with an accelerated effective date.

Attachments: [Copy of Searcy Creek Ballot Fact Sheet](#)
[Searcy Creek Ballot Fiscal Note](#)

HELD IN COMMITTEE

[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](#)

Bough and Robinson

[210919](#) RESOLUTION - Adopting an AdvanceKC Purpose and Values Statement and directing the Advance KC 2.0 Standing Committee to evaluate the tiering of incentives, use of an equity scorecard, and a housing continuum.

Attachments: [No Fact Sheet - Resolution](#)

Bough and Robinson

- 210920** Enacting an updated Economic Development and Incentives Policy, replacing the policy enacted by Committee Substitute for Ordinance No. 140031, As Amended.

Attachments: [No Fact Sheet](#)

- 211081** Approving the plat of Somerbrook Tenth Plat, an addition in Clay County, Missouri, on approximately 23.71 acres generally located at the southeast corner of the intersection of N. Stark Avenue and N.E. 112th Street, creating 77 lots and 2 tracts for the purpose of creating a 77 lot single family home subdivision; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2021-00035)

Attachments: [2021-00035 Ordinance Fact Sheet](#)

SEMI-ANNUAL DOCKET

Consideration of Semi-Annual Docket items.

ADDITIONAL BUSINESS

1. There may be a general discussion regarding current Neighborhood Planning and Development Committee issues.
2. Closed Session
 - Pursuant to Section 610.021 subsection 1 of the Revised Statutes of Missouri to discuss legal matters, litigation, or privileged communications with attorneys;
 - Pursuant to Section 610.021 subsection 2 of the Revised Statutes of Missouri to discuss real estate;
 - Pursuant to Section 610.021 subsections 3 and 13 of the Revised Statutes of Missouri to discuss personnel matters;
 - Pursuant to Section 610.021 subsection 9 of the Revised Statutes of Missouri to discuss employee labor negotiations;
 - Pursuant to Section 610.021 subsection 11 of the Revised Statutes of Missouri to discuss specifications for competitive bidding;
 - Pursuant to Section 610.021 subsection 12 of the Revised Statutes of Missouri to discuss sealed bids or proposals; or
 - Pursuant to Section 610.021 subsection 17 of the Revised Statutes of Missouri to discuss confidential or privileged communications with auditors.

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

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

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

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



File #: 220006

ORDINANCE NO. 220006

Approving the plat of Brighton Creek Crossing, an addition in Clay County, Missouri, on approximately 17.63 acres generally located at the southeast corner of N. Brighton Avenue and Highway 152, creating 4 lots and 1 tract for the purpose of a 4 lot future commercial development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2020-00009)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Brighton Creek Crossing, a subdivision in Clay County, Missouri, a true and correct copy of which is attached hereto and incorporated herein by reference, is hereby approved.

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

Section 3. That the grades of the streets and other public ways set out on the plat, herein accepted are hereby established at the top of curb, locating and defining the grade points which shall be connected by true planes or vertical curves between such adjacent grade points, the elevations of which are therein given, in feet above the City Directrix.

Section 4. That the Director of City Planning and Development is hereby authorized to execute a Covenant to Maintain Storm Water Detention Facilities Agreement, to be in a form substantially as that attached hereto as Exhibit A and incorporated herein by reference.

Section 5. That the Director of City Planning and Development is hereby authorized to execute and/or accept any and all agreements necessary to clear the title of any right of way, utility easements or other public property dedicated on the plat.

Section 6. That the City Clerk is hereby directed to record copies of this ordinance, together with the documents described herein and all other relevant documents, when the Developer has met all of the requirements for the plat to be released for recording, in the Office of the Recorder of Deeds of Clay County, Missouri.

Section 7. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on April 21, 2021.

..end

Approved as to form and legality:

Eluard Alegre
Assistant City Attorney

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

220006

Ordinance Number

Brief Title

Approving the plat of Brighton Creek Crossing, an addition in Kansas City, Clay County, Missouri

<p>Specific Address Approximately 17.63 acres generally located at the southeast corner of N. Brighton Avenue & Highway 152, creating 4 lots and 1 tract.</p>	<p>Sponsor</p>	<p>Jeffrey Williams, AICP, Director Department of City Planning & Development</p>
<p>Reason for Project This final plat application was initiated by Beck-Cal LLC, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 4 lot commercial development.)</p>	<p>Programs, Departments, or Groups Affected</p>	<p>City-Wide Council District(s) 1(CL) O'Neill - Hall Other districts (school, etc.)</p>
<p>Discussion This is a routine final plat ordinance that authorizes staff to continue to process the plat for recording. This plat can be added to the consent agenda.</p> <p>CONTROLLING CASE Ordinance No. 080473 - On June 26, 2008 the Council approved a rezoning of approximately 19.8 acres generally located at the southeast corner of Missouri Highway 152 and N. Brighton Avenue from District C-2 to District PD/C-2 and approved a preliminary development plan for the same. (13087-PD-7)</p>	<p>Applicants / Proponents</p>	<p>Applicant(s) BECK-CAL LLC, City Department City Planning and Development Other</p>
	<p>Opponents</p>	<p>Groups or Individuals None Known Basis of Opposition</p>
	<p>Staff Recommendation</p>	<p><input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:</p>
	<p>Board or Commission Recommendation</p>	<p>By: City Plan Commission April 21, 2020 <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions</p>
	<p>Council Committee Actions</p>	<p><input type="checkbox"/> Do Pass <input type="checkbox"/> Do Pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass</p>

Details

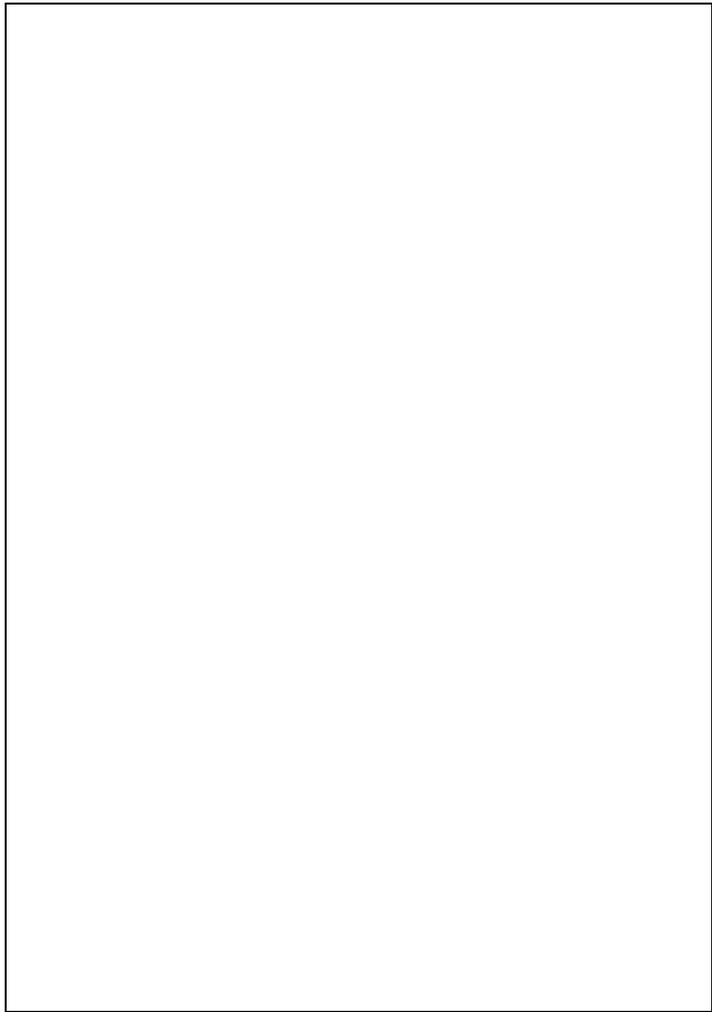
--

Policy / Program Impact

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

Finances

Cost & Revenue Projections – Including Indirect Costs N/A	
Financial Impact N/A	
Fund Source and Appropriation Account Costs N/A	
Is it good for the children?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No



How will this contribute to a sustainable Kansas City?	<p>This project consists of public and private improvements for a 4 lot commercial development and one private open space tract on approximately 18 acres of previously undeveloped property. There is also an existing storm water detention facility constructed by an earlier plat. These facilities will reduce the overall storm water volume and attenuate the peak runoff rate to less than existing conditions. The private open space will also retain much of the existing natural vegetation and natural waterways. Runoff from within the development will be conveyed in an enclosed storm sewer system and released into the detention facilities. Common areas will be maintained by the owners through a covenant agreement. Modern and safe, walkable streets with sidewalks, curb and gutter and street lights will be constructed. New sanitary sewers will be constructed that will minimize infiltration and inflow within the system conveyed to the treatment facility. This development will increase the tax base for the developed lots.</p> <p>Written by Lucas Kaspar, PE</p>
---	---

Project Start Date

Projected Completion or Occupancy Date

Fact Sheet Prepared by:
Thomas Holloway

Date: August 9, 2021

Reviewed by:
Lucas Kaspar, PE,
Land Development Division (LDD)
City Planning & Development

Reference or Case Numbers: CLD-FnPlat-2020-00009

**Final Plat of
BRIGHTON CREEK CROSSING**
South 1/2 of the Southeast 1/4
Section 8, Township 21 North, Range 22 West
Kansas City, Clay County, Missouri



STREET GRADES:

- Street Grades for a portion of NE Soccer Drive have been previously established by Ordinance Number 12644 being passed on June 16, 2011.
- Street Grades for a portion of N Brighton Avenue have been previously established by Ordinance Number 01167 being passed on November 20, 2003.
- Street Grades for a portion of NE Link Road have been previously established by Ordinance Number 142691 being passed on August 29th, 2014.

Street Grades - NE SOCCER DRIVE

Grade Point	Elevation	Description	V.C.T.
Top of 1st	1000.00	P.V.C.	250.00'

Lot / Tract Summary

Parcel	Square Feet	Acres
Lot 1	309700	7.11
Lot 2	21101	0.48
Lot 3	164542	3.78
Lot 4	78606	1.80
Tract A	58215	1.34
Right-of-Way	75814	1.74
Total	746038	17.03

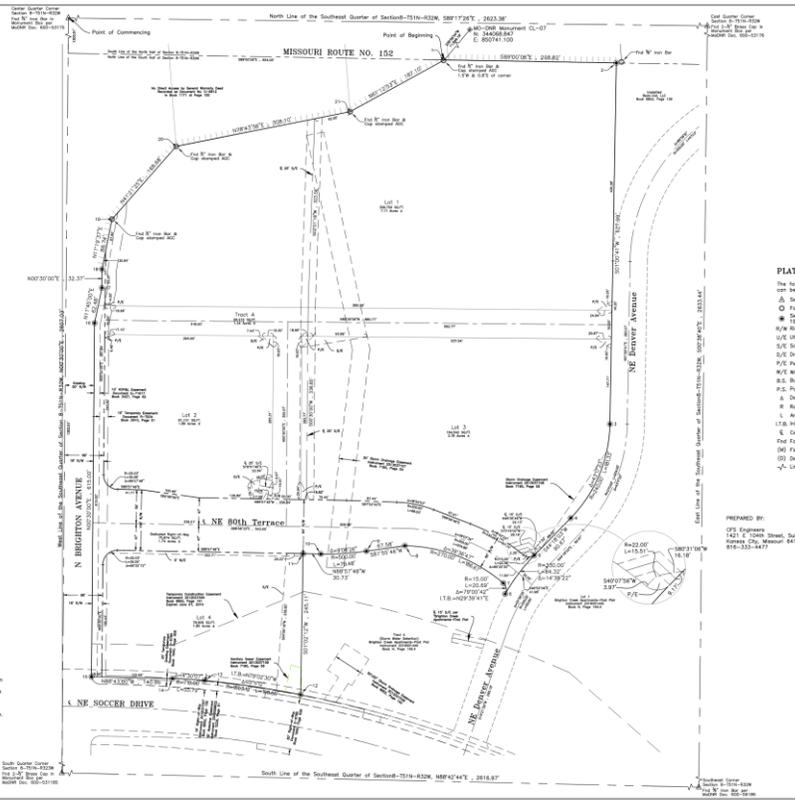
BOUNDARY CLOSURE REPORT:

Perimeter: 8,861.81 ft
 Area: 1,700,033.81 sq ft
 Error distance: 0.007 ft
 Error direction: 0.007 ft
 Area: 746,038.00 sq ft
 Perimeter: 2,814.00 ft

PLAT CERTIFICATION:

I hereby certify that the plat of "BRIGHTON CREEK CROSSING" subdivision is based on a correct survey made on the ground, in accordance with the laws and regulations of the State of Missouri, and that I am a duly Licensed Professional Engineer, Professional Land Surveyor and Landscape Architect. I further certify that I have complied with all applicable laws, rules and regulations governing the practice of land surveying and all printing of subdivisions to the best of my professional knowledge and belief at this time.

