



## **Agenda**

### **Neighborhood Planning and Development Committee**

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

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**Wednesday, May 4, 2022**

**1:30 PM**

**26th Floor, Council Chamber**

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

#### **PUBLIC OBSERVANCE OF MEETINGS**

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

Any closed session may be held via teleconference.

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

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

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

Beginning of Consent(s)

#### **Loar**

**[220379](#)**

Approving the plat of Bristol 2nd Plat, an addition in Clay County, Missouri, on approximately 10 acres generally located at Northeast Shoal Creek Parkway and North Summit Street, creating 3 lots for the purpose of 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-2022-00012)

**Attachments:** [2022-00012 Ordinance Fact Sheet](#)

End of Consent(s)

- [220346](#) Approving the Seventh Amendment to the Platte Purchase Tax Increment Financing Plan and directing the City Clerk to send a copy of this ordinance to Platte County.

**Attachments:** [Platte Purchase 7th Amendment Fact Sheet-AT000917](#)  
[220346 Fiscal Note.pdf](#)  
[TIF Platte Purchase TIF - Budget to Seventh Amendment to TIF Plan\(605069973.3\)](#)

### Hall

- [220353](#) Amending Chapter 18, Article II, Code of Ordinances, by repealing Section 18-40 entitled “Adoption of International Building Code (2018); amendments” and enacting in lieu thereof a new section of like number and subject matter that requires a school obtaining a building permit to upgrade any existing play area to the current requirements of ICC ANSI A117.1- 2009 section 1108 for accessibility. \*\*There will be a 1 week hold on this item\*\*

**Attachments:** [1754 fact sheet](#)

### Bough

- [220364](#) Amending Chapter 18, Code of Ordinances, by repealing Article III, Section 18-57 entitled “Adoption of International Residential Code (2018); amendments” and Article XIV, Section 18-367 entitled “Adoption of International Energy Conservation Code (2012); amendments” and enacting, in lieu thereof, new sections of like number and subject matter that update the City’s Energy Conservation Code.

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

- [220371](#) Vacating an alley generally located north of W. 40th Street in between State Line Road to the west and Bell Street to the east, to allow for the construction of a new apartment building; and directing the City Clerk to record certain documents. (CD-ROW-2021-00037)

**Attachments:** [CD-ROW-2021-00037 FactSheet](#)

[220376](#) RESOLUTION - Recognizing the Wendell Phillips Downtown East Neighborhood Plan and Development Strategy as the Wendell Phillips Downtown East Neighborhood Association's guide for future development and redevelopment for that part of Kansas City, Missouri, that is generally delineated on the north by Truman Road, on the south by East 27th Street, on the east by Prospect Avenue and on the west by Paseo Boulevard. (CD-MISC-2022-00004)

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

**Bough and McManus**

[220378](#) Approving a development plan that will also serve as a preliminary plat in Districts M1-5 to allow for 2.46 million square feet of office, commercial and warehouse development on 12 lots and 2 tracts on approximately 245 acres of land generally located at the northeast corner of Missouri Route 150 and Botts Road. (CD-CPC-2021-00109)

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

**Robinson**

[220380](#) RESOLUTION - Directing the City Manager to update the Quality of Urban Life Report; and report back to Council in six months.

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

HELD IN COMMITTEE

**Bough**

[211122](#) Amending Chapter 88, Code of Ordinances, by repealing Section 88-605-03, Street Naming Committee, and enacting in lieu thereof a new section of like number and subject matter for the purpose of requiring City Council approval for the renaming of streets.

**Attachments:** [CD-CPC-2021-00204 Fact Sheet](#)

**Robinson**

[220233](#) Amending Section 68-449, Code of Ordinances, to provide parameters for the amendment of contracts for Central City Economic Development Sales Tax funds without City Council approval.

**Attachments:** [220233 No Fact Sheet](#)

- [220327](#) Rezoning an area of about 32 acres generally located on the north side of E. 63rd Street on both sides of Prospect Avenue and bordered by E. 61st Street on the north, Bruce R. Watkins Drive on the east and Park Avenue on the west from Districts B4-2, B3-2, R-2.5 and R-5 to District UR. (CD-CPC-2021-00211)

**Attachments:** [CD-CPC-2021-00211 FACTSHT](#)

#### ADDITIONAL BUSINESS

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

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

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

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



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**File #: 220379**

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ORDINANCE NO. 220379

Approving the plat of Bristol 2nd Plat, an addition in Clay County, Missouri, on approximately 10 acres generally located at Northeast Shoal Creek Parkway and North Summit Street, creating 3 lots for the purpose of 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-2022-00012)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Bristol 2nd 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 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 April 5, 2022.

..end

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Approved as to form and legality:

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Eluard Alegre  
Associate City Attorney

# COMMUNITY PROJECT/ZONING

## Ordinance Fact Sheet

Ordinance Number

**Brief Title**

Approving the plat of Bristol 2ND Plat, an addition in Kansas City, Clay County, Missouri

<p><b>Specific Address</b> Approximately 9.701 acres generally located at Northeast Shoal Creek Parkway and North Summit Street creating 4 lots</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;"><b>Sponsor</b></td> <td>Jeffrey Williams, AICP, Director Department of City Planning &amp; Development</td> </tr> <tr> <td><b>Programs, Departments, or Groups Affected</b></td> <td><b>City-Wide</b>  <b>Council District(s)</b> 2(CL) Fowler - Loar  <b>Other districts (school, etc.)</b> North Kansas City 250</td> </tr> <tr> <td><b>Applicants / Proponents</b></td> <td><b>Applicant(s)</b> Prime States LLC  <b>City Department</b> City Planning and Development  <b>Other</b></td> </tr> <tr> <td><b>Opponents</b></td> <td><b>Groups or Individuals</b> None Known  <b>Basis of Opposition</b></td> </tr> <tr> <td><b>Staff Recommendation</b></td> <td><input checked="" type="checkbox"/> For <input type="checkbox"/> Against <b>Reason Against:</b></td> </tr> <tr> <td><b>Board or Commission Recommendation</b></td> <td><b>By: City Plan Commission</b> April 5, 2022  <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions</td> </tr> <tr> <td><b>Council Committee Actions</b></td> <td><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</td> </tr> </table>	<b>Sponsor</b>	Jeffrey Williams, AICP, Director Department of City Planning & Development	<b>Programs, Departments, or Groups Affected</b>	<b>City-Wide</b>  <b>Council District(s)</b> 2(CL) Fowler - Loar  <b>Other districts (school, etc.)</b> North Kansas City 250	<b>Applicants / Proponents</b>	<b>Applicant(s)</b> Prime States LLC  <b>City Department</b> City Planning and Development  <b>Other</b>	<b>Opponents</b>	<b>Groups or Individuals</b> None Known  <b>Basis of Opposition</b>	<b>Staff Recommendation</b>	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against <b>Reason Against:</b>	<b>Board or Commission Recommendation</b>	<b>By: City Plan Commission</b> April 5, 2022  <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions	<b>Council Committee Actions</b>	<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
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<p><b>Reason for Project</b> This final plat application was initiated by Prime States 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 subdivision.)</p>															
<p><b>Discussion</b> 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><b>CONTROLLING CASE</b> Case No. 10876-CP-3: City Council Ordinance 001501 passed February 8, 2001, rezoned approximately 13.02 acres generally located at the northwest corner of N.W. 108th Street and Highway 169 (east of the proposed north/south collector) from Districts R1b (One-family dwelling district) and CP-2 (Local planned business centers) to District CP-2 and approved a development plan for construction of 65,360 sq. ft. of retail and commercial space.</p>															

**Details**

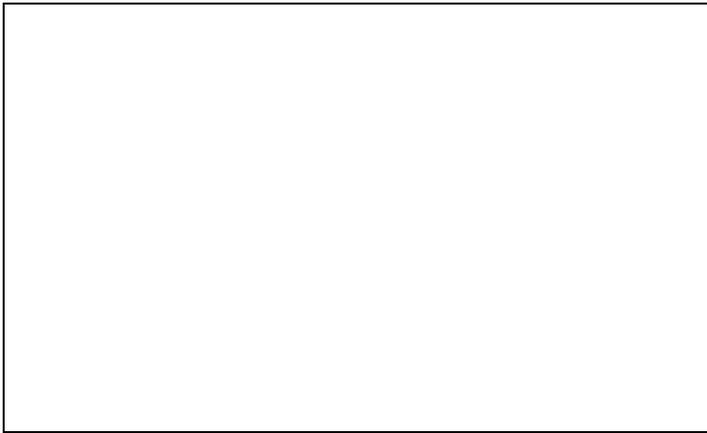
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**Policy / Program Impact**

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

**Finances**

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



<b>How will this contribute to a sustainable Kansas City?</b>	This project consists of platting private improvements for four commercial lots on 9.7 acres of undeveloped property. The pre-development storm water peak discharge rate and volume will not be exceeded after development of the site. The improvements will improve the overall aesthetics of the site.  Written by Lucas Kaspar, PE
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**Project Start Date**

**Projected Completion or Occupancy Date**

**Fact Sheet Prepared by:**  
Thomas Holloway

**Date:** April 29, 2022

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

**Reference or Case Numbers:** CLD-FnPlat-2022-00012





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**File #: 220346**

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ORDINANCE NO. 220346

Approving the Seventh Amendment to the Platte Purchase Tax Increment Financing Plan and directing the City Clerk to send a copy of this ordinance to Platte County.

WHEREAS, pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the "Act"), the City Council of Kansas City, Missouri (the "Council") by Ordinance No. 54556 passed on November 24, 1982, and thereafter repealed and amended in certain respects by Committee Substitute for Ordinance No. 911076, as amended, passed on August 29, 1991, Ordinance No. 100089, passed on January 28, 2010, Ordinance No. 130986, passed on December 19, 2013, and Committee Substitute for Ordinance No. 140823, as amended, passed on June 18, 2015 (the "Authorizing Ordinances") created the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission"); and

WHEREAS, on July 14, 2016, the Council passed Ordinance No. 160415, which accepted the recommendations of the Commission as to the approval of the Platte Purchase Development Plan (the "Redevelopment Plan" or "Plan") and the designation of the Redevelopment Area described thereby as an economic development area, and authorized the Commission to take all such action as may be needed to effectuate the Redevelopment Plan; and

WHEREAS, on December 14, 2017, the Council passed Ordinance No. 170971, which approved the First Amendment to the Plan, which provides for modifications to the (a) Estimated Budget of Redevelopment Projects and (b) proposed location of NW Tiffany Springs Road between N. Platte Purchase Drive and Line Creek Parkway, such that, by virtue of the First Amendment, the alignment of such road improvement will be approximately 750 linear feet north of the location set forth on Exhibit 2B, entitled "Map: Site Plans," to the Plan; and

WHEREAS, on April 18, 2019, the Council passed Ordinance No. 190264, which approved the Second Amendment to the Plan, which provides for modification to the (a) description of the public improvements by combining certain improvements originally contemplated by the Plan, (b) Estimated Budget of Redevelopment Projects, (c) Redevelopment Schedule and (d) Sources of Funds; and

WHEREAS, on October 17, 2019, the Council passed Ordinance No. 190826, which approved the Third Amendment to the Plan, which provides for modifications to the (a) description of the public improvements originally contemplated by the Plan, (b) boundaries of the Redevelopment Area, (c) Site Map, (d) Estimated Budget of Redevelopment Projects, (e) Sources Funds described by the Plan and (f) Redevelopment Schedule; and

WHEREAS, on April 16, 2020, the Council passed Ordinance No. 200205, which approved the Fourth Amendment to the Plan, which provides for modifications to the (a) description of the public improvements originally contemplated by the Plan, (b) boundaries of the Redevelopment Area, (c) Site Map, (d) Estimated Budget of Redevelopment Projects, (e) Sources Funds described by the Plan and (f) Redevelopment Schedule; and

WHEREAS, on September 17, 2020, the Council passed Ordinance No. 200709, which approved the Fifth Amendment to the Plan, which provides for modifications to the (a) description of the public improvements originally contemplated by the Plan, (b) Site Map, (c) Estimated Budget of Redevelopment Projects and (d) Sources Funds described by the Plan and; and

WHEREAS, on October 7, 2021, the Council passed Ordinance No. 210889, which approved the Sixth Amendment to the Plan, which provides for modifications to the (a) description of the public improvements contemplated by the Plan, (b) Site Map, (c) Estimated Budget of Redevelopment Projects, (d) Sources Funds described by the Plan, (e) the Development Schedule and (f) Estimated Annual Increases in Assessed Value and the resulting Payments in Lieu of Taxes and Projected Economic Activity Taxes; and

WHEREAS, the Seventh Amendment to the Plan provides for modifications to the Budget of Redevelopment Project Costs; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. The Seventh Amendment, a copy of which is attached hereto, is hereby approved.

Section 2. That all terms used in this Ordinance, not otherwise defined herein, shall be construed as defined in the Act.

Section 3. That the Council finds that:

- (a) Good cause has been shown for amendment of the Redevelopment Plan, and that the findings of the City Council in Ordinance Nos. 160415, 170971, 190264, 190826, 200205, 200709 and 210889 with respect to the Redevelopment Plan are not affected by the Seventh Amendment and apply equally to the Seventh Amendment;
- (b) The Redevelopment Area, as amended, is an economic development area, as a whole, has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the Redevelopment Plan, as amended by the Seventh Amendment, and the utilization of tax increment financing;

- (c) The areas selected as Redevelopment Projects include only those parcels of real property and improvements which will be directly and substantially benefited by the public improvements described by the Redevelopment Plan, as amended by the Seventh Amendment;
- (d) The Redevelopment Plan, as amended by the Seventh Amendment, and each Redevelopment Project, conform to the comprehensive plan for the development of the City as a whole;
- (e) The estimated dates of completion of the respective Redevelopment Projects and retirement of any obligations incurred to finance Redevelopment Project Costs have been stated in the Redevelopment Plan, as amended by the Seventh Amendment, and are not more than 23 years from the passage of any ordinance approving a Redevelopment Project authorized by the Plan, as amended;
- (f) A plan has been developed for relocation assistance for businesses and residences;
- (g) The Seventh Amendment does not alter the cost-benefit analysis previously incorporated within the Redevelopment Plan.
- (h) The Seventh Amendment does not include the initial development or redevelopment of any gambling establishment; and
- (i) A study has been completed and the findings of such study satisfy the requirements set out in subdivision (1) of Section 99.810, RSMo.