RECORD # 156522, PLS-2938
 CFS Engineers, Concordia, MO
 CLS# 03 1999141100



State Plane Coordinate Table (in meters)

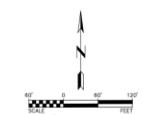
Type	Corner #	Side	Northing	Easting
Flag	1	341320.884	848202.453	
Set	2	341300.654	848201.920	
Set	3	341109.272	848208.811	
Set	4	341028.471	848207.823	
Set	5	341038.692	848208.522	
Set	6	341012.218	848203.124	
Set	7	341028.950	848202.120	
Set	8	341044.794	848209.898	
Set	9	341041.902	848210.262	
Set	10	341040.418	848208.462	
Set	11	341040.587	848244.075	
Set	12	340989.889	848244.223	
Set	13	340972.308	848233.827	
Set	14	340974.411	848278.897	
Set	15	340975.263	848233.897	
Set	16	341162.807	848235.543	
Set	17	341181.451	848239.471	
Set	18	341169.317	848239.527	
Set	19	341217.838	848244.899	
Set	20	341256.430	848278.841	
Set	21	341274.776	848276.893	

PLAT LEGEND:

The following standard symbols and notations are to be found on this plat and are as follows:

- Section Corner (on notes)
- Fixed Survey Monument (see notes)
- Set 1" iron nail with Plastic Cap stamped CPAS CLS 1000141100, to be set upon completion of construction.
- Right-of-Way
- Utility Easement
- S/E Secondary Sewer Easement
- S/E Utility Easement
- P/E Poleline Easement
- R/E Right-of-Way
- R/E Building Easement
- R/E Building Setback
- D. Delta / Central Angle
- R. Radius
- L. Arc Distance
- LTB Initial Tangent Bearing
- A. Azimuth
- PM Found
- BM Found
- DTM Found
- DTM Found
- Low Water Symbol

PREPARED BY: CFS Engineers, Inc.
 1415 E. South Street, Suite 100
 Concordia, Missouri 64110
 816-452-6427



CFS ENGINEERS
 cfs.com
 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 2681, 2682, 2683, 2684, 2685, 2686, 2687, 2688, 2689, 2690, 2691, 2692, 2693, 2694, 2695, 2696, 2697, 2698, 2699, 2700, 2701, 2702, 2703, 2704, 2705, 2706, 2707, 2708, 2709, 2710, 2711, 2712, 2713, 2714, 2715, 2716, 2717, 2718, 2719, 2720, 2721, 2722, 2723, 2724, 2725, 2726, 2727, 2728, 2729, 2730, 2731, 2732, 2733, 2734, 2735, 2736, 2737, 2738, 2739, 2740, 2741, 2742, 2743, 2744, 2745, 2746, 2747, 2748, 2749, 2750, 2751, 2752, 2753, 2754, 2755, 2756, 2757, 2758, 2759, 2760, 2761, 2762, 2763, 2764, 2765, 2766, 2767, 2768, 2769, 2770, 2771, 2772, 2773, 2774, 2775, 2776, 2777, 2778, 2779, 2780, 2781, 2782, 2783, 2784, 2785, 2786, 2787, 2788, 2789, 2790, 2791, 2792, 2793, 2794, 2795, 2796, 2797, 2798, 2799, 2800, 2801, 2802, 2803, 2804, 2805, 2806, 2807, 2808, 2809, 2810, 2811, 2812, 2813, 2814, 2815, 2816, 2817, 2818, 2819, 2820, 2821, 2822, 2823, 2824, 2825, 2826, 2827, 2828, 2829, 2830, 2831, 2832, 2833, 2834, 2835, 2836, 2837, 2838, 2839, 2840, 2841, 2842, 2843, 2844, 2845, 2846, 2847, 2848, 2849, 2850, 2851, 2852, 2853, 2854, 2855, 2856, 2857, 2858, 2859, 2860, 2861, 2862, 2863, 2864, 2865, 2866, 2867, 2868, 2869, 2870, 2871, 2872, 2873, 2874, 2875, 2876, 2877, 2878, 2879, 2880, 2881, 2882, 2883, 2884, 2885, 2886, 2887, 2888, 2889, 2890, 2891, 2892, 2893, 2894, 2895, 2896, 2897, 2898, 2899, 2900, 2901, 2902, 2903, 2904, 2905, 2906, 2907, 2908, 2909, 2910, 2911, 2912, 2913, 2914, 2915, 2916, 2917, 2918, 2919, 2920, 2921, 2922, 2923, 2924, 2925, 2926, 2927, 2928, 2929, 2930, 2931, 2932, 2933, 2934, 2935, 2936, 2937, 2938, 2939, 2940, 2941, 2942, 2943, 2944, 2945, 2946, 2947, 2948, 2949, 2950, 2951, 2952, 2953, 2954, 2955, 2956, 2957, 2958, 2959, 2960, 2961, 2962, 2963, 2964, 2965, 2966, 2967, 2968, 2969, 2970, 2971, 2972, 2973, 2974, 2975, 2976, 2977, 2978, 2979, 2980, 2981, 2982, 2983, 2984, 2985, 2986, 2987, 2988, 2989, 2990, 2991, 2992, 2993, 2994, 2995, 2996, 2997, 2998, 2999, 3000, 3001, 3002, 3003, 3004, 3005, 3006, 3007, 3008, 3009, 3010, 3011, 3012, 3013, 3014, 3015, 3016, 3017, 3018, 3019, 3020, 3021, 3022, 3023, 3024, 3025, 3026, 3027, 3028, 3029, 3030, 3031, 3032, 3033, 3034, 3035, 3036, 3037, 3038, 3039, 3040, 3041, 3042, 3043, 3044, 3045, 3046, 3047, 3048, 3049, 3050, 3051, 3052, 3053, 3054, 3055, 3056, 3057, 3058, 3059, 3060, 3061, 3062, 3063, 3064, 3065, 3066, 3067, 3068, 3069, 3070, 3071, 3072, 3073, 3074, 3075, 3076, 3077, 3078, 3079, 3080, 3081, 3082, 3083, 3084, 3085, 3086, 3087, 3088, 3089, 3090, 3091, 3092, 3093, 3094, 3095, 3096, 3097, 3098, 3099, 3100, 3101, 3102, 3103, 3104, 3105, 3106, 3107, 3108, 3109, 3110, 3111, 3112, 3113, 3114, 3115, 3116, 3117, 3118, 3119, 3120, 3121, 3122, 3123, 3124, 3125, 3126, 3127, 3128, 3129, 3130, 3131, 3132, 3133, 3134, 3135, 3136, 3137, 3138, 3139, 3140, 3141, 3142, 3143, 3144, 3145, 3146, 3147, 3148, 3149, 3150, 3151, 3152, 3153, 3154, 3155, 3156, 3157, 3158, 3159, 3160, 3161, 3162, 3163, 3164, 3165, 3166, 3167, 3168, 3169, 3170, 3171, 3172, 3173, 3174, 3175, 3176, 3177, 3178, 3179, 3180, 3181, 3182, 3183, 3184, 3185, 3186, 3187, 3188, 3189, 3190, 3191, 3192, 3193, 3194, 3195, 3196, 3197, 3198, 3199, 3200, 3201, 3202, 3203, 3204, 3205, 3206, 3207, 3208, 3209, 3210, 3211, 3212, 3213, 3214, 3215, 3216, 3217, 3218, 3219, 3220, 3221, 3222, 3223, 3224, 3225, 3226, 3227, 3228, 3229, 3230, 3231, 3232, 3233, 3234, 3235, 3236, 3237, 3238, 3239, 3240, 3241, 3242, 3243, 3244, 3245, 3246, 3247, 3248, 3249, 3250, 3251, 3252, 3253, 3254, 3255, 3256, 3257, 3258, 3259, 3260, 3261, 3262, 3263, 3264, 3265, 3266, 3267, 3268, 3269, 3270, 3271, 3272, 3273, 3274, 3275, 3276, 3277, 3278, 3279, 3280, 3281, 3282, 3283, 3284, 3285, 3286, 3287, 3288, 3289, 3290, 3291, 3292, 3293, 3294, 3295, 3296, 3297, 3298, 3299, 3300, 3301, 3302, 3303, 3304, 3305, 3306, 3307, 3308, 3309, 3310, 3311, 3312, 3313, 3314, 3315, 3316, 3317, 3318, 3319, 3320, 3321, 3322, 3323, 3324, 3325, 3326, 3327, 3328, 3329, 3330, 3331, 3332, 3333, 3334, 3335, 3336, 3337, 3338, 3339, 3340, 3341, 3342, 3343, 3344, 3345, 3346, 3347, 3348, 3349, 3350, 3351, 3352, 3353, 3354, 3355, 3356, 3357, 3358, 3359, 3360, 3361, 3362, 3363, 3364, 3365, 3366, 3367, 3368, 3369, 3370, 3371, 3372, 3373, 3374, 3375, 3376, 3377, 3378, 3379, 3380, 3381, 3382, 3383, 3384, 3385, 3386, 3387, 3388, 3389, 3390, 3391, 3392, 3393, 3394, 3395, 3396, 3397, 3398, 3399, 3400, 3401, 3402, 3403, 3404, 3405, 3406, 3407, 3408, 3409, 3410, 3411, 3412, 3413, 3414, 3415, 3416, 3417, 3418, 3419, 3420, 3421, 3422, 3423, 3424, 3425, 3426, 3427, 3428, 3429, 3430, 3431, 3432, 3433, 3434, 3435, 3436, 3437, 3438, 3439, 3440, 3441, 3442, 3443, 3444, 3445, 3446, 3447, 3448, 3449, 3450, 3451, 3452, 3453, 3454, 3455, 3456, 3457, 3458, 3459, 3460, 3461, 3462, 3463, 3464, 3465, 3466, 3467, 3468, 3469, 3470, 3471, 3472, 3473, 3474, 3475, 3476, 3477, 3478, 3479, 3480, 3481, 3482, 3483, 3484, 3485, 3486, 3487, 3488, 3489, 3490, 3491, 3492, 3493, 3494, 3495, 3496, 3497, 3498, 3499, 3500, 3501, 3502, 3503, 3504, 3505, 3506, 3507, 3508, 3509, 3510, 3511, 3512, 3513, 3514, 3515, 3516, 3517, 3518, 3519, 3520, 3521, 3522, 3523, 3524, 3525, 3526, 3527, 3528, 3529, 3530, 3531, 3532, 3533, 3534, 3535, 3536, 3537, 3538, 3539, 354



File #: 220007

ORDINANCE NO. 220007

Approving the plat of Davidson Elementary, an addition in Clay County, Missouri, on approximately 7.363 acres generally located north of N.E. 51st Street between N. Wayne Avenue to the west and N. Woodland Avenue to the east, creating 1 lot and 4 tracts for the purpose of the combining 2 lots for an elementary school; accepting various easements; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2020-00042)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Davidson Elementary, a subdivision in Clay County, Missouri, a true and correct copy of which is attached hereto and incorporated herein by reference, is hereby approved.

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

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

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

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

Section 6. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on January 5, 2021.

..end

Approved as to form and legality:

Eluard Alegre
Assistant City Attorney

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

220007

Ordinance Number

Brief Title

Approving the plat of Davidson Elementary, an addition in Kansas City, Clay County, Missouri

<p>Specific Address Approximately 7.363 acres generally located north of N.E. 51st Street lot and 4 tracts between N. Wayne Avenue to the west and N. Woodland Avenue to the east, creating 1</p>	<p>Sponsor</p>	<p>Jeffrey Williams, AICP, Director Department of City Planning & Development</p>
<p>Reason for Project This final plat application was initiated by School District 74, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to combine lots for an elementary school.)</p>	<p>Programs, Departments, or Groups Affected</p>	<p>City-Wide Council District(s) 1(CL) O'Neill - Hall Other districts (school, etc.) North Kansas City 250</p>
<p>Discussion This is a routine final plat ordinance that authorizes staff to continue to process the plat for recording. This plat can be added to the consent agenda.</p> <p>CONTROLLING CASE CD-SUP-2020-00042 - On November 10, 2020 the Board of Zoning Adjustment approved a special use permit which serves as a preliminary plat to allow for a new school (public/civic use) in an R-6 zoning district.</p>	<p>Applicants / Proponents</p>	<p>Applicant(s) School District 74 City Department City Planning and Development Other</p>
	<p>Opponents</p>	<p>Groups or Individuals None Known Basis of Opposition</p>
	<p>Staff Recommendation</p>	<p><input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:</p>
	<p>Board or Commission Recommendation</p>	<p>By: City Plan Commission January 5, 2021 <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions</p>
	<p>Council Committee Actions</p>	<p><input type="checkbox"/> Do Pass <input type="checkbox"/> Do Pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass</p>

Details

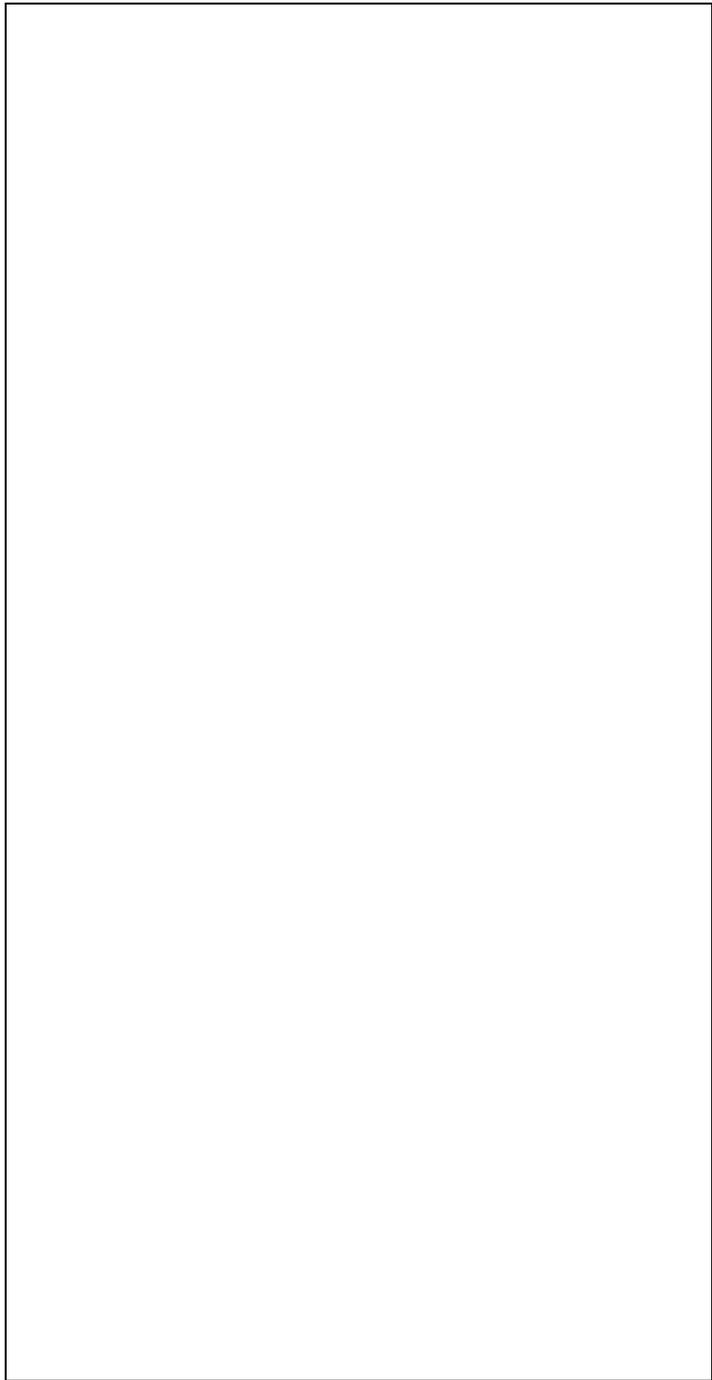
--

Policy / Program Impact

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

Finances

Cost & Revenue Projections – Including Indirect Costs N/A	
Financial Impact N/A	
Fund Source and Appropriation Account Costs N/A	
Is it good for the children?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No



How will this contribute to a sustainable Kansas City?	<p>This final plat will combine 2 existing lots into 1 lot and also create 4 tracts in District R-6. This specific plat is generally located at 5100 N. Highland Avenue. This is the final plat for the Davidson Elementary School campus. There is a previously-approved special use permit which serves as a preliminary plat. The preliminary plat approved the demolition of the existing building and construction of a new elementary school. Additional amenities and improved access to the site are also proposed, including new vehicular access from NE 52nd Terrace to the north. The plat will allow for better functionality and accessibility to the site, as well as improved storm water detention. The storm water facilities will reduce the overall storm water volume and attenuate the peak runoff rate to less than existing conditions. The private open space will also retain much of the existing natural vegetation and natural waterways. Runoff from within the development will be conveyed in an enclosed storm sewer system and released into the detention facilities. New sanitary sewers will be constructed that will minimize infiltration and inflow within the system conveyed to the treatment facility. Stream setbacks will be maintained to the limits of the riparian corridor which will preserve the native vegetation and natural waterways. This development will increase the tax base for the developed lots and will provide ample permanent greenspace within the development.</p> <p>Written by Lucas Kaspar, PE</p>
---	--

Project Start Date

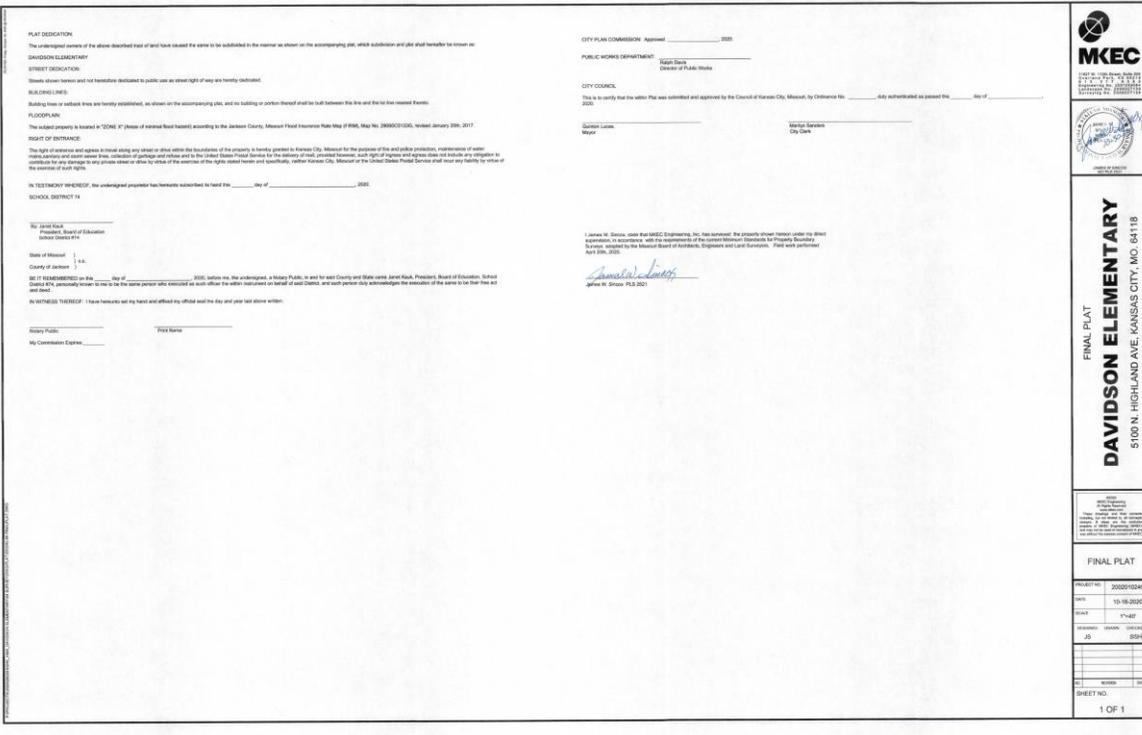
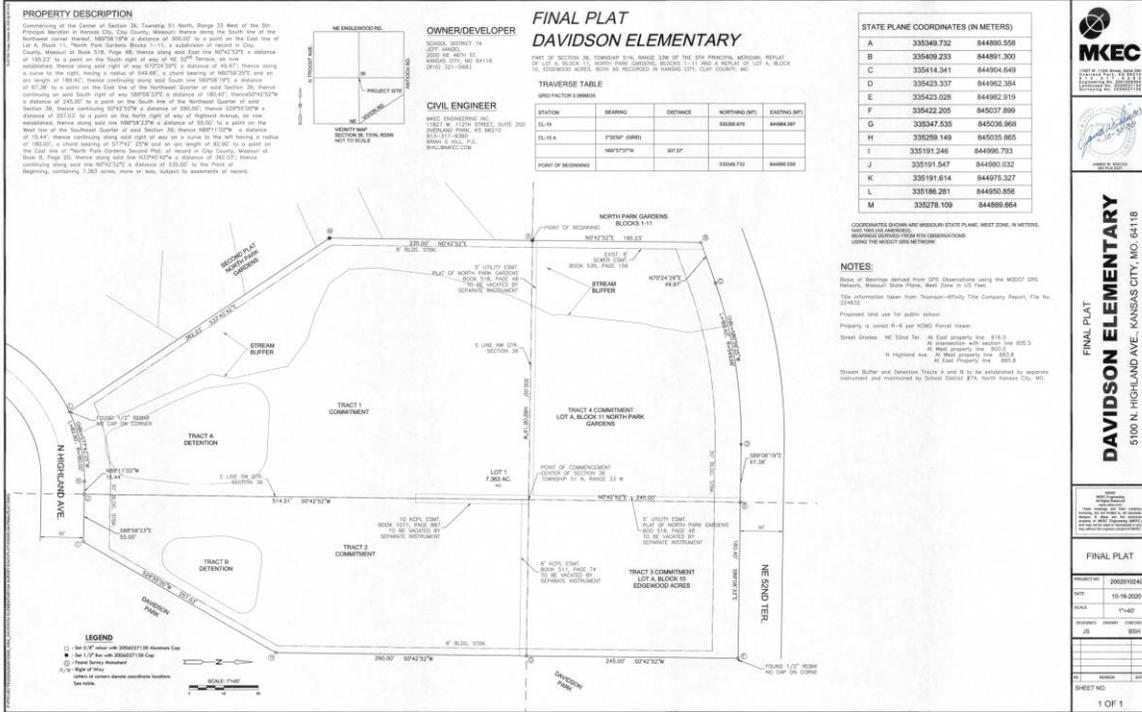
Projected Completion or Occupancy Date

Fact Sheet Prepared by:
Thomas Holloway

Date: December 20, 2021

Reviewed by:
Joe Rexwinkle
Development Management Division (DMD)
City Planning & Development

Reference or Case Numbers: CLD-FnPlat-2020-00042





File #: 220008

ORDINANCE NO. 220008

Approving the plat of Genesis Place Estates – Second Plat, an addition in Platte County, Missouri, on approximately 20 acres generally located north of N. Adrian Avenue and N.W. Old Stagecoach Road, creating 73 lots and 1 tract for the purpose of constructing a 73 lot single family home subdivision; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2021-00009)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Genesis Place Estates – Second Plat, a subdivision in Platte County, Missouri, a true and correct copy of which is attached hereto and incorporated herein by reference, is hereby approved.

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

Section 3. That the grades of the streets and other public ways set out on the plat, herein accepted are hereby established at the top of curb, locating and defining the grade points which shall be connected by true planes or vertical curves between such adjacent grade points, the elevations of which are therein given, in feet above the City Directrix.

Section 4. That the Director of City Planning and Development is hereby authorized to execute a Covenant to Maintain Storm Water Detention and BMP Facilities Agreement, to be in a form substantially as that attached hereto as Exhibit A and incorporated herein by reference.

Section 5. That the Director of City Planning and Development is hereby authorized to execute and/or accept any and all agreements necessary to clear the title of any right of way, utility easements or other public property dedicated on the plat.

Section 6. That the City Clerk is hereby directed to record copies of this ordinance, together with the documents described herein and all other relevant documents, when the Developer has met all of the requirements for the plat to be released for recording, in the Office of the Recorder of Deeds of Platte County, Missouri.

Section 7. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on May 18, 2021.

..end

Approved as to form and legality:

Eluard Alegre
Assistant City Attorney

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

220008

Ordinance Number

Brief Title

Approving the plat of Genesis Place Estates – Second Plat, an addition in Kansas City, Platte County, Missouri

<p>Specific Address Approximately 20 acres generally located north of N. Adrian Ave. and N.W. Old Stagecoach Road, creating 73 lots and 1 tract.</p>	<p>Sponsor</p>	<p>Jeffrey Williams, AICP, Director Department of City Planning & Development</p>
<p>Reason for Project This final plat application was initiated by Green Hills Investors LLC, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 73 lot single family home subdivision.)</p>	<p>Programs, Departments, or Groups Affected</p>	<p>City-Wide Council District(s) 2(PL) Fowler - Loar Other districts (school, etc.) Platte County R-III</p>
<p>Discussion This is a routine final plat ordinance that authorizes staff to continue to process the plat for recording. This plat can be added to the consent agenda.</p> <p>CONTROLLING CASE Case No. CD-CPC-2020-00042 – Ordinance No. 200368 passed by City Council on 5/21/2020, approved an amendment to adjust the phasing of a previously approved preliminary development plan in districts R-2.5 and R-6 on approximately 246 acres generally located at the northeast corner of N. Green Hills Road and NW Tiffany Springs Road.</p>	<p>Applicants / Proponents</p>	<p>Applicant(s) Green Hills Investors LLC City Department City Planning and Development Other</p>
	<p>Opponents</p>	<p>Groups or Individuals None Known Basis of Opposition</p>
	<p>Staff Recommendation</p>	<p><input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:</p>
	<p>Board or Commission Recommendation</p>	<p>By: City Plan Commission May 18, 2021 <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions</p>
	<p>Council Committee Actions</p>	<p><input type="checkbox"/> Do Pass <input type="checkbox"/> Do Pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass</p>

Details

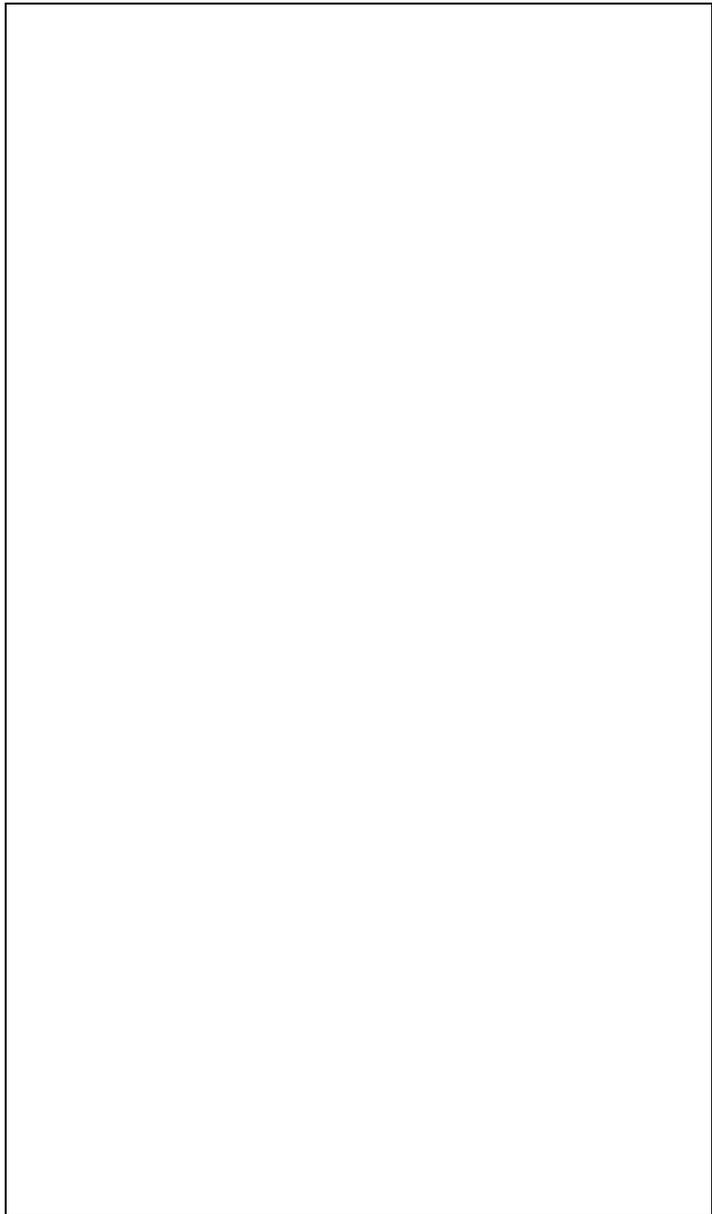
--

Policy / Program Impact

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

Finances

Cost & Revenue Projections – Including Indirect Costs N/A	
Financial Impact N/A	
Fund Source and Appropriation Account Costs N/A	
Is it good for the children?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No



How will this contribute to a sustainable Kansas City?	<p>This project consists of public and private improvements for a 73 lot single-family residential development on approximately 20 acres of previously undeveloped property. There is also an existing stormwater detention facility constructed by an earlier plat. These facilities will reduce the overall storm water volume and attenuate the peak runoff rate to less than existing conditions. The private open space will also retain much of the existing natural vegetation and natural waterways. Runoff from within the development will be conveyed in an enclosed storm sewer system and released into the detention facilities. Common areas will be maintained by the homeowners' association through a covenant agreement. Modern and safe, walkable streets with sidewalks, curb and gutter and street lights will be constructed. New sanitary sewers will be constructed that will minimize infiltration and inflow within the system conveyed to the treatment facility. Homeowners must adhere to the codes, covenants and restrictions prepared for the project to assure ongoing maintenance and upkeep of their personal residences and common properties. This development will increase the tax base for the developed lots and will provide ample permanent greenspace within the development.</p> <p>Written by Lucas Kaspar, PE</p>
---	---

Project Start Date

Projected Completion or Occupancy Date

Fact Sheet Prepared by:
Thomas Holloway

Date: December 29, 2021

Reviewed by:
Joseph Rexwinkle
Development Management Division (DMD)
City Planning & Development

Reference or Case Numbers: CLD-FnPlat-2021-00009



File #: 220009

ORDINANCE NO. 220009

Approving the plat of Terrapin, an addition in Jackson County, Missouri, on approximately 2.40 acres generally located at the northeast corner of Indiana Avenue and E. 23rd Street, creating 1 lot for the purpose of medical marijuana cultivation and extraction facility; accepting and releasing various easements; vacating a portion of a street; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2020-00032)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Terrapin, a subdivision in Jackson County, Missouri, a true and correct copy of which is attached hereto and incorporated herein by reference, is hereby approved.

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

Section 3. That the north-south alley east of Indiana Avenue and west of Interstate 70 from E. 22nd Street to E. 23rd Street along with a portion of E. 23rd Street which is identified on

the plat as right of way “to be vacated by this plat,” is hereby vacated because 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. This vacation does not become effective until the final plat is recorded.

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

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

Section 6. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on December 21, 2021.