..end

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Approved as to form and legality:

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Emalea Black  
Assistant City Attorney

# GENERAL

## Ordinance Fact Sheet

Ordinance Number

<b>Brief Title</b>	<b>Approval Deadline</b>	<b>Reason</b>
<b>Platte Purchase</b>		
<b>7th Amendment</b>		

Details	Positions/Recommendations																		
<p><b>Specific Address</b></p> <p>The Platte Purchase Development Plan (the "Plan") is generally located in an area at the intersection of 152 Highway and N Platte Purchase Drive, extending north along the westside of N Platte Purchase Drive to a point approximately 1,200 feet south of NW 100th Street and extending 1,200 to 3,000 feet to the west of N Platte Purchase Drive; extending north along the eastside of N Platte Purchase Drive to N Fountain Hill Drive and 1,000 feet to the east of N Platte Purchase Drive; and extending south of M-152 along the east side of N Platte Purchase Drive to approximately NW 88th Street on the south and approximately 1,200 feet east of N Platte Purchase Drive; and extending south of M-152 along the west side of N Platte Purchase Drive approximately 1,800 feet, extending 600 to 1,000 feet west of N Platte Purchase Drive including approximately 76.715 acres of land</p> <p><b>Reason For Legislation</b></p> <p>The Plan, which provides for public infrastructure improvements within and adjacent to the Redevelopment Area, was approved by the City Council's passage of Ordinance No. 160415, and has been amended 6 times.</p> <p>the Seventh Amendment to the Plan provides for modifications to the Budget of Redevelopment Project Costs</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;"><b>Sponsor</b></td> <td style="width: 50%;"></td> </tr> <tr> <td><b>Programs, Departments, or Groups</b></td> <td></td> </tr> <tr> <td><b>Affected</b></td> <td></td> </tr> <tr> <td><b>Applicants / Proponents</b></td> <td> <b>Applicant</b>                      Tax Increment Financing Commission                      Platte Purchase Advisory Committee                 </td> </tr> <tr> <td></td> <td><b>Other</b></td> </tr> <tr> <td><b>Opponents</b></td> <td> <b>Groups or Individuals</b>                      None Known  <b>Basis of opposition</b> </td> </tr> <tr> <td><b>Staff Recommendation</b></td> <td> <input checked="" type="checkbox"/> For  <input type="checkbox"/> Against  <b>Reason Against</b> </td> </tr> <tr> <td><b>Board or Commission Recommendation</b></td> <td> <b>By</b>  <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)  <input type="checkbox"/> Not Applicable                 </td> </tr> <tr> <td><b>Council Committee Actions</b></td> <td> <input type="checkbox"/> Do pass  <input type="checkbox"/> Do pass (as amended)                 </td> </tr> </table>	<b>Sponsor</b>		<b>Programs, Departments, or Groups</b>		<b>Affected</b>		<b>Applicants / Proponents</b>	<b>Applicant</b> Tax Increment Financing Commission Platte Purchase Advisory Committee		<b>Other</b>	<b>Opponents</b>	<b>Groups or Individuals</b> None Known <b>Basis of opposition</b>	<b>Staff Recommendation</b>	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against <b>Reason Against</b>	<b>Board or Commission Recommendation</b>	<b>By</b> <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) <input type="checkbox"/> Not Applicable	<b>Council Committee Actions</b>	<input type="checkbox"/> Do pass <input type="checkbox"/> Do pass (as amended)
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<p><b>Discussion</b> (explain all financial aspects of the proposed legislation, including future implications, any direct/indirect costs, specific account numbers, ordinance references, and budget page numbers.)</p> <p>Project 7C - Construction costs increase from \$3,787,000 to \$3,939,000 (+\$152,000)                      TIF Reimbursable costs increase from \$1,293,000 to \$1,301,130 (+\$8,130)</p> <p>Project 10 - Construction costs decrease by \$4,500,000 and TIF Reimbursable costs decrease by \$4,500,000.</p>																			

- |                          |                        |
|--------------------------|------------------------|
| <input type="checkbox"/> | Committee Sub.         |
| <input type="checkbox"/> | Without Recommendation |
| <input type="checkbox"/> | Hold                   |
| <input type="checkbox"/> | Do not pass            |

Details

Policy/Program Impact

**Statutory Findings:**

It is Staff's recommendation that the Seventh Amendment does not alter the previous required statutory findings made by the Commission and the City. Specifically:

a) The Redevelopment Area described in the Redevelopment Plan, as amended by the Seventh Amendment, is an economic development area and the redevelopment will not be used solely for development of commercial businesses which unfairly compete in the local economy and the Redevelopment Plan, as amended by the Seventh Amendment, is in the public interest because it will discourage commerce, industry or manufacturing from moving their operations to another state; or result in increased employment in the municipality; or result in preservation or enhancement of the tax base of the municipality.

(b) The Redevelopment Area has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the Redevelopment Plan, as amended by the Seventh Amendment.

(c) The Redevelopment Plan, as amended by the Seventh Amendment, conforms to the comprehensive plan for the development of the City as a whole.

(d) The area selected for the Redevelopment Projects include only those parcels of real property and improvements thereon which will be directly and substantially benefited by the improvements.

(e) The estimated dates of completion of each respective Redevelopment Project and retirement of obligations incurred to finance Redevelopment Project Costs, have been stated in the Redevelopment Plan, as amended by the Seventh Amendment, and are not more than 23 years from the passage of any ordinance approving a Redevelopment Project authorized by the Redevelopment Plan.

(f) The Redevelopment Plan, as amended by the Seventh Amendment, includes a plan for relocation assistance for business and residences.

(g) A cost-benefit analysis, in this case a tax impact analysis, showing the impact of the implementation of the Redevelopment Plan, as amended by the Seventh Amendment, on each taxing district at least partially within the boundaries of the Redevelopment Area has been prepared in accordance with the Act and has not been modified by virtue of the Seventh Amendment.

(h) The Redevelopment Plan, as amended by the Seventh Amendment, does not include the initial development or redevelopment of any gambling establishment.

**Recommendation:** TIFC recommends approval of this ordinance.

<b>Policy or Program Change</b>	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
<b>Operational Impact Assessment</b>	Not Applicable

Finances

<b>Cost &amp; Revenue Projections -- Including Indirect Costs</b>	
<b>Financial Impact</b>	None
<b>Fund Source (s) and Appropriation Account Codes</b>	
<b>Is this Ordinance or Resolution Good for the Children?</b>	Yes. The Platte Purchase TIF Plan stimulates infrastructure development that creates jobs that ultimately impact our children.

Applicable Dates:

Fact Sheet Prepared by:

David Leader, Development Services Specialist, Economic Development Corporation of Kansas City

Reviewed by:

Reference Numbers



**Exhibit 4A  
Platte Purchase Redevelopment District**

**Estimated Redevelopment Costs**

Public Imp. No.	Public Improvement Name	Public Improv. Length (LF)	Estimated Pub. Imp. Budget	Potential Funding From Other Sources	Reimbursable Project Costs	Public Improvement Description
<b>STREET AND PUBLIC IMPROVEMENT PROJECTS - COMPLETED</b>						
1/2A	NW 88th Street and Traffic Signal - Professional Services		\$ 110,585.00		\$ 110,585.00	
1/2A	NW 88th Street and Traffic Signal - Construction	1,500	\$ 978,415.00		\$ 978,415.00	Widening of NW 88th Street and median reconstruction
<b>STREET AND PUBLIC IMPROVEMENT PROJECTS - UNDER CONSTRUCTION AND/OR CURRENT PROJECTS</b>						
3/4/7a/10/6/TS1/11 NW TSR, M152 & N Platte Purchase Interchange, N Platte Purchase Dr, Line Creek Pkwy, Sanitary Sewer						
3	Sanitary Sewer Extension	6,835	\$ 14,382,000.00		\$ 14,382,000.00	
4	NW Tiffany Springs Road Roundabout (2 lane)	3600 2 Each				One roundabout at each end of Tiffany Springs Rd
7a	N Platte Purchase Drive - Phase 1	2000				N Platte Purchase Drive from M152 to Tiffany Springs Parkway
10	Line Creek Parkway - Phase 1 Water Main Extension	1000				
6	M152 & N Platte Purchase Dr Interchange Ramp Improvements		\$ 6,330,000.00		\$ 6,330,000.00	
	Signals and Intersection Improvements		\$ 2,302,000.00		\$ 2,302,000.00	
TS1	Twin Creeks Trail System - Segment 1	6100	\$ 1,338,000.00	\$ 1,000,000.00	Platte Co/KCMO \$ 338,000.00	
11	Water and Sanitary Sewer Main Extension	2700	\$ 2,300,000.00	\$ 1,166,000.00	Water Dept/Fed \$ 1,134,000.00	Water and sewer extension along N. Platte Purchase Drive, including water and sewer main within Platte Purchase Park
<b>STREET AND PUBLIC IMPROVEMENT PROJECTS - FUTURE PROJECTS</b>						
2B	Traffic Signal - NW 87th Terr & N Platte Purchase Dr		\$ 468,000.00		\$ 468,000.00	Traffic Signal and ADA Intersection upgrades per KCMO req.
5	Line Creek Regional Detention Facility (Phase 1) Basin Embankment and Grading		\$ 1,500,000.00	\$ 800,000.00	PIAC/WSD \$ 700,000.00	East fork of Line Creek Regional Detention Facility - Phase 1 of Upper Basin
	Basin Outfall		\$ 770,000.00	\$ 340,000.00	DFA Account \$ 430,000.00	
	Sanitary Sewer Upgrades (per WSD)		\$ 399,000.00		\$ 399,000.00	
			\$ 2,669,000.00	\$ 1,140,000.00	\$ 1,529,000.00	
7a	N Platte Purchase Drive - Phase 2 Water Main Extension (Transmission)	4200 3000	\$ 3,474,000.00 \$ 1,079,000.00		\$ 3,474,000.00 \$ 1,079,000.00	N Platte Purchase Drive from M152 to Tiffany Springs Parkway
			\$ 4,553,000.00		\$ 4,553,000.00	
7b	N. Platte Purchase Drive, between Platte Purchase Park Entrance and NE. 100th Street	2600	\$ 4,758,000.00		\$ 4,758,000.00	
7c	N. Platte Purchase Drive, between NE 108th Street and Platte Purchase Park	2700	\$ 3,993,000.00	\$ 298,870.00	Private Sources \$ 1,301,130.00	
				\$ 2,100,000.00	KCMO	
				\$ 293,000.00	KCMO	
9	Tiffany Springs Parkway	2600	\$ 4,302,000.00		\$ 4,302,000.00	Tiffany Springs Parkway from N Platte Purchase Drive west to Platte Purchase Park entrance
10	Line Creek Parkway - Phase 2 Roundabout	5500	\$ 4,500,000.00		\$ 4,500,000.00	(Garry to provide starting point at cul-de-sac to 100th Street)
	Water Main Extension		\$ 2,158,000.00		\$ 2,158,000.00	
			\$ 842,000.00		\$ 842,000.00	
			\$ 7,500,000.00		\$ 7,500,000.00	
12	Twin Creeks Village West CID Infrastructure - WC of Tiffany Springs RD & Platte Purchase DR Site Work		\$ 332,358.00		\$ 332,358.00	
	Utilities, Roadways and Related Improvements		\$ 545,060.00		\$ 545,060.00	
	Contingency		\$ 83,192.00		\$ 83,192.00	
			\$ 960,610.00		\$ 960,610.00	
13	Twin Creeks Village West CID Infrastructure - SWC of Tiffany Springs RD & West of Platte Purchase DR Site Work		\$ 6,460,523.00		\$ 6,460,523.00	
	Utilities, Roadways and Related Improvements		\$ 737,180.00		\$ 737,180.00	
	Contingency		\$ 715,520.00		\$ 715,520.00	
	Roadways and Related Improvements		\$ 4,043,965.00		\$ 4,043,965.00	
	Traffic Signal		\$ 225,000.00		\$ 225,000.00	
	Design		\$ 298,800.00		\$ 298,800.00	
			\$ 12,480,988.00		\$ 12,480,988.00	
14	Twin Creeks Village West CID Infrastructure - SEC of Fountain Hills DR & Platte Purchase DR Site Work		\$ 715,707.00		\$ 715,707.00	
	Utilities, Roadways and Related Improvements		\$ 870,165.00		\$ 870,165.00	
	Traffic Signal		\$ 450,000.00		\$ 450,000.00	
	Contingency		\$ 191,087.00		\$ 191,087.00	
			\$ 2,226,959.00		\$ 2,226,959.00	
TS	Twin Creeks Trail System					
TS2	Twin Creeks Trail System - Segment 2	3975	\$ 872,000.00	\$ 872,000.00	Platte Co/KCMO \$ -	
TS3	Twin Creeks Trail System - Segment 3	2900	\$ 636,000.00	\$ 128,000.00	Platte Co/KCMO \$ 508,000.00	
TS4	Twin Creeks Trail System - Segment 4	3900	\$ 855,000.00	\$ 701,000.00	Platte Co/KCMO \$ 154,000.00	
TS5	Twin Creeks Trail System - Segment 5	4000	\$ 877,000.00	\$ 877,000.00	Platte Co/KCMO \$ -	
			\$ 3,240,000.00	\$ 2,578,000.00	\$ 662,000.00	
<b>COMMISSION EXPENSES</b>						
A.	Legal		\$ 500,000.00		\$ 500,000.00	
B.	Plan Admin, Staff Time, Misc.		\$ 150,000.00		\$ 150,000.00	
			\$ 650,000.00		\$ 650,000.00	
<b>OTHER EXPENSES</b>						
A.	Legal		\$ 600,000.00		\$ 600,000.00	
B.	Construction Period Interest		\$ 500,000.00		\$ 500,000.00	
* C.	Arterial Impact Fees		\$ 750,000.00		\$ 750,000.00	
			\$ 1,850,000.00		\$ 1,850,000.00	
<b>Projected Total</b>			<b>\$ 77,392,557.00</b>	<b>\$ 8,575,870.00</b>	<b>\$ 68,816,687.00</b>	