..end

Approved as to form and legality:

Eluard Alegre
Assistant City Attorney

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

220009

Ordinance Number

Brief Title

Approving the plat of Terrapin, an addition in Kansas City, Jackson County, Missouri

<p>Specific Address Approximately 0.00 acres generally located 2.40, creating 1 lot.</p>	<p>Sponsor Jeffrey Williams, AICP, Director Department of City Planning & Development</p>
<p>Reason for Project This final plat application was initiated by 5425 Prospect Ave, LLC in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a medical marijuana cultivation and extraction facility.)</p>	<p>Programs, Departments, or Groups Affected City-Wide Council District(s) 3(JA) Ellington - Robinson Other districts (school, etc.) Kansas City Missouri 110</p>
<p>Discussion This is a routine final plat ordinance that authorizes staff to continue to process the plat for recording. This plat can be added to the consent agenda.</p> <p>CONTROLLING CASE Case No. 11745-P-7 – The City Council approved by Ordinance No. 980747 on July 30, 1998 allowed for rezoning an area of approximately 10 acres generally bounded by Indiana Avenue on the west, 23rd Street on the south and Interstate 70 on the north and east, from District URD (Urban Redevelopment District) to District M-1 (Light Industry). The proposed request is in substantial conformance to the controlling plan.</p> <p>RELATED RELEVANT CASES Case No. 242-S-7 - The City Council approved Resolution No. 100343 on May 27, 2010 Amending the Downtown East Area Plan to change the proposed land use from low density residential to industrial/commercial for an area of about 59 acres generally bounded by Benton Plaza on the north, Interstate 70 on the east, 24th Street on the south and College Avenue, Kansas Avenue and Bellefontaine Avenue on the west.</p>	<p>Applicants / Proponents Applicant(s) 5425 Prospect Ave, LLC City Department City Planning and Development Other</p> <p>Opponents Groups or Individuals None Known Basis of Opposition</p> <p>Staff Recommendation <input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:</p> <p>Board or Commission Recommendation By: City Plan Commission October 20, 2021 <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions</p> <p>Council Committee Actions <input type="checkbox"/> Do Pass <input type="checkbox"/> Do Pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass</p>

Details

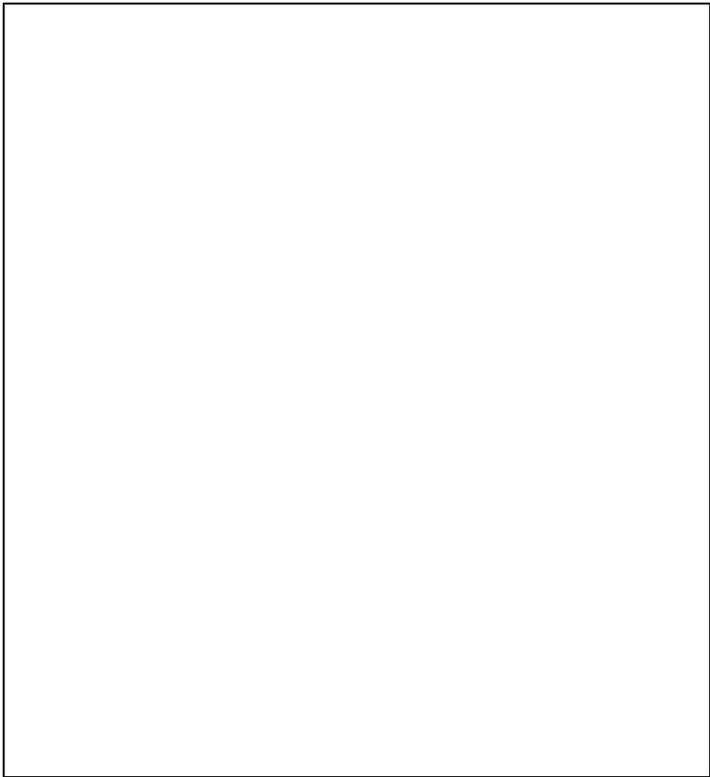
--

Policy / Program Impact

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

Finances

Cost & Revenue Projections – Including Indirect Costs N/A	
Financial Impact N/A	
Fund Source and Appropriation Account Costs N/A	
Is it good for the children?	<input type="checkbox"/> Yes <input type="checkbox"/> No



How will this contribute to a sustainable Kansas City?	<p>This project consists of platting private improvements for a commercial development on previously developed property. The first 1.5 inches of runoff will be detained on-site. The storm water detention facility will assure that the pre-development peak discharge rate and volume will not be exceeded after development of the site. As part of the development, an assessment of the existing conditions of the perimeter curb and gutter, sidewalk and drive approaches will be made. Any of these elements found not in compliance with current City standards, must be removed and replaced. The removal and replacement of deteriorating infrastructure will eliminate erosion, discourage further deterioration and improve the overall aesthetics of the site.</p> <p>Written by Lucas Kaspar, PE</p>
---	--

Project Start Date

Projected Completion or Occupancy Date

Fact Sheet Prepared by:
Thomas Holloway

Date: December 1, 2021

Reviewed by:
Joseph Rexwinkle
Land Development Division (LDD)
City Planning & Development

Reference or Case Numbers: CLD-FnPlat-2020-00032



File #: 220003

ORDINANCE NO. 220003

Accepting and approving a one-year grant award for a total amount of \$150,000.00 with the Health Forward Foundation to provide funding for support of the Health Commission’s Kansas City Community Health Improvement Plan (KC-CHIP); estimating and appropriating \$150,000.00 in the Health Grants Fund; designating requisitioning authority.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That a one-year grant award in the amount of \$150,000.00 between the City of Kansas City, Missouri, acting through its Director of Health, and the Health Forward Foundation, whereby the Health Forward Foundation will provide funding for one KC-CHIP Manager and two KC-CHIP Coordinator positions to support the work of the Health Commission for the period beginning December 15, 2021 through December 15, 2022, is hereby accepted and approved. A copy of the grant award agreement, in substantial form, is on file with the Director of Health.

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

22-2480-500001-479977-G50583923	Health Forward Foundation CHIP	\$150,000.00
---------------------------------	--------------------------------	--------------

Section 3. That the sum of \$150,000.00 is hereby appropriated from the Unappropriated Fund Balance of the Health Grants Fund in the following accounts:

22-2480-505839-B-G50583923	Health Forward Foundation CHIP	\$150,000.00
----------------------------	--------------------------------	--------------

Section 4. That the Director of Health is hereby authorized to expend the sum of \$150,000.00 from funds appropriated to Account No. 22-2480-505839-G50583923 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 Guarino
Assistant City Attorney

LEGISLATIVE FACT SHEET		Legislation Number:	220003	
		Approval Deadline:		
LEGISLATION IN BRIEF:				
What is the reason for this legislation?		Fact Sheet Color Codes		
		User Entered Field		
		User Select From Menu		
		For OMB Use		
		Sponsor(s)		
		Programs, Departments, or Groups Affected		
		Sub-Program in Budget (page #)		
		Applicants/ Proponents	City Department	
			Other	
		Staff Recommendation		
		Board or Commission Recommendation		
		Future Impacts		
Cost of Legislation current Fiscal Year				
Costs in Future Fiscal Years?				
Annual Revenue Increase/Decrease				
Applicable Dates:				
Prepared by:				
Date Prepared:				
Reviewed by:				
Date Reviewed				
Reference Numbers				
Discussion (including relationship to other Council actions)				
Citywide Business Plan Goal				
Citywide Business Plan Objective				
Citywide Business Plan Strategy				

LEGISLATIVE FISCAL NOTE	LEGISLATION NUMBER:	220003
--------------------------------	------------------------	---------------

LEGISLATION IN BRIEF:

Accepting and approving a one-year grant award for a total amount of \$150,000.00 with the Health Forward Foundation to provide funding for support of the Health Commission's Kansas City Community Health Improvement Plan (KC-CHIP); estimating and appropriating \$150,000.00 in the Health Grants Fund; designating requisitioning authority.

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? NO *Yes/No*
See Section 01 for the City's Grant Match in the Current Fiscal year

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

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

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

Section 00: Notes:
This grant spans from December 15, 2021 to December 15, 2022. All funds are budgeted in FY22, and remaining funds will roll forward for FY23.

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

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

FUND	DEPTID	ACCOUNT	PROJECT	FY 21-22 BUD	FY 22-23 EST
2480	500001	479977	G50583923	150,000.00	

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

FUND	DEPTID	ACCOUNT	PROJECT	FY 21-22 BUD	FY 22-23 EST
2480	505839	B	G50583923	150,000.00	

NET IMPACT ON OPERATIONAL BUDGET				-	-
<i>RESERVE STATUS:</i>				REVENUE SUPPORTED	

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	150,000.00						
		-						
		-						
		-						
TOTAL REV		150,000.00	-	-	-	-	-	-

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	150,000.00						
TOTAL EXP		150,000.00	-	-	-	-	-	-

NET Per-YEAR IMPACT		-	-	-	-	-	-	-
NET IMPACT (SIX YEARS)		-						

REVIEWED BY Vickie Watson DATE 1/3/2022

Health Forward Foundation CHIP

Object Line	FY22	Total
B18560 Contractual Services	\$150,000.00	\$150,000.00
B Contractual Services	\$150,000.00	\$150,000.00
TOTAL	\$150,000.00	\$150,000.00

Health Forward Foundation CHIP

Revenues				
Account Number	Revenue Account Title	Current Budget Estimate	Revised Estimate	Dollar Change
22-2480-500001-479977-G50583923	Health Forward Foundation CHIP	\$ -	\$ 150,000.00	\$ 150,000.00

Appropriations				
Account Number	Appropriation Account Title	Current Estimate	Revised Estimate	Dollar Change
22-2480-505839-B-G50583923	Health Forward Foundation CHIP	\$ -	\$ 150,000.00	\$ 150,000.00
		\$ -	\$ 150,000.00	\$ 150,000.00



File #: 220012

ORDINANCE NO. 220012

Accepting and approving a \$30,000.00 pass-through federal grant award agreement from the International Center for Appropriate and Sustainable Technology to support implementation of integrated healthy homes/weatherization assessments and protocols in low-income multifamily residences; estimating and appropriating \$30,000.00 in the Health Grants Fund; and designating requisitioning authority.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That a grant award, in the amount of \$30,000.00 between the City of Kansas City, Missouri, acting through its Director of Health, and the International Center for Appropriate and Sustainable Technology (ICAST), whereby ICAST will provide funding to coordinate and support implementation of integrated healthy homes and weatherization assessments and protocols to provide Healthy Homes interventions in low-income multifamily residences within Kansas City, Missouri for the current HUD grant period beginning June 15, 2021 through June 14, 2024, for a total amount not to exceed \$30,000.00, is hereby accepted and approved. A copy of the grant award agreement, in substantial form, is on file with the Director of Health.

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

22-2750-500001-476270-G50507624	ICAST Grant	\$30,000.00
---------------------------------	-------------	-------------

Section 3. That the sum of \$30,000.00 is hereby appropriated from the Unappropriated Fund Balance of the Health Grants Fund in the following accounts:

22-2750-505076-A-G50507624	ICAST Grant	\$30,000.00
----------------------------	-------------	-------------

Section 4. That the Director of Health is hereby authorized to expend the sum of \$30,000.00 from funds appropriated to Account No. 22-2750-505076-G50507624 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 Guarino
Assistant City Attorney

LEGISLATIVE FACT SHEET	Legislation Number:	220012	
	Approval Deadline:		
LEGISLATION IN BRIEF:			
What is the reason for this legislation?	Fact Sheet Color Codes		
	User Entered Field		
	User Select From Menu		
	For OMB Use		
	Sponsor(s)		
	Programs, Departments, or Groups Affected		
	Sub-Program in Budget (page #)		
	City Department		
	Applicants/ Proponents	Other	
	Staff Recommendation		
	Board or Commission Recommendation		
	Future Impacts		
Cost of Legislation current Fiscal Year			
Costs in Future Fiscal Years?			
Annual Revenue Increase/Decrease			
Applicable Dates:			
Prepared by:			
Date Prepared:			
Reviewed by:			
Date Reviewed			
Reference Numbers			
Discussion (including relationship to other Council actions)			
Citywide Business Plan Goal			
Citywide Business Plan Objective			
Citywide Business Plan Strategy			

LEGISLATIVE FISCAL NOTE

LEGISLATION
NUMBER:

220012

LEGISLATION IN BRIEF:

Accepting and approving a \$30,000.00 pass thru federal grant award agreement from the International Center for Appropriate and Sustainable Technology to support implementation of integrated healthy homes/weatherization assessments and protocols in low-income multifamily residences; estimating and appropriating \$30,000.00 in the Health Grants Fund; and designating requisitioning authority.

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?

NO

Yes/No

See Section 01 for the City's Grant Match in the Current Fiscal year

Does this legislation estimate Grant Revenues?

YES

Yes/No

See Section 02 for the New Estimated Revenues by Year.

Does this legislation estimate Grant Appropriations?

YES

Yes/No

See Section 03 Below, Note all future Revenues in Section 04.

Does this grant create an ongoing expense for the city?

NO

Yes/No

See Section 04 for five years of ongoing operational Impacts.

Section 00: Notes:

The grant period spans from June 15, 2021 through June 14, 2024, for a total amount not to exceed \$30,000.00. All funds are budgeted in FY22, and remaining funds will roll forward to outyears.

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

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

FUND	DEPTID	ACCOUNT	PROJECT	FY 21-22 BUD	FY 22-23 EST
2750	500001	476270	G50507624	30,000.00	

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

FUND	DEPTID	ACCOUNT	PROJECT	FY 21-22 BUD	FY 22-23 EST
2750	505076	A	G50507624	30,000.00	

NET IMPACT ON OPERATIONAL BUDGET

RESERVE STATUS:

REVENUE SUPPORTED

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
2750	HUD-Lead Grant	30,000.00						
		-						
		-						
		-						
TOTAL REV		30,000.00	-	-	-	-	-	-

FUND	FUND NAME	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	All Outyears
2750	HUD-Lead Grant	30,000.00						
TOTAL EXP		30,000.00	-	-	-	-	-	-

NET Per-YEAR IMPACT	-	-	-	-	-	-	-	-
----------------------------	---	---	---	---	---	---	---	---

NET IMPACT (SIX YEARS)	-							
--------------------------------	---	--	--	--	--	--	--	--

REVIEWED BY

Vickie Watson

DATE

1/3/2022

ICAST Grant

Revenues

Account Number	Revenue Account Title	Current Budget Estimate	Revised Estimate	Dollar Change
22-2750-500001-476270-G50507624	ICAST Grant	\$ -	\$ 30,000.00	\$ 30,000.00

Appropriations

Account Number	Appropriation Account Title	Current Estimate	Revised Estimate	Dollar Change
22-2750-505076-A-G50507624	ICAST Grant	\$ -	\$ 30,000.00	\$ 30,000.00
		\$ -	\$ 30,000.00	\$ 30,000.00

ICAST Grant

Object Line	FY22	Total
A01100 Personnel	\$30,000.00	\$30,000.00
A Personnel Services	\$30,000.00	\$30,000.00
TOTAL	\$30,000.00	\$30,000.00



File #: 220013

ORDINANCE NO. 220013

Rezoning an area of about 2.276 acres, generally located on the east side of Highland Avenue in between 24th Street to the north and 25th Street to the south from District UR to District UR to approve an amendment to a previously approved development plan and a preliminary plat to create two (2) lots for construction of thirty-nine (39) residential units. (CD-CPC-2021-00182)

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-1307, rezoning an area of approximately 2.276 acres generally located on the east side of Highland Avenue in between 24th Street to the north and 25th Street to the south from District UR (Urban Redevelopment) to District UR (Urban Redevelopment), said section to read as follows:

Section 88-20A-1307. That an area legally described as:

Cowherds Vine Street Addition Lots 31-45 together with; Mount Evanston Lots 16-30 a subdivision in Kansas City, Jackson county, Missouri.

is hereby rezoned from District UR (Urban Redevelopment) to District UR (Urban Redevelopment), all as shown outlined on a map marked Section 88-20A-1307, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

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

1. The developer shall revise the preliminary plat drawing to indicate the proposed property lines include the proposed vacation of the alleyway on the east side of the property, and ensure it shows the minimum information required for the preliminary plat prior to issuance of a building permit.
2. 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.