Project budgets include professional services, hard construction cost, utility relocations, right of way acquisition (if required) and contingency; provided, however, such contingency shall not exceed 5% of the construction, utility and right of way budgets for Projects 1-11 include developer's project management fees, which shall not exceed 5% of the related construction costs.

\* Arterial Street Impact Fees of \$250,000 for Public Infrastructure Improvements essential to the preparation of Redevelopment Project A and located in Arterial Street Impact Fee Benefit District E; and the first \$500,000 of Arterial Street Impact Fees for Public Infrastructure Improvements essential to the preparation of Redevelopment Project B and also located in Arterial Street Impact Fee Benefit District E, and for Public Infrastructure Improvements essential to the preparation of Redevelopment Project Areas C and D each located in Arterial Street Impact Fee Benefit District A. Each Arterial Impact Fee Benefit Area is depicted on the Site Plans attached as Exhibit 2A to the Plan.

## Platte Purchase Redevelopment District Redevelopment Schedule

Public Imp. Number	Public Infrasture Improvement Name	Substantially Complete**
1	NW 88th Street	2017
2A	Traffic Signal - NW 88th & N Platte Purchase Dr	*
2B	Traffic Signal - NW 87th Terr & N Platte Purchase Dr	*
3A	Sanitary Sewer Extension	*
3B	NW Tiffany Springs Road	*
3C	N Platte Purchase Drive	*
3D	Line Creek Parkway	*
4	Line Creek Regional Detention Facility (Phase 1)	*
5	M152 & N Platte Purchase Dr Interchange	*
6A	N Platte Purchase Drive	*
6B	N Platte Purchase Drive	*
7	Old Tiffany Springs Road	*
8	Tiffany Springs Parkway	*
<b>TS</b>	<b>Twin Creeks Trail System</b>	
TS1	Twin Creeks Trail System - Segment 1	
TS2	Twin Creeks Trail System - Segment 2	
TS3	Twin Creeks Trail System - Segment 3	*
TS4	Twin Creeks Trail System - Segment 4	
TS5	Twin Creeks Trail System - Segment 5	

\* Public Improvements will be completed as revenue is available and development occurs; provided, however, all Public Infrasture Improvements shall be completed within twenty-three (23) years of the last approved Redevelopment Project Area by Ordinance.

\*\*Each Public Improvement shall be considered substantially complete when all construction work is accomplished, with the exception of the installation of landscaping, ground cover and signs not related to safety or traffic flow.



**File #: 220353**

ORDINANCE NO. 220353

Amending Chapter 18, Article II, Code of Ordinances, by repealing Section 18-40 entitled “Adoption of International Building Code (2018); amendments” and enacting in lieu thereof a new section of like number and subject matter that requires a school obtaining a building permit to upgrade any existing play area to the current requirements of ICC ANSI A117.1- 2009 section 1108 for accessibility. **\*\*There will be a 1 week hold on this item\*\***

WHEREAS, this ordinance will provide children with disabilities the opportunities needed for activity and inclusion, helping them to gain mobility and freedom and achieve independence and self-esteem in order to attain a better quality of life; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 18, Article II, Code of Ordinances of the City of Kansas City, Missouri, is hereby amended by repealing Section 18-40 and enacting, in lieu thereof, a new section of like number and subject matter, to read as follows:

**CHAPTER 18**

**ARTICLE II.  
BUILDING CODE**

**Sec. 18-40. Adoption of *International Building Code* (2018); amendments.**

The *International Building Code* (2018), promulgated by the International Code Council, is adopted and incorporated in this article by reference as if fully set forth, except as it is amended by the following provisions of this section. Provisions of this article are in addition to the provisions of the *International Building Code*. The following provisions coinciding with provisions of the *International Building Code* supersede, or delete, when indicated, the corresponding provisions of the *International Building Code*:

All references within the model codes to any building, electrical, gas, mechanical, plumbing, sewage disposal, elevator, energy conservation, or existing building code shall be construed to be a reference to the respective building, electrical, gas, mechanical, plumbing, sewage disposal, elevator, energy conservation, or existing building code specifically adopted by reference in Articles II through XIV of this chapter.

**Chapter 1, Scope and Administration**, is deleted. See Article I of this chapter.

**202 DEFINITIONS.** The following definition has been revised (remainder of Section 202 unamended):

**Historic Buildings.** Any building or structure that is one or more of the following:

1. Listed by the State Historic Preservation Officer or the Keeper of the National Register of Historic Places, in the National Register of Historic Places.
2. Designated as historic under an applicable state or local law.
3. Certified as a contributing resource within a National Register, state designated or locally designated historic district.

The following subsection found in the referenced model code is amended as follows:

**308.2.4 Five or fewer persons receiving custodial care.** A facility such as listed in section 308.2 with five or fewer persons receiving custodial care shall be classified as Group R-3 or shall comply with the International Residential Code.

The following subsection found in the referenced model code is amended as follows:

**308.3.2 Five or fewer persons receiving medical care.** A facility such as listed in section 308.3 with five or fewer persons receiving medical care shall be classified as Group R-3 or shall comply with the International Residential Code.

The following subsection found in the referenced model code is amended as follows:

**310.3.1 Short Term Rental units.** Residential occupancies of occupancy classification R-2, where a maximum of 25% of the units in a building are Short Term Rental units, shall be permitted to be considered primarily non-transient in nature.

The following subsection found in the referenced model code is amended as follows:

**310.4.1 Care facilities within a dwelling.** Care facilities for five or fewer persons receiving care that are within a single-family dwelling are permitted to comply with the International Residential Code.

The following subsection found in the referenced model code is amended as follows:

**310.4.2 Lodging houses.** Owner-occupied *lodging houses* (in which the owner lives in common with the guests) with five or fewer *guest rooms* and 10 or fewer total occupants shall be permitted to be constructed in accordance with the *International Residential Code*.

The following section is added to the referenced model code:

**SECTION 429  
PROHIBITED MATERIALS**

**429.1 General.** Building materials containing nickel-zinc ferrite or other similar materials are prohibited in the construction of buildings and other structures if the use of such materials has the effect of blocking wireless public safety communication transmissions.

**Exception:** Materials essential to the structural or fire resistive integrity of the building or structure or as required in medical facilities.

The following section is added to the referenced model code:

**SECTION 430  
PHYSICAL SECURITY FOR DWELLING UNITS**

**430.1 Purpose.** The purpose of this Section is to establish minimum standards that incorporate physical security to make dwelling units resistant to unlawful entry.

**430.1.1 Scope.** This section shall apply to all exterior doors providing direct access into a dwelling unit, where the exterior door is accessible from grade.

**Exceptions:**

1. Vehicle access doors.
2. Storm or screen doors.

**430.2 Doors.** Doors shall comply with Sections 430.2.1 through 430.2.3.

**430.2.1 Wood doors.** Wood doors shall be of solid core construction such as high-density particleboard, solid wood, or wood block core with a minimum nominal thickness of one and three-fourths inches (1 3/4") at any point.

**Exception:** Solid wood panels shall be a minimum of one inch (1") thick. The tapered portion of the panel that inserts into the groove of the door shall be a minimum of one-quarter inch (1/4") thick. The groove shall be a dado groove or applied molding construction. The groove shall be a minimum of one-half inch (1/2") in depth.

**430.2.2 Steel doors.** Steel doors shall be a minimum nominal thickness of one and three-fourths inches (1 3/4") and shall have a minimal skin thickness of 24 gauge.

**430.2.3 Fiberglass doors.** Fiberglass doors shall be a minimum nominal thickness of one and three fourths inches (1 3/4") and shall have a minimum skin thickness of one-sixteenth inch (1/16").

**430.3 Door frames.** Door frames shall comply with Sections 430.3.1 through 430.3.4 and shall be installed in accordance with the manufacturer's installation instructions. Door frames shall be installed prior to rough-in inspection.

**430.3.1 Wall framing at door openings.** Door frames shall be set in openings constructed with double studs on each side. Doors with sidelights shall have double stud construction on each side of the door and on each side of the sidelight(s). Horizontal blocking shall be placed between studs at the door lock height for three (3) stud spaces on each side of the door opening.

**Exception:** Installations provided with alternative reinforcing methods as approved by the building official where it is determined that such alternative methods are at least the equivalent of that prescribed with respect to strength and safety.

**430.3.2 Wood frames.** Door jambs shall be a minimum nominal thickness of three fourths inches ( $\frac{3}{4}$ " ) and shall be installed with solid backing in a manner so no void exists between the strike side of the jamb and the frame opening for a vertical distance of twelve inches (12") each side of the strike. Filler material shall consist of solid wood blocking.

**Exception:** Installations provided with alternative reinforcing methods as approved by the building official where it is determined that such alternative methods are at least the equivalent of that prescribed with respect to strength and safety.

**430.3.3 Steel frames.** Steel door frames shall be constructed of 18 gauge or heavier steel with reinforcement at the hinges and strikes. Steel frames shall be anchored to the wall in accordance with manufacturer specifications.

**430.3.4 Sliding doors.** Sliding door assemblies shall be installed to prevent the removal of the panels and the glazing from the exterior. Shims or screws shall be installed in the upper track of doors that slide on the bottom track or doors shall be provided with equivalent protection as approved by the building official.

**430.4 Door hardware.** Door hardware shall comply with Sections 430.4.1 through 430.4.7.

**430.4.1 Hinges.** Hinges for swinging doors shall comply with the following:

- A. A minimum of three (3) four inch (4") hinges shall be installed on each swinging door.
- B. Each hinge shall be attached to the frame with at least two (2) screws, not less than three inches (3") in length and penetrating at least one inch (1") into the nearest stud. Solid wood fillers or shims shall be used to eliminate any space between the wall structure and door frame behind each hinge.

**Exception:** Installations provided with alternative reinforcing methods as approved by the building official where it is determined that such alternative methods are at least the equivalent of that prescribed with respect to strength and safety.

- C. Hinges for out-swinging doors shall be equipped with mechanical interlock to preclude the removal of the door from the exterior.

**430.4.2 Locks.** Swinging doors shall be provided with a single-cylinder deadbolt locking device (keyed on exterior only) with a minimum projection of one inch (1"). The deadbolt shall penetrate at least three-fourths inch (3/4") into the strike receiving the projected bolt. The cylinder shall have a twist-resistant, tapered hardened steel cylinder guard. The cylinder shall have a minimum of five (5) pin tumblers, shall be connected to the inner portion of the lock by solid metal connecting screws at least one-fourth inch (1/4") in diameter and two and one-fourth inches (2-1/4") in length. The bolt assembly (bolt housing) unit shall be of single piece construction. All deadbolts shall meet ANSI grade 2 specifications.

**Exception:** Doors with integral multi-point locking devices.

**430.4.3 Strike plates.** The deadbolt strike plate shall be a minimum of 18 gauge metal with four offset screw holes. The strike plate shall be attached to the door jamb with four screws not less than three inches (3") in length, and penetrating at least one inch (1") into the nearest stud.

**Exception:** Installations provided with alternative reinforcing methods as approved by the building official where it is determined that such alternative methods are at least the equivalent of that prescribed with respect to strength and safety.

**430.4.4 Door edge protector.** A metal L-shaped or U-shaped door edge protector shall be installed around the bolt projection of the deadbolt to protect the door's edge.

**430.4.5 Double doors.** The inactive leaf of a double swinging door shall be provided with flush bolts having an engagement of not less than one inch into the head and threshold of the door frame.

**430.4.6 Sliding doors.** All sliding glass doors shall be equipped with a secondary locking device consisting of a metal pin, a surface mounted bolt assembly, or other equivalent device as approved by the building official. Where used, metal pins shall be installed at the intersection of the inner and outer panels of the inside door and shall not penetrate the frame's exterior surface.

**430.5 Entry vision and glazing.** All main or front entry doors to dwelling units shall be arranged so that the occupant has a view of the area immediately outside the door without opening the door. The view may be provided by a door viewer having a field of view not less than 180 degrees or through windows or view ports.

**430.6 Exterior Lighting.** In addition to the lighting outlet requirements of Article IV of this chapter, exterior lighting shall be provided in accordance with this section.

**430.6.1 Front and street side exterior lighting.** All doors shall be protected with a minimum of one lighting outlet providing a minimum of 60 watt lighting (or energy efficient equivalent).

**430.6.2 Lighting protection.** Lighting outlets required by this section shall be located a minimum of eight feet (8') above grade or adjacent walking surface accessible from grade, or shall be of a type manufactured such that the light bulb is not readily accessible.

The following subsection is added to the referenced model code:

**503.1, Exception.** A building addition separated from the existing building by a fire wall complying with Section 706 may be considered to be a different building for additional purposes under this code.

The following subsection is added to the referenced model code:

**503.1.4, Exception 3. Toilet rooms on occupied roofs.** One or a pair of single-user toilet rooms located on an occupied roof shall be permitted without being considered as an additional story, additional building height, or additional floor area, for determination of the required type of construction. The toilet rooms shall comply with all other applicable requirements.