3. The developer shall submit plans to the Land Development Division and obtain permits to construct sidewalks along the platted frontage and construct associated ADA ramps at all intersections and proposed entrance drives as necessary for the type of drive approach.
4. The developer shall submit covenants, conditions and restrictions to the Land Development Division for approval by the Law Department 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.
5. After the City Plan Commission enters its disposition for the development plan, the developer shall not enter into any agreement that would encumber or otherwise have any impact on the proposed right-of-way dedications for the planned project without the prior written consent of the Land Development Division.
6. The developer shall grant a BMP and/or surface drainage easement to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.
7. The developer shall submit plans for grading, siltation, and erosion control to the Land Development Division for review and acceptance, and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
8. 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.
9. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri.
10. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit to connect the private system to the public sewer main and depending on adequacy of the receiving system, make other improvements as may be required.
11. The developer shall integrate into the existing streetlight system any relocated streetlights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights

must comply with all adopted lighting standards.

12. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the entire site to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system and manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted, and the developer shall secure permits to construct any improvements required by the Land Development Division prior to recording the plat.
13. The developer shall subordinate to the City all private interest in the area of any right-of-way dedication, in accordance with Chapter 88 as required by the Land Development Division, prior to issuance of any construction permits within said right-of-way, and the developer shall be responsible for all costs associated with subordination activities now and in the future.
14. The south half of 24th Street shall be improved to City standards as required by Chapter 88, to current standards, including curbs, gutters, sidewalks, streetlights, relocating any utilities as may be necessary and adjusting vertical grades for the road, and obtaining required permits from the Land Development Division for said improvement prior to recording the plat or prior to issuance of a building permit, whichever occurs first.
15. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
16. The north half of 25th Street shall be improved to City standards as required by Chapter 88, to current standards, including curbs, gutters, sidewalks, streetlights, relocating any utilities as may be necessary and adjusting vertical grades for the road, and obtaining required permits from the Land Development Division for said improvement prior to recording the plat or prior to issuance of a building permit, whichever occurs first.
17. The east half of Highland Avenue shall be improved to City standards as required by Chapter 88, to current standards, including curbs, gutters, sidewalks, streetlights, relocating any utilities as may be necessary and adjusting vertical grades for the road, and obtaining required permits from the Land Development Division for said improvement prior to recording the plat or prior to issuance of a building permit, whichever occurs first.

18. The full width of 24th Terrace shall be improved to City standards as required by Chapter 88, to current standards, including curbs, gutters, sidewalks, streetlights, relocating any utilities as may be necessary and adjusting vertical grades for the road, and obtaining required permits from the Land Development Division for said improvement prior to recording the plat or prior to issuance of a building permit, whichever occurs first.
19. The developer shall petition for the vacation of the existing alleyway as shown on the development plan on the east side of the property and relocate sewers as required by the Departments of Water Services, the Land Development Division, and Development Services prior to recording of the final plat.
20. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to a certificate of occupancy.
21. The developer shall secure approval of a final development plan from the Development Management Division staff prior to building permit.
22. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to a certificate of occupancy.
23. The required street vacation application shall be approved prior to issuance of a building permit.
24. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.
25. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
26. The developer shall revise the outdoor lighting plan to conform to 88-430 prior to a building permit.
27. The proposed fence shall not exceed 4 feet in the front and street side yard and 6 feet for the rear and interior side yard.
28. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)

29. 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)
30. Fire hydrant distribution shall follow IFC-2018 Table C102.1.
31. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks and Recreation Department's Forestry Division prior to beginning work in the public right-of-way.
32. 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 a certificate of occupancy.
33. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations.
34. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
35. The developer shall submit fire hydrant installation plans meeting the 300 foot maximum spacing along the adjacent public roadways. Plans shall be prepared by a registered professional engineer in Missouri. They shall be submitted to the water main extension desk for review, acceptance and contracts per the Kansas City Water rules and regulations for water main extensions and relocations.
36. The developer shall submit an analysis by a registered professional engineer in Missouri to verify adequate capacity of the existing water mains and verify fire flow capacity prior to the issuance of new water service permits. Depending on adequacy of the existing water mains systems, making other improvements may be required.

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

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

..end

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

ordinance was duly advertised and public hearings were held.

Secretary, City Plan Commission

Approved as to form and legality:

Sarah Baxter
Assistant City Attorney

COMMUNITY PROJECT/REZONING

Ordinance Fact Sheet

Case No. CD-CPC-2021-00182

Rezoning

Rezoning an area of about 2.276 acres, generally located on the east side of Highland Avenue in between 24th Street to the north and 25th Street to the south from District UR to District UR to approve an amendment to a previously approved development plan and a preliminary plat to create two (2) lots for construction of thirty-nine (39) residential units. (CD-CPC-2021-00182)

Details

Location: generally located on the east side of Highland Avenue in between 24th Street to the north and 25th Street to the south

Reason for Legislation: Rezoning to UR require City Council approval.

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

- The developer shall revise the preliminary plat drawing to indicate the proposed property lines include the proposed vacation of the alleyway on the east side of the property and ensure it shows the minimum information required for the preliminary plat prior to issuance of building permit.
- 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.
- The developer shall submit plans to Land Development Division and obtain permits to construct sidewalks along the platted frontage and construct associated ADA ramps at all intersection and proposed entrance drives as necessary for the type of drive approach.
- 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.
- After the City Plan Commission enters its disposition for the development plan, the developer shall not enter into any agreement that would encumber or otherwise have any impact on the proposed right-of-way dedications for the planned

Positions/Recommendations

Sponsors	Jeffrey Williams, AICP, Director Department of City Planning & Development
Programs, Departments or Groups Affected	3 rd District (Ellington, Robinson)
Applicants / Proponents	<p>Applicant Kathleen Bole Brinshore Development 1001 Bannock St, 1085 Denver, CO 80204</p> <p>City Department City Planning & Development</p> <p>Other</p>
Opponents	<p>Groups or Individuals</p> <p>Basis of Opposition</p>
Staff Recommendation	<p><input checked="" type="checkbox"/> For</p> <p><input type="checkbox"/> Against</p> <p>Reason Against</p>
Board or Commission Recommendation	<p>City Plan Commission (6-0) 12-7-2021 By Allender, Beasley, Crawl, Enders, Rojas, Baker)</p> <p><input type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No Action Taken</p> <p><input checked="" type="checkbox"/> For, with revisions or conditions (see details column for conditions)</p>
Council Committee Actions	<p><input type="checkbox"/> Do Pass</p> <p><input type="checkbox"/> Do Pass (as amended)</p> <p><input type="checkbox"/> Committee Sub.</p> <p><input type="checkbox"/> Without Recommendation</p> <p><input type="checkbox"/> Hold</p>

project without the prior written consent of the Land Development Division.

6. The developer must grant a BMP and/or Surface Drainage Easement] to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.

7. The owner/developer must submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.

8. 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.

9. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, as amended, commonly known as the Development Regulations.

10. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required.

11. The developer must integrate into the existing street light system any relocated existing street lights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.

12. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to the Land Development Division evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 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.

Do not pass

The analysis shall be submitted, and the developer shall secure permits to construct any improvements required by the Land Development Division prior to recording the plat.

13. The developer must subordinate to the City all private interest in the area of any right-of-way dedication, in accordance with Chapter 88 and as required by the Land Development Division, prior to issuance of any construction permits within said right-of-way, and that the owner/developer shall be responsible for all costs associated with subordination activities now and in the future.

14. That the south half of 24th Street shall be improved to City standards as required by Chapter 88, to current standards, including curbs and gutters, sidewalks, street lights, relocating any utilities as may be necessary and adjusting vertical grades for the road, etc., and obtaining required permit from Land Development Division for said improvement prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first.

15. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.

16. That the north half of 25th Street shall be improved to City standards as required by Chapter 88, to current standards, including curbs and gutters, sidewalks, street lights, relocating any utilities as may be necessary and adjusting vertical grades for the road, etc., and obtaining required permit from Land Development Division for said improvement prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first.

17. That the east half of Highland Avenue shall be improved to City standards as required by Chapter 88, to current standards, including curbs and gutters, sidewalks, street lights, relocating any utilities as may be necessary and adjusting vertical grades for the road, etc., and obtaining required permit from Land Development Division for said improvement prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first.

18. That the full width of 24th Terrace shall be improved to City standards as required by Chapter 88, to current standards, including curbs and gutters, sidewalks, street lights, relocating any utilities as may be necessary and adjusting vertical grades for the road, etc., and obtaining required

permit from Land Development Division for said improvement prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first.

19. The developer must petition for the vacation of the existing alleyway as shown on the development plan on the east side of the property and relocate sewers as required by the Departments of Water Services, the Land Development Division, and Development Services prior to recording of the final plat.

20. 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.

21. The developer shall secure approval of a final development plan from Development Management Division staff prior to building permit.

22. That the developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to Certificate of Occupancy.

23. The required street vacation application shall be approved prior to issuance of building permit.

24. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy.

25. That all signage shall conform to 88-445 and shall require a sign permit prior to installation.

26. Revise the outdoor lighting plan to conform to 88-430 prior to building permit.

27. The proposed fence shall not exceed 4 feet in the front and street side yard and 6 feet for the rear and interior side yard.

28. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)

29. 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)

30. Fire hydrant distribution shall follow IFC-2018 Table C102.1

31. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for

approval and permitting by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way.

32. With the developer proposing to provide payment in lieu of parkland dedication per plans, said payment equates to \$22,839.04. Fee shall be due prior to Certificate of Occupancy.

33. 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.

34. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations.

35. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.

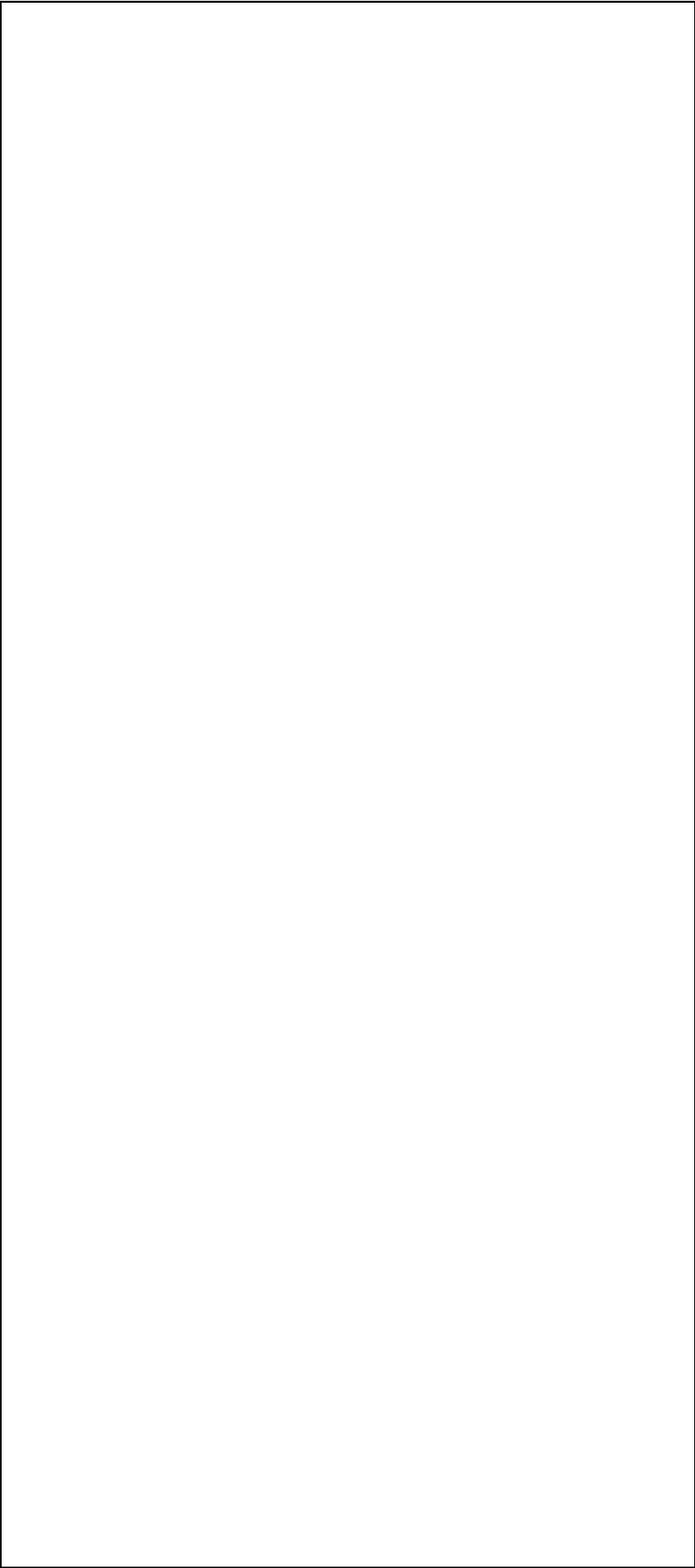
36. The developer must submit Fire Hydrant installation plans meeting the 300' maximum spacing along the adjacent public roadways. Plans shall be prepared by a registered professional Engineer in Missouri. They shall be submitted to the water main extension desk for review, acceptance and contracts per the KC Water Rules and Regulations for Water main extensions and Relocations.

37. The developer shall submit an analysis by a registered Professional Engineer in Missouri to verify adequate capacity of the existing water mains and verify fire flow capacity prior to the issuance of new water service permits. Depending on adequacy of the existing water mains systems, making other improvements may be required.

See Staff Report for more information.

Continued from Page 1

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



Finances

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

Continued from Page 2

Fact Sheet Prepared By: **Date:** 12/9/2021

Xue Wood
Staff Planner

Reviewed By: **Date:** 12/9/2021

Joe Rexwinkle, AICP
Division Manager
Development Management

Initial Application Filed: 10/1/2021

City Plan Commission: 12/7/2021

Revised Plans Filed: 12/9/2021

Reference Numbers:

Case No. CD-CPC-2021-00182



File #: 220014

ORDINANCE NO. 220014

Rezoning an area of about 0.8 acres generally located at 5832 N Oak Trafficway from District R-7.5 to District B1-1. (CD-CPC-2021-00187)

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 88-20A1308, rezoning an area of approximately 0.8 acres generally located at 5832 N Oak Trafficway from District R-7.5 (Residential dash 7.5) to District B1-1 (Neighborhood Business 1 dash 1), said section to read as follows:

Section 88-20A1308. That an area legally described as:

8532 N Oak Tfwy Comm Plat Pauline Carpenter Estate Prt Lots 3 & 4 tr 3 begon e li SE 1/4 NW 1/4 Sec 11 51 33 at Pt 1008.52 ft n of secor th n alg sd e li 235 ft thw 196.94 ft th s 235 ft th e parl w s li Lot 4 Tract 2 sd plat to beg exc e 45 ft in N Oak Tfwy.

is hereby rezoned from District R-7.5 (Residential dash 7.5) to District B1-1 (Neighborhood Business 1 dash 1), all as shown outlined on a map marked Section 88-20A1308, 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:

Sarah Baxter
Assistant City Attorney

COMMUNITY PROJECT/REZONING

Ordinance Number **220014**

Ordinance Fact Sheet

Case No. CD-CPC-2021-00187; CD-CPC-2021-00188

Rezoning

A request to approve a rezoning to B1-1 (Neighborhood Business 1) and an area plan amendment to change the use from residential low density to mixed-use neighborhood on about 0.8 acres, generally located 8532 N. Oak Trafficway. (CD-CPC-2021-00187; CD-CPC-2021-00188)

Details

Location: generally located 8532 N. Oak Trafficway.

Reason for Legislation: Rezoning and Area Plan Amendment applications require City Council approval.

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

No conditions

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 Gashland/Nashua Area Plan recommends Residential Low Density and Mixed Use Neighborhood land use. The request doesn't fully comply to this recommendation; therefore, an area plan amendment is requested along with the rezoning application.

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

Properties to the north include insurance offices and a garden center zoned B1-1. To the east there are office, retail, and restaurant uses zoned B1-1 and B2-2. To the south there are more intense commercial uses zoned B1-1 and B4-2. Lastly, to the west, there are single and multi-family residential uses, zoned R-7.5 and R-1.5.

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

On the east side of the property, there are commercial uses and N Oak, which is a Thoroughfare of 4 lane traffic. On the west side the land is wooded and the neighborhood appears to contain older housing. There is a stream that runs through the area going west. The subject property lies in the middle of diverse zoning and land uses.

Positions/Recommendations

Sponsors	Jeffrey Williams, AICP, Director Department of City Planning & Development
Programs, Departments or Groups Affected	2 nd District (Loar, Fowler)
Applicants / Proponents	Applicant Chanda Oneal Healing Hands LLC 8532 N Oak Trfy Kansas City, MO 64155 City Department City Planning & Development Other
Opponents	Groups or Individuals Basis of Opposition
Staff Recommendation	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against
Board or Commission Recommendation	City Plan Commission (7-0) 12-21-2021 By Baker, Beasley, Crowl, Enders, Hill, Rojas, Sadowski) <input checked="" type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No Action Taken <input type="checkbox"/> For, with revisions or conditions (see details column for conditions)
Council Committee Actions	<input type="checkbox"/> Do Pass <input type="checkbox"/> Do Pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass

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

The site is served by water and sewer and will meet the needs of future development on the site.

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

The existing zoning is R-7.5 and the Personal Improvement Service use is not permitted under this zoning. Under R-7.5 zoning, housing, mainly single family, is the most typical and suitable use. R-7.5 zoning allows for very few commercial uses; therefore, rezoning is necessary in order to expand the current Home Occupation to a full commercial use. Because the subject site is situated in between other commercial zoning districts to the north, east, and south, the rezoning would be appropriate, and not considered a "spot zoning". If this property remained in a residential zoning district, it may not be appealing for a future home buyer because it faces a thoroughfare and the closest neighboring house is around the corner on NE 86th Ter. As a residential property, the existing house is somewhat isolated from the adjacent neighborhoods.

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

Not applicable. The subject property is not currently vacant.

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

In staff's opinion, the proposed rezoning would not detrimentally affect nearby properties because the surrounding zoning, uses, and intensity are similar to what is proposed on the subject site.

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.

Denial of the rezoning and area plan amendment will restrict the applicant from expanding their business, which conforms with the character of the area, and is not projected to adversely impact the surrounding properties.

Based on the applications submitted by the applicant, Staff makes recommendation to each case as following:
 CD-CPC-2021-00187: Staff recommends **APPROVAL WITHOUT CONDITIONS.**
 CD-CPC-2021-00188: Staff recommends **APPROVAL WITHOUT CONDITIONS.**

Continued from Page 1

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

Finances

Cost & Revenue Projections – Including Indirect Costs	
Financial Impact	
Funding Source(s) and	

--

Appropriation Account Codes

Continued from Page 2

<p>Fact Sheet Prepared By: Genevieve Kohn Planner</p>	<p>Date: 12/22/2021</p>	<p>Initial Application Filed: 10/7/2021</p>
<p>Reviewed By: Joe Rexwinkle, AICP Division Manager Development Management</p>	<p>Date: 12/22/2021</p>	<p>City Plan Commission: 12/21/2021</p> <p>Revised Plans Filed: N/A</p>
<p>Reference Numbers: Case No. CD-CPC-2021-00187; CD-CPC-2021-00188</p>		



File #: 220015

RESOLUTION NO. 220015

RESOLUTION - Amending the Gashland-Nashua Area Plan for approximately 0.8 acres generally located at 5832 N. Oak Trafficway to change the recommended land use from residential low density to mixed use neighborhood. (CD-CPC-2021-00188).

WHEREAS, on January 5, 2012, the City Council by Resolution No. 110952 adopted the Gashland-Nashua Area Plan as a guide for the future development and public investments for that area generally bounded by the city limits of Smithville and portions of the unincorporated areas of Clay County, Missouri on the north, the city limits of Gladstone, Missouri on the south, Woodland Avenue/Maplewoods Parkway and Indiana Avenue on the east and the Clay-Platte County boundary on the west; and

WHEREAS, an application was submitted to the City Planning and Development Department to amend the Gashland-Nashua Area Plan by changing the recommended land use from residential low density to mixed use neighborhood for an area of approximately 0.8 acres generally located at 5832 N. Oak Trafficway; and

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

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

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section A. That the Gashland-Nashua Area Plan is hereby amended by changing the recommended land uses and map from residential low density to mixed use neighborhood for an area of approximately 0.8 acres generally located at 5832 N. Oak Trafficway.

Section B. That the Gashland-Nashua 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 plan, all public notices have been given and hearings have been held as required by law.

..end

COMMUNITY PROJECT/REZONING

Ordinance Fact Sheet

Case No. CD-CPC-2021-00187; CD-CPC-2021-00188

Rezoning

A request to approve a rezoning to B1-1 (Neighborhood Business 1) and an area plan amendment to change the use from residential low density to mixed-use neighborhood on about 0.8 acres, generally located 8532 N. Oak Trafficway. (CD-CPC-2021-00187; CD-CPC-2021-00188)

Details

Location: generally located 8532 N. Oak Trafficway.

Reason for Legislation: Rezoning and Area Plan Amendment applications require City Council approval.

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

No conditions

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 Gashland/Nashua Area Plan recommends Residential Low Density and Mixed Use Neighborhood land use. The request doesn't fully comply to this recommendation; therefore, an area plan amendment is requested along with the rezoning application.

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

Properties to the north include insurance offices and a garden center zoned B1-1. To the east there are office, retail, and restaurant uses zoned B1-1 and B2-2. To the south there are more intense commercial uses zoned B1-1 and B4-2. Lastly, to the west, there are single and multi-family residential uses, zoned R-7.5 and R-1.5.

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

On the east side of the property, there are commercial uses and N Oak, which is a Thoroughfare of 4 lane traffic. On the west side the land is wooded and the neighborhood appears to contain older housing. There is a stream that runs through the area going west. The subject property lies in the middle of diverse zoning and land uses.

Positions/Recommendations

Sponsors	Jeffrey Williams, AICP, Director Department of City Planning & Development
Programs, Departments or Groups Affected	2 nd District (Loar, Fowler)
Applicants / Proponents	Applicant Chanda Oneal Healing Hands LLC 8532 N Oak Trfy Kansas City, MO 64155 City Department City Planning & Development Other
Opponents	Groups or Individuals Basis of Opposition
Staff Recommendation	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against
Board or Commission Recommendation	City Plan Commission (7-0) 12-21-2021 By Baker, Beasley, Crowl, Enders, Hill, Rojas, Sadowski) <input checked="" type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No Action Taken <input type="checkbox"/> For, with revisions or conditions (see details column for conditions)
Council Committee Actions	<input type="checkbox"/> Do Pass <input type="checkbox"/> Do Pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass

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

The site is served by water and sewer and will meet the needs of future development on the site.

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

The existing zoning is R-7.5 and the Personal Improvement Service use is not permitted under this zoning. Under R-7.5 zoning, housing, mainly single family, is the most typical and suitable use. R-7.5 zoning allows for very few commercial uses; therefore, rezoning is necessary in order to expand the current Home Occupation to a full commercial use. Because the subject site is situated in between other commercial zoning districts to the north, east, and south, the rezoning would be appropriate, and not considered a "spot zoning". If this property remained in a residential zoning district, it may not be appealing for a future home buyer because it faces a thoroughfare and the closest neighboring house is around the corner on NE 86th Ter. As a residential property, the existing house is somewhat isolated from the adjacent neighborhoods.

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

Not applicable. The subject property is not currently vacant.

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

In staff's opinion, the proposed rezoning would not detrimentally affect nearby properties because the surrounding zoning, uses, and intensity are similar to what is proposed on the subject site.

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.

Denial of the rezoning and area plan amendment will restrict the applicant from expanding their business, which conforms with the character of the area, and is not projected to adversely impact the surrounding properties.

Based on the applications submitted by the applicant, Staff makes recommendation to each case as following:
 CD-CPC-2021-00187: Staff recommends **APPROVAL WITHOUT CONDITIONS.**
 CD-CPC-2021-00188: Staff recommends **APPROVAL WITHOUT CONDITIONS.**

Continued from Page 1

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

Finances

Cost & Revenue Projections – Including Indirect Costs	
Financial Impact	
Funding Source(s) and	

--

Appropriation Account Codes

Continued from Page 2

<p>Fact Sheet Prepared By: Genevieve Kohn Planner</p>	<p>Date: 12/22/2021</p>	<p>Initial Application Filed: 10/7/2021</p>
<p>Reviewed By: Joe Rexwinkle, AICP Division Manager Development Management</p>	<p>Date: 12/22/2021</p>	<p>City Plan Commission: 12/21/2021</p> <p>Revised Plans Filed: N/A</p>
<p>Reference Numbers: Case No. CD-CPC-2021-00187; CD-CPC-2021-00188</p>		



File #: 220016

ORDINANCE NO. 220016

Vacating an alley generally located to the south of E. 19th Street in between Vine Street to the west and Highland Avenue to the east; and directing the City Clerk to record certain documents. (CD-ROW-2021-00005)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Council of Kansas City does hereby find and declare that on the 6th day of December, 2021, a petition was filed with the City Clerk of Kansas City by Robert Anderson for the vacation of the north 95.00 feet of the alley lying east of Vine Street and south of East 19th Street, being more particularly described as follows: Beginning at the northeast corner of Lot 9, Elders Addition, a subdivision in Kansas City, Jackson County, Missouri; thence South 2°19'50" West along the east line of Lots 9 thru 15 of said subdivision, a distance of 95.00 feet to the southeast corner of said Lot 15; thence South 87°28'30" East, a distance of 15.50 feet to the west line of Lot 1, Basie Court Addition, a subdivision in said city, county, and state; thence North 2°19'50" East (plat=North 2°17'31" East) along said west line, a distance of 95.00 feet to the northwest corner thereof; thence North 87°28'30" West along the south right of way line of 19th Street, a distance of 15.50 feet to the point of beginning, giving the distinct description of the alley 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 alley has been obtained in writing, that said consent has been

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

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

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

Section 4. That the north 95.00 feet of the alley lying east of Vine Street and south of East 19th Street, being more particularly described as follows: Beginning at the northeast corner of Lot 9, Elders Addition, a subdivision in Kansas City, Jackson County, Missouri; thence South 2°19'50" West along the east line of Lots 9 thru 15 of said subdivision, a distance of 95.00 feet to the southeast corner of said Lot 15; thence South 87°28'30" East, a distance of 15.50 feet to the west line of Lot 1, Basie Court Addition, a subdivision in said city, county, and state; thence North 2°19'50" East (plat=North 2°17'31" East) along said west line, a distance of 95.00 feet to the northwest corner thereof; thence North 87°28'30" West along the south right of way line of 19th Street, a distance of 15.50 feet to the point of beginning, 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, with the following conditions:

1. The vacation shall not affect the City's lighting facilities.
2. The applicant shall retain all utility easements and protect facilities required by the Kansas City, Missouri Water Services Department.
3. Existing fiber and conduit for traffic signals shall remain in place at the south sidewalk and curb lines of 19th Street.
4. ATT requires that the applicant either retain an easement for the utilities and protect the facilities or ATT can relocate the utilities at the applicant's expense.

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

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

..end

Approved as to form and legality:

Sarah Baxter
Assistant City Attorney

Approved by the City Plan Commission

Secretary

STATE OF MISSOURI)
) ss.
COUNTY OF _____)

On the ____ day of _____, 20____, before me, a Notary Public in and for said County, personally appeared _____ to me known to be the City Clerk of Kansas City, Missouri, in the above and foregoing ordinance mentioned, and acknowledged the said ordinance to be the act and deed of said Kansas City, duly passed by the Council of said City, and became effective as herein stated.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal at my office in Kansas City, Missouri, the day and year first above written.

My term expires _____, 20_____.

Notary Public within and for
County, Missouri

IN RECORDER'S OFFICE

STATE OF MISSOURI)
) ss.
COUNTY OF _____)

I, the undersigned, Recorder of Deeds within and for the County aforesaid, do hereby certify that the foregoing instrument of writing was on the ____ day of

_____, A.D. 20____, at _____ o'clock _____ minutes M., duly filed for record in this office, and with certificate of acknowledgment thereon endorsed, is recorded in the records of this office in Book _____, at page _____.

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

Recorder

By _____
Deputy

COMMUNITY PROJECT/REZONING

Ordinance Number **220016**

Ordinance Fact Sheet

Case No. CD-ROW-2021-00005

A request to vacate an alley on the south side of E. 19th Street in between Vine Street to the west and Highland Avenue to the east to allow for the vehicular use area of a previously approved mixed-use development. (Case No. CD-ROW-2021-00005)

Details

Location: alley on the south side of E. 19th Street in between Vine Street to the west and Highland Avenue to the east

Reason for Legislation: A request to approve a right-of-way vacation requires approval from city council.