The following subsection is added to the referenced model code:

**903.2.8, Exception.** An automatic sprinkler system is not required in a detached single family dwelling, a detached two-family dwelling (duplex), or in an attached single-family dwelling (townhouse), where under the scope of this Article.

A builder of a detached one- or two-family dwelling or townhouse shall offer to any purchaser on or before the time of entering into the purchase contract the option, at the purchaser's cost, to install or equip fire sprinklers in the dwelling or townhouse. The purchaser shall have the right to choose or decline to install a fire sprinkler system. This notification requirement is provided in accordance with, and shall expire in conjunction with, Missouri Statute (RSMO 67.281).

The following subsection found in the referenced model code is amended as follows:

**903.3.1.1.1, Exempt Locations, Item 2.** Any room or space where sprinklers are considered undesirable because of the nature of the contents, when approved by the fire code official and the building code official.

The following subsection found in the referenced model code is amended as follows:

**1004.9 Posting of occupant load.** Every room or space that is an assembly occupancy shall have the occupant load of the room or space posted in a conspicuous place, near the main exit or exit-access doorway from the room or space, for the intended configurations. Posted signs shall be of an approved legible permanent design and shall bear the following: the signature of the building official, the number of occupants permitted for each room use, the occupancy group of the space, and the year of the code in effect at time of approval. Posted signs shall be maintained by the owner or authorized agent.

**Exception:** The approved occupant load sign may be located behind a decorative openable panel in the room or space or may be located in the building manager's office

whenever access to the approved sign is readily available 24 hours per day and the occupant load is otherwise posted in the room as required in this section, along with directions for locating the approved sign.

**1106 Parking and Passenger Loading Facilities** is deleted. See Code of Ordinances Chapter 88 for accessible parking requirements.

The following subsection is added to the referenced model code:

**1109.2.1.8 Universal Changing Station.** Family or assisted-use toilet and bathing rooms shall include a universal changing station for the assistance of persons with disabilities. The changing station area must be equipped with a height-adjustable changing table suitable for use for an adult or a child. The table shall be:

- a) of minimum dimension 24 inches in width by 70 inches in length;
- b) adjustable to allow lowering to a height no greater than 8 inches, and raising to a height no less than 34", above finished floor elevation; and,
- c) capable of supporting a minimum of 350 pounds.

**Exception:** Where a building is provided with more than one family or assisted-use toilet and bathing room, only one such room shall require a Universal Changing Station. Where this exception is utilized, signage shall be provided at all such rooms indicating the location of the Universal Changing Station.

**1110.4.13.1 Existing Play Areas at Schools.** A school obtaining a building permit shall upgrade existing play areas to conform with the requirements of ICC ANSI A117.1-2009 section 1108 for play area accessibility. If such play area upgrades will exceed ten percent (10%) of the value of the building permit work, then the school is only required to spend ten percent (10%) of the value of the building permit work toward play area upgrades.

**1111.1 Signage, Item 1, 2 and 3** is deleted. See Code of Ordinances Chapter 88 for accessible parking signage requirements.

The following section found in the referenced model code is amended as follows:

**SECTION 1612  
FLOOD LOADS**

See Code of Ordinances, **Chapter 28 – Floodplain Management.**

The following subsection is added to the referenced model code:

**1809.5.1 Frost Line.** The design frost line shall be 36 inches (915mm).

The following table found in the referenced model code is amended as follows:

**Table 2902.1 Minimum Number of Required Plumbing Fixtures** – Add footnote g to column “DRINKING FOUNTAINS” as follows:

g. Where restaurants or other businesses serving take-out food or drinks provide drinking water in a container free of charge, drinking fountains shall not be required in those restaurants or those other businesses serving take-out food or drinks. In other occupancies where drinking fountains are required, water coolers or bottled water dispensers shall be permitted to be substituted for not more than 50 percent of the required number of drinking fountains.

The following subsection found in the referenced model code is amended as follows:

**3001.3 Referenced standards.** Except as otherwise provided for in this code, the design, construction, installation, alteration, repair and maintenance of elevators and conveying systems and their components shall conform to Article IX of this code.

The following exception is added to the referenced model code:

**3005.2 Exception:** For machinery located inside the hoistway, an engineering assessment shall be allowed to prove that the main building ventilation systems will provide adequate hoistway temperature and humidity control while the building is in use. If the elevator is required to be on standby power, the ventilation system shall also be on standby power in accordance with Section 3003.1.4.

**3109 Swimming Pools, Spas and Hot Tubs** is deleted. See Code of Ordinances Chapter 34.

The following subsection is added to the referenced model code:

**3201.1.1 Encroachment.** No part of any structure or any appendage thereto shall project beyond the property line of a building site and encroach below, on or above public property, except where authorized by an encroachment permit, or specifically allowed without a permit, in accordance with Article I, Section 18-25.

The following subsection is added to the referenced model code:

**3201.1.2 Existing encroachments.** Parts of existing buildings and structures which already lawfully project beyond the street lot line or building line may be maintained as constructed until their removal is directed by the building official.

The following section found in the referenced model code is amended as follows:

### **SECTION 3303 DEMOLITION.**

**3303.1 General.** The work of demolition or moving of any building shall not commence until the structures required for protection of persons and property are in place. Such structures shall conform to the requirements as set forth in chapter 33 of this article.

The building official may require the permittee to submit plans and a complete schedule for demolition or moving work.

**3303.2 Scope.** In addition to the other requirements of this article and the general ordinances, this section shall govern the demolition and moving of buildings and structures. Any device or equipment such as scaffolds, ladders, derricks, hoists or similar items used in connection with demolition shall be constructed, installed and maintained and operated in accordance with the regulations governing the construction, installation, maintenance and operation of such device or equipment as specified in other portions of this article.

**3303.3 Loads.** Structures or parts of structures, or any floor or temporary support, scaffold, sidewalk barricade, bridge, device or equipment, shall not be loaded in excess of the safe carrying capacity.

**3303.4 Warning signs.** When required, demolition jobs shall be provided with danger signs, which shall be conspicuously posted around the property.

**3303.5 Lights.** Between sunset and sunrise, adequate lights shall be provided to properly protect persons and property from hazards of pits, excavations, fences, barriers, equipment, building materials or rubbish in, upon or near a sidewalk or street. All walkways shall be provided with lights as follows:

**3303.5.1** Amber lights, with capacity of at least 100 watts, on the street side of the walkway at both ends and near the corner.

**3303.5.2** Other lighting consisting of 60-watt lights spaced every ten feet along the walkway.

**3303.6 Dust.** All material to be removed shall be wet sufficiently to lay the dust incidental to its removal.

**3303.7 Rubbish and waste.** All adjacent streets, alleys and other public ways and places shall be kept free and clear of all rubbish, refuse and loose material resulting from the moving, demolition or demolition operations.

**3303.8 Fences.** The building official may require that a fence be constructed on or around any demolition site, when deemed necessary to protect the public.