The Commission recommended that this application be approved with conditions:

1. The vacation shall not affect the City's lighting facilities.
2. The applicant shall retain all utility easements and protect facilities required by the Kansas City, Missouri Water Services Department.
3. Existing fiber and conduit for traffic signals shall remain in place at the south sidewalk and curb lines of 19th St.
4. ATT requires that the applicant either retain an easement for the utilities and protect the facilities or ATT can relocate the utilities at the applicant's expense.

See staff report for details.

Positions/Recommendations

Sponsors	Jeffrey Williams, AICP, Director Department of City Planning & Development
Programs, Departments or Groups Affected	3 rd District (Ellington, Robinson)
Applicants / Proponents	Applicant Robert Anderson 1270 NE Delta School Rd Lee's Summit, MO 64064 City Department City Planning & Development Other
Opponents	Groups or Individuals
	Basis of Opposition
Staff Recommendation	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against: spot zoning; not in compliance with the area plan recommendation, etc.
Board or Commission Recommendation	City Plan Commission (7-0) 12-21-2021 By Baker, Beasley, Crowl, Enders, Hill, Rojas, Sadowski) <input type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No Action Taken <input checked="" type="checkbox"/> For, with revisions or conditions (see details column for conditions)
Council Committee Actions	<input type="checkbox"/> Do Pass <input type="checkbox"/> Do Pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass

Continued from Page 1

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

Finances

Cost & Revenue Projections – Including Indirect Costs	
Financial Impact	
Funding Source(s) and	

--

Appropriation Account Codes

Continued from Page 2

<p>Fact Sheet Prepared By: Genevieve Kohn Planner</p>	<p>Date: 12/22/2021</p>	<p>Initial Application Filed: 2/10/2021</p>
<p>Reviewed By: Joe Rexwinkle, AICP Division Manager Development Management</p>	<p>Date: 12/22/2021</p>	<p>City Plan Commission: 12/21/2021</p> <p>Revised Plans Filed: N/A</p>
<p>Reference Numbers: Case No. CD-ROW-2021-00005</p>		



File #: 220020

ORDINANCE NO. 220020

Accepting and approving a one-year \$135,072.00 grant from the Missouri Department of Health and Senior Services that provides funding for a comprehensive human immunodeficiency virus (HIV) surveillance program in the Kansas City, Missouri area.

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 operate a comprehensive HIV surveillance program in the Kansas City, Missouri area and in the Missouri counties of Jackson, Platte, Clay, Cass and Ray from January 1, 2022 through December 31, 2022, for an amount not to exceed \$135,072.00, is hereby accepted and approved. A copy of the grant award agreement, in substantial form, is on file with the Director.

Section 2. That the Director of Health is hereby authorized to expend the sum of \$42,697.00 from funds appropriated to Account No. 22-2480-505416-G50242523 for the aforesaid contract.

..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 Guarino
Assistant City Attorney

LEGISLATIVE FACT SHEET		Legislation Number:	220020	
		Approval Deadline:		
LEGISLATION IN BRIEF:				
What is the reason for this legislation?		Fact Sheet Color Codes		
		User Entered Field		
		User Select From Menu		
		For OMB Use		
		Sponsor(s)		
		Programs, Departments, or Groups Affected		
		Sub-Program in Budget (page #)		
		Applicants/ Proponents	City Department	
			Other	
		Staff Recommendation		
		Board or Commission Recommendation		
		Future Impacts		
Cost of Legislation current Fiscal Year				
Costs in Future Fiscal Years?				
Annual Revenue Increase/Decrease				
Applicable Dates:				
Prepared by:				
Date Prepared:				
Reviewed by:				
Date Reviewed				
Reference Numbers				
Discussion (including relationship to other Council actions)				
Citywide Business Plan Goal				
Citywide Business Plan Objective				
Citywide Business Plan Strategy				

LEGISLATIVE FISCAL NOTE

LEGISLATION
NUMBER:

220020

LEGISLATION IN BRIEF:

Accepting and approving a one-year \$135,072.00 grant from the Missouri Department of Health and Senior Services that provides funding for a comprehensive human immunodeficiency virus (HIV) surveillance program in the Kansas City, Missouri area.

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?

NO

Yes/No

See Section 01 for the City's Grant Match in the Current Fiscal year

Does this legislation estimate Grant Revenues?

NO

Yes/No

See Section 02 for the New Estimated Revenues by Year.

Does this legislation estimate Grant Appropriations?

NO

Yes/No

See Section 03 Below, Note all future Revenues in Section 04.

Does this grant create an ongoing expense for the city?

YES

Yes/No

See Section 04 for five years of ongoing operational Impacts.

Section 00: Notes:

Grant spans from January 1, 2022 through December 31, 2022, for an amount not to exceed \$135,072.00. Future funds will be appropriated 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	505416	Various	G50242523	42,697.00	92,375.00

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

-	-
---	---

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	42,697.00	92,375.00					
		-						
		-						
		-						
TOTAL REV		42,697.00	92,375.00	-	-	-	-	-

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	42,697.00	92,375.00					
TOTAL EXP		42,697.00	92,375.00	-	-	-	-	-

NET Per-YEAR IMPACT	-	-	-	-	-	-	-	-
----------------------------	---	---	---	---	---	---	---	---

NET IMPACT (SIX YEARS)	-
--------------------------------	---

REVIEWED BY

Vickie Watson

DATE

1/5/2022

HIV Surveillance

Object Line	FY22	FY22	Total
A01100 Personnel	\$41,497.00	\$88,375.00	\$129,872.00
A Personnel Services	\$41,497.00	\$88,375.00	\$129,872.00
B18560 Contractual Services	\$200.00	\$1,000.00	\$1,200.00
B Contractual Services	\$200.00	\$1,000.00	\$1,200.00
C21100 Offices Supplies	\$1,000.00	\$3,000.00	\$4,000.00
C Commodities Services	\$1,000.00	\$3,000.00	\$4,000.00
TOTAL	\$42,697.00	\$92,375.00	\$135,072.00

HIV Surveillance

Revenues

Account Number	Revenue Account Title	Current Budget Estimate	Revised Estimate	Dollar Change
22-2480-500001-473570-G50242523	HIV Surveillance	\$ 42,697.00	\$ 42,697.00	\$ -

Appropriations

Account Number	Appropriation Account Title	Current Estimate	Revised Estimate	Dollar Change
22-2480-505416-A-G50242523	HIV Surveillance	\$ 41,497.00	\$ 41,497.00	\$ -
22-2480-505416-B-G50242523	HIV Surveillance	\$ 200.00	\$ 200.00	\$ -
22-2480-505416-C-G50242523	HIV Surveillance	\$ 1,000.00	\$ 1,000.00	\$ -
		\$ 42,697.00	\$ 42,697.00	\$ -



File #: 220021

ORDINANCE NO. 220021

Calling for submission to the voters of Kansas City, at a special election to be held on April 5, 2022, a question to remove certain City property devoted to park use in the park system generally located generally on the west side of Searcy Creek between 210 Highway and approximately N.E. 36th Street and serves as right of way for parkway purpose; directing the City Clerk to notify the responsible election authorities of the election on or before January 25, 2022; and recognizing this ordinance with an accelerated effective date.

WHEREAS, certain vacant land containing approximately 6.82 acres was obtained by the City and dedicated for boulevard and parkway purposes (“Land”); and

WHEREAS, the Land is located generally located on the west side of Searcy Creek Parkway between 210 Highway and approximately Northeast 36th Street and serves as right of way for parkway purposes; and

WHEREAS, City Charter Section 1004(b) reads: If any property is determined by the Board of Parks and Recreation Commissioners to be no longer necessary or appropriate for park, parkway, or boulevard use, such property may be removed from the park system by a vote of the people; and

WHEREAS, on June 22, 2021, the Board of Parks and Recreation Commissioners approved the removal of certain property from the park system in Resolution No. 31510 since it is no longer needed for parkway purposes; and

WHEREAS, such removal would allow the City to dispose of the property as surplus property pursuant to City Charter Section 1210 and any disposal will be made on an open and public competition; NOW, THEREFORE

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. ELECTION CALLED. That an election is called on April 5, 2022, for the purpose of submitting to the voters of Kansas City the question of removing property from the park system.

Section 2. BALLOT TITLE. The ballot title shall be:

Should the City of Kansas City remove from the park system vacant land containing approximately 6.82 acres serving as a right of way for parkway

purposes which is generally located on the west side of Searcy Creek parkway between 210 Highway and approximately Northeast 36th Street and has been determined by the Board of Parks and Recreation Commissioners to be no longer necessary or appropriate for park, parkway, or boulevard use?

Section 3. NOTICE OF ELECTION. The notice of election shall read as follows:

NOTICE OF ELECTION
KANSAS CITY, MISSOURI

Notice is hereby given that the City of Kansas City has called a special election to be held on Tuesday, April 5, 2022, between the hours of 6:00 a.m. and 7:00 p.m., at which election all qualified voters residing within Kansas City, Missouri will be given the opportunity to vote.

The official ballot will be in substantially the following form:

OFFICIAL BALLOT
CITY OF KANSAS CITY

GENERAL ELECTION, APRIL 5., 2022

QUESTION NO. []
(Park Property)

Should the City of Kansas City remove from the park system vacant land containing approximately 6.82 acres serving as a right of way for parkway purposes which is generally located on the west side of Searcy Creek parkway between 210 Highway and approximately Northeast 36th Street and has been determined by the Board of Parks and Recreation Commissioners to be no longer necessary or appropriate for park, parkway, or boulevard use?

YES _____
NO _____

(Instructions to voters will be supplied by the election authorities.)

A full and complete copy of Ordinance No. _____(as it may be amended) submitting the above question to the electorate is on file in the office of the City Clerk of Kansas City, Missouri where the same is open for inspection and copying.

The polling places for the election will be (INSERT LIST OF POLLING PLACES IN LAST PUBLICATION ONLY)

I hereby certify that the foregoing is the legal notice to be published pursuant to Section 115.127, RSMo, as amended.

Given under my hand and the official seal of the Kansas City, Missouri, this day of _____, 20__.

(SEAL)

MARILYN SANDERS
City Clerk of Kansas City, Missouri

Before me, a notary public, personally appeared Marilyn Sanders, to me known to be the City Clerk of Kansas City, Missouri, and the person who acknowledged to me that she executed the same for the purposes therein stated.

Notary Public

My Commission Expires: _____

Section 4. NOTICE TO ELECTION AUTHORITIES BY CITY CLERK. That following passage of this ordinance the City Clerk shall deliver certified copies of this ordinance and notice of election to the Clerk of Cass County, Board of Election Commissioners of Clay County, Board of Election Commissioners of Kansas City, and Board of Election Commissioners of Platte County, on or before January 25, 2022, which shall be the authority of each election authority of the City to submit the amendment to the electors of Kansas City and to give public notice as provided by law.

Section 5. ACCELERATED EFFECTIVE DATE RECOGNIZED. This ordinance, providing for the submission of a question to the people of Kansas City, Missouri, is recognized as an ordinance with an accelerated effective date as provided by Section 503(a)(3)(A) of the City Charter, and shall take effect in accordance with Section 503.

Section 6. EFFECTIVE DATE. If a majority of the qualified voters voting at the election shall vote in favor of the approval of the question, then the authority of the Council to adopt an ordinance implementing this grant of authority shall become effective immediately upon certification of the election results by the election authorities.

..end

Approved as to form and legality:

Lana K. Torczon

Assistant City Attorney

GENERAL

Ordinance Fact Sheet

220021

Ordinance Number

Brief Title

Searcy Creek Parkway ROW

Approval Deadline

Reason

Removal of approximately 6.82 acres from Searcy Creek Parkway ROW Park from the KCMO Parks System

Details

Reason for Legislation

Calling for submission to the voters of Kansas City, at a special election to be held on April 5, 2022, a question to remove certain City property within Searcy Creek Parkway located on the west side of Searcy Creek parkway between 210 Highway and approximately NE 36th Street from the park system; directing the City Clerk to notify the responsible election authorities of the election no later than January 25, 2022; and recognizing this ordinance with an accelerated effective date.

Discussion

On June 22, 2021 the Board of Parks and Recreation Commissioners approved the removal of certain property from the park system in Resolution No. 31510 since it is no longer needed for parkway purposes.

City Charter section 1004(b) reads: If any property is determined by the Board of Parks and Recreation Commissioners to be no longer necessary or appropriate for park, parkway, or boulevard use, such property may be removed from the park system by a vote of the people.

The Board of Parks and Recreation Commissioners has approved and recommended that this property now be removed from the park system.

Project Justification

Such removal would be for a higher or better use of the property and allow the City to dispose of the property as surplus property.

Project Description

Remove from the park system property known as a portions of Searcy Creek Parkway ROW containing approximately 6.82 acres generally located on the west side of Searcy Creek parkway between 210 Highway and approximately NE 36th Street which has been determined by the Board of Parks and Recreation Commissioners to be no longer necessary or appropriate for park, parkway, or boulevard use.

Positions/Recommendations

Sponsor	Parks and Recreation
Programs, Departments, or Groups Affected	Parks and Recreation
Applicants / Proponents	<p>Applicant</p> <p>City Department</p> <p>Other</p>
Opponents	<p>Groups or Individuals</p> <p>Basis of opposition</p>
Staff Recommendation	<p><input checked="" type="checkbox"/> For</p> <p><input type="checkbox"/> Against</p> <p>Reason Against</p>
Board or Commission Recommendation	<p>By Board of Parks and Recreation</p> <p><input checked="" 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>
Council Committee Actions	<p><input type="checkbox"/> Do pass</p> <p><input type="checkbox"/> Do pass (as amended)</p> <p><input type="checkbox"/> Committee Sub.</p> <p><input type="checkbox"/> Without Recommendation</p> <p><input type="checkbox"/> Hold</p> <p><input type="checkbox"/> Do not pass</p>

Details

Is it good for the children?
Yes.

How will this contribute to a sustainable Kansas City?
The removal of these acres will result in reduced maintenance expenses for the City.

Policy/Program Impact

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

Finances

Cost & Revenue Projections -- Including Indirect Costs	Future costs include a portion of the estimated \$500,000 cost to hold a Special Election.
Financial Impact	
Fund Source (s) and Appropriation Account Codes	No funds are appropriated with this ordinance.

(Use this space for further discussion, if necessary)

Applicable Dates:

Fact Sheet Prepared by:

Name: Richard Allen Date: 12-29-21
Title: Park Planning and Park Development Manager

Reviewed by:

Name: James Wang Date:
Title

Reference Numbers



File #: 210900

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

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 39th St are well-traveled routes. There is adequate public

Positions/Recommendations

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

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

Finances

Cost & Revenue Projections – Including Indirect Costs	
Financial Impact	
Funding Source(s) and	

--

Appropriation Account Codes	

Continued from Page 2

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



File #: 210901

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

210901

Ordinance Fact Sheet

Ordinance Number

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)

Details

Location: Generally located 3933 Kenwood Ave.
Reason for Legislation: 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>PLAN REVIEW</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"> 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. 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. 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,
--

Positions/Recommendations

Sponsors	Jeffrey Williams, AICP, Director Department of City Planning & Development
Programs, Departments or Groups Affected	4 th District (Shields, Bunch)
Applicants / Proponents	<p>Applicant James (Alex) Hilton Grandbridge Real Estate Capital 2001 Shawnee Mission Pkwy Mission Woods, KS 66205</p> <p>City Department City Planning & Development</p> <p>Other</p>
Opponents	<p>Groups or Individuals</p> <p>Basis of Opposition</p>
Staff Recommendation	<p><input checked="" type="checkbox"/> For</p> <p><input type="checkbox"/> Against</p> <p>Reason Against</p>
Board or Commission Recommendation	<p>City Plan Commission (6-0) 09-21-2021 By Aye: Allender, Baker, Enders, Hill, Sadowski, Beasley, Rojas</p> <p><input checked="" 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>
Council Committee Actions	<p><input type="checkbox"/> Do Pass</p> <p><input type="checkbox"/> Do Pass (as amended)</p> <p><input type="checkbox"/> Committee Sub.</p> <p><input type="checkbox"/> Without Recommendation</p> <p><input type="checkbox"/> Hold</p> <p><input type="checkbox"/> Do not pass</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.

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

Finances

Cost & Revenue Projections – Including Indirect Costs	
Financial Impact	
Funding Source(s) and Appropriation Account Codes	

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

Initial Application Filed: 07-01-2021

Reviewed By:

Date:

City Plan Commission: 09-21-2021

Joe Rexwinkle, AICP

Revised Plans Filed: NA

Division Manager

Development Management

Reference Numbers:

Case No. CD-CPC-2021-00119



File #: 210919

RESOLUTION NO. 210919

RESOLUTION - Adopting an AdvanceKC Purpose and Values Statement and directing the Advance KC 2.0 Standing Committee to evaluate the tiering of incentives, use of an equity scorecard, and a housing continuum.

WHEREAS, the Council adopted Committee Substitute for Resolution No. 210180 Directing City Manager to convene a workgroup of community stakeholders to review the AdvanceKC Process and Scorecard and make recommendations for improvement; and

WHEREAS, the workgroup, known as the AdvanceKC 2.0 Standing Committee, has been established and has been undertaking a review of the AdvanceKC process and policies; and

WHEREAS, a values statement for economic development creates a shared set of beliefs which guides the City in its decision making, system designs, and organizational behaviors related to the utilization and application of incentive tools against which the Council can evaluate its policy decisions; and

WHEREAS, the AdvanceKC 2.0 Standing Committee, has met, and identified value statements related to the use of incentives for Council's consideration and adoption; and

WHEREAS, the AdvanceKC Purpose and Values Statement will guide and direct the City's policies, priorities, processes and its organizational culture towards the advancements of economic development in Kansas City; and

WHEREAS, the AdvanceKC 2.0 Standing Committee has identified certain policy frameworks related to tiering of incentives, an equity scorecard, and a housing continuum, which may advance the economic development policy goals of the City Council; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY

Section 1. That the City Council hereby adopts the following AdvanceKC Purpose and Values Statement and directs the City Manager to submit a copy to the AdvanceKC 2.0 Standing Committee.

2021 AdvanceKC Purpose and Values

The AdvanceKC and its associated plan, processes, and scorecard are a means by which the City Council enacts its shared values and priorities related to economic development and should therefore be implemented in a manner consistent with the following:

1. Make economic development equitable/inclusive;
2. Make economic development more effective for small scale and incremental neighborhood and community developers and development;
3. Ensure that projects eligible for incentives fulfill an adopted economic development policy goal and create desired community outcomes;
4. Ensure economic development tools are accessible to developers and businesses of all sizes without the need for legal representation;
5. Ensure that projects are evaluated based on a consistent set of criteria that is appropriate for the type of development being proposed;
6. Make the process and review of economic development applications/proposals transparent and accountable;
7. Ensure that applications and approvals are considered in a timely manner;
8. Provide relevant and reliable project information to encourage strategic investment of resources;
9. Focus incentives on projects that address economic inequities or where there is a historic lack of investment activity, which is inhibiting economic growth of the surrounding neighborhood or the City overall; and
10. Ensure that the positions of any contributing taxing districts are considered for all projects seeking incentives

Section 2. That the Council states its intention to review these statements and update if appropriate at a minimum every five years in conjunction with the City's Economic Development and Incentives Policy,

Section 3. The Council directs the City Manager to work with the AdvanceKC 2.0 Standing Committee to evaluate policies related to tiering of incentives, use of an equity scorecard, and a housing continuum, in the furtherance of these policy statements, and to provide final recommendations to the City Council by November 30, 2021.

..end

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

210919



File #: 210920

ORDINANCE NO. 210920

Enacting an updated Economic Development and Incentives Policy, replacing the policy enacted by Committee Substitute for Ordinance No. 140031, As Amended.

WHEREAS, on October 25, 2012, the City Council adopted Committee Substitute for Resolution No. 120836 expressing its support for the AdvanceKC Strategic Plan and the related underlying planning process; and

WHEREAS, the City Council then passed Ordinance No. 120966 adopting the AdvanceKC Strategic Plan as the Economic Development Strategic Plan for the City of Kansas City and directing the City Manager to proceed with supporting the planning and development of the implementation phase of the project; and

WHEREAS, the implementation phase began with the April 11, 2013, adoption of Committee Substitute for Resolution No. 130274 which provided a single point of entry for development projects through the Economic Development Corporation of Kansas City Missouri (the "EDC"); and

WHEREAS, the process continued on February 20, 2014, when the Council passed Committee Substitute for Ordinance No. 140031, which adopts the Economic Development and Incentives Policy; and

WHEREAS, a sound economic development and incentive policy must identify objectives supported by the City Council, which evolve and adapt over time, to provide clarity to developers and businesses seeking incentives, stakeholders impacted by economic development policy decisions, and policy guidance to staff responsible for advancing economic development projects; and

WHEREAS, the Council wishes to update the City Economic Development and Incentives Policy enacted by Committee Substitute for Ordinance No. 140031; NOW, THEREFORE:

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Economic Development and Incentives Policy attached hereto as Exhibit A is hereby adopted, replacing the Economic Development and Incentives Policy previously enacted by Committee Substitute for Ordinance No. 140031, As Amended.

Section 2. That the Council states that the policy enacted herein is an expression of intent of the City Council regarding the use of economic incentives and is not to be construed as granting any rights or expectations to any developer, agency, taxing jurisdiction, or citizen with regard to any particular project or process. Within the bounds of applicable law, the Council retains its full authority to use its best reasonable discretion in considering applications for public economic incentives.

Section 3. That the Council states its intension to review and, if appropriate, update, its Economic Development and Incentives Policy at least every five years.

..end

Approved as to form and legality:

Emalea Black
Associate City Attorney

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

210920



File #: 211081

ORDINANCE NO. 211081

Approving the plat of Somerbrook Tenth Plat, an addition in Clay County, Missouri, on approximately 23.71 acres generally located at the southeast corner of the intersection of N. Stark Avenue and N.E. 112th Street, creating 77 lots and 2 tracts for the purpose of creating a 77 lot single family home subdivision; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2021-00035)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Somerbrook Tenth Plat, a subdivision in Clay County, Missouri, a true and correct copy of which is attached hereto and incorporated herein by reference, is hereby approved.

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

Section 3. That the grades of the streets and other public ways set out on the plat, herein accepted are hereby established at the top of curb, locating and defining the grade points which shall be connected by true planes or vertical curves between such adjacent grade points, the elevations of which are therein given, in feet above the City Directrix.

Section 4. That the Director of City Planning and Development is hereby authorized to execute a Covenant to Maintain Storm Water Detention and BMP Facilities Agreement, to be in a form substantially as that attached hereto as Exhibit A and incorporated herein by reference.

Section 5. That the Director of City Planning and Development is hereby authorized to execute and/or accept any and all agreements necessary to clear the title of any right of way, utility easements or other public property dedicated on the plat.

Section 6. That the City Clerk is hereby directed to record copies of this ordinance, together with the documents described herein and all other relevant documents, when the Developer has met all of the requirements for the plat to be released for recording, in the Office of the Recorder of Deeds of Clay County, Missouri.

Section 7. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on September 22, 2021.

..end

Approved as to form and legality:

Eluard Alegre
Assistant City Attorney

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

211081

Ordinance Number

Brief Title

Approving the plat of Somerbrook Tenth Plat, an addition in Kansas City, Clay County, Missouri

<p>Specific Address Approximately 23.71 acres generally located at the southeast corner of the intersection of N. Stark Avenue and N.E. 112th Street, creating 77 lots and 2 tracts.</p>	<p>Sponsor Jeffrey Williams, AICP, Director Department of City Planning & Development</p>
<p>Reason for Project This final plat application was initiated by Clayton Properties Group, Inc, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 77 lot single family home subdivision.)</p>	<p>Programs, Departments, or Groups Affected City-Wide Council District(s) 1(CL) O'Neill - Hall Other districts (school, etc.) Liberty 230</p>
<p>Discussion This is a routine final plat ordinance that authorizes staff to continue to process the plat for recording. This plat can be added to the consent agenda.</p> <p>CONTROLLING CASE Case No. CD-CPC-2019-00137- Committee Substitute Ordinance No. 200372 passed by City Council on May 21, 2020, approved an amendment to the existing Somerbrook Community Unit Project (CUP) plan, in District R-7.5 (Residential 7.5) on about 230 acres generally located at the northeast corner of M-291 (NE. Cookingham Drive) and N. Stark, extending up to NE. 112th Street, to allow for modifications to the 8th and 9th Plats.</p>	<p>Applicants / Proponents Applicant(s) Clayton Properties Group, Inc. City Department City Planning and Development Other</p>
<p>Opponents None Known Basis of Opposition</p>	<p>Staff Recommendation <input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:</p>
<p>Board or Commission Recommendation By: City Plan Commission September 22, 2021 <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions</p>	<p>Council Committee Actions <input type="checkbox"/> Do Pass <input type="checkbox"/> Do Pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass</p>

Details

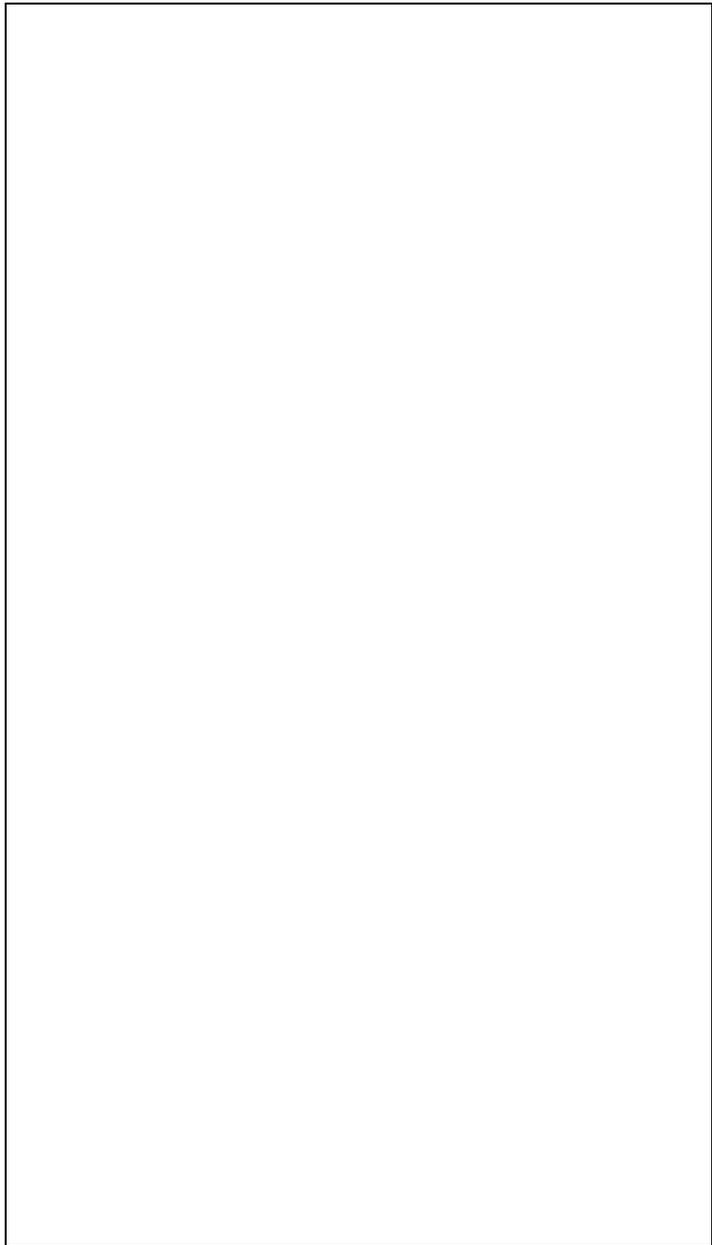
--

Policy / Program Impact

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

Finances

Cost & Revenue Projections – Including Indirect Costs N/A	
Financial Impact N/A	
Fund Source and Appropriation Account Costs N/A	
Is it good for the children?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No



How will this contribute to a sustainable Kansas City?	<p>This project consists of public and private improvements for a 77 lot single-family residential development, and two private open space tracts on approximately 23.71 acres of previously undeveloped property. There is also an existing stormwater detention facility constructed by an earlier Somerbrook plat. These facilities will reduce the overall storm water volume and attenuate the peak runoff rate to less than existing conditions. The private open space will also retain much of the existing natural vegetation and natural waterways. Runoff from within the development will be conveyed in an enclosed storm sewer system and released into the detention facilities. Common areas will be maintained by the homeowners' association through a covenant agreement. Modern and safe, walkable streets with sidewalks, curb and gutter and street lights will be constructed. New sanitary sewers will be constructed that will minimize infiltration and inflow within the system conveyed to the treatment facility. Homeowners must adhere to the codes, covenants and restrictions prepared for the project to assure ongoing maintenance and upkeep of their personal residences and common properties. This development will increase the tax base for the developed lots and will provide ample permanent greenspace within the development.</p> <p>Written by Lucas Kaspar, PE</p>
---	--

Project Start Date

Projected Completion or Occupancy Date

Fact Sheet Prepared by:
Thomas Holloway

Date: November 30, 2021

Reviewed by:
Joe Rexwinkle,
Land Development Division (LDD)
City Planning & Development

Reference or Case Numbers: CLD-FnPlat-2021-00035