**3303.9 Methods of demolition.**

**3303.9.1 General.** Except for the cutting of holes in floors for chutes and holes through which to drop materials, preparation of storage space and other necessary preparatory work, demolition of exterior walls and floor construction shall begin at the top of the structure and proceed downward, and each story or exterior wall and floor construction shall be removed and dropped into the storage space before commencing the removal of walls and floors in the story next below. This requirement shall not prohibit the

demolition of a structure in sections if positive means are taken to prevent injury to person or damage to property. The use of other methods may be permitted when approved in advance by the building official.

**3303.9.2 Protection of openings.** All floor openings and shafts not used for material chutes shall be floored over or enclosed with guardrails and toe boards.

**3303.9.3 Stairs and ladders.** All stairs and ladders shall be maintained in a safe condition, and at least one stairway shall be accessible as each floor is demolished.

### **3303.10 Removal of materials.**

**3303.10.1 Through chutes.** Materials shall not be dropped by gravity to any point lying outside the exterior walls of the building except through enclosed wood or metal chutes.

**Exception:** Where the distance from the property line or sidewalk is equal to or greater than the height of the demolition work, materials may be dropped to the ground, provided dust control is maintained in accordance with the provisions of other portions of this chapter.

**3303.10.2 Through floor openings.** If debris is dropped through holes in the floor without the use of chutes, the total area of the hole cut in any intermediate floor (one which lies between the floor that is being demolished and the storage floor) shall not exceed 25 percent of such floor area.

**3303.11 Condition of site.** Upon completion of the removal of the building, structure or utility, all fencing, pedestrian protection and demolition debris and refuse of any kind shall be removed from the site. Excavations, basements or cellars shall be filled with inorganic material; provided, however, the top one foot of fill shall be clean earth. The filling of such excavation may not be required when a building permit has been issued for a new building on a site and the construction thereof is to start within 60 days after the completion of demolition or moving operations. The holder of the building permit shall provide such excavation with a temporary barricade protecting the excavation on all sides as specified for safety by the director of city planning and development. Temporary barricades may remain in position for a time not exceeding five days, after which a solid barricade shall be provided or the excavation filled.

The following subsection is added to the referenced model code:

**3307.2 Temporary Erosion and Sediment Control.** Erosion and sediment control measures shall be provided for disturbed areas (clearing, grading, excavating, filling, storing, or disposing of soil and earth materials) greater than 300 square feet, where an application has been submitted or an application is required to be submitted to the building official for a building permit or grading permit. Erosion and sediment control measures shall comply with the adopted standards by the director of public works. Measures that fail to provide erosion and sediment control to the adopted standards by the director of public works shall be considered not in compliance with this

manual. All control measures shall remain in place and maintained until the site has been stabilized and the measures are no longer necessary.

**Chapter 35 Referenced Standards.** The following standards are amended as noted. (All other referenced standards remain unamended.)

ASME A17.1 See Article IX of this chapter.

ASME A18.1 See Article IX of this chapter.

**Appendices:** The following appendix chapters are hereby adopted:

**Appendix C - Group U - Agricultural Buildings.**

**Appendix H – Signs,** as amended by Article X of this chapter.

**Appendix J – Grading.**

**J103, Permits Required** is deleted. See Article I of this chapter.

**J105, Inspections** is deleted. See Article I of this chapter.

..end

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Approved as to form and legality:

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Eluard Alegre  
Associate City Attorney

# GENERAL

## Ordinance Fact Sheet

**220353**

**Ordinance Number**

**Brief Title:** Accessible School Play Areas

**Approval Deadline:**

**Reason:** To provide an additional amenity for persons with disabilities

**Details**

**Positions / Recommendations**

<p><b>Reason for Legislation</b> To amend the Kansas City Building &amp; Rehabilitation Code (KCBRC), Code of Ordinances Chapter 18, to require existing school play areas to be upgraded to current accessibility standards when a building permit is obtained for work at the school.</p>	<p><b>Sponsor(s)</b> Councilperson Heather Hall</p>											
<p><b>Discussion</b> <i>(including relationship to other Council actions)</i></p> <p>This ordinance would require that any existing school play area be upgraded to the current adopted Accessibility Code (ICC A117.1-2009) whenever a building permit is obtained for any building work at the school.</p> <p>However, if such play area upgrades will exceed ten percent (10%) of the value of the building permit work, the cost of Play Area improvements need not exceed ten percent (10%) of the cost of the school building permit value to not cause small projects to be made cost prohibitive.</p>	<p><b>Programs, Departments, or Groups Affected</b> Citywide Development Community Customers; Department of City Planning &amp; Development</p>											
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	<b>No Recommendation</b>											
	<b>Hold</b>											
	<b>Do Not Pass</b>											

**Details**

**Policy / Program Impact**

		<b>Policy or Program Change</b>	<b>No Yes</b>
		<b>Operational Impact Assessment</b>	
	<b>Finances</b>		
		<b>Cost and Revenue Projections</b>	<b>Cost of Legislation  Increase/Decrease in Revenue Expected Annually</b>
		<b>Fund Sources</b>	

**Applicable Dates:**

**Fact Sheet Prepared By:**

Jeffrey Lee, P.E., MCP., Building Official

**Reviewed By:**

**Reference Numbers**



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**File #: 220364**

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ORDINANCE NO. 220364

Amending Chapter 18, Code of Ordinances, by repealing Article III, Section 18-57 entitled “Adoption of International Residential Code (2018); amendments” and Article XIV, Section 18-367 entitled “Adoption of International Energy Conservation Code (2012); amendments” and enacting, in lieu thereof, new sections of like number and subject matter that update the City’s Energy Conservation Code.

WHEREAS, the City Council adopted an update to the Kansas City Building and Rehabilitation Code, Chapter 18 of the Code of Ordinances (the “Building Code”) with Committee Substitute for Ordinance No. 120375, on May 24, 2012; and

WHEREAS, Ordinance No. 200418 was passed on June 18, 2020, to update the Building Code by adopting the latest editions of the currently adopted, nationally recognized model codes for use in building construction; and

WHEREAS, the KCMO 2008 Climate Protection Plan recognizes the large role of buildings and structures in the City as consumers of energy and the concomitant result in significant greenhouse gas emissions; and

WHEREAS, Kansas City is a signatory to the “We Are Still In” commitment supporting climate action to meet the goals of the Paris Climate Accord; and

WHEREAS, Kansas City passed Resolution No. 200005 updating its Climate Protection and Resiliency Plan with goals to reduce greenhouse gas emissions citywide 100% from the electricity sector by 2030, 100% greenhouse gas reduction from municipal operations by 2022, and to become climate neutral by 2040 in order to protect the health and welfare of all our residents, and adopting modern building codes is instrumental in meeting this goal; and

WHEREAS, energy codes play a key role in meeting carbon reductions because buildings account for nearly 45% of carbon emissions in the U.S.; and

WHEREAS, the 2021 International Energy Conservation Code (“IECC”) with a Zero-Code Appendix was scheduled to be available by the International Code Council in the fall of 2020 to replace the 2018 IECC as the most up to date version of America’s model energy code; and

WHEREAS, because implementing new code regulations results in costs for training and communication, the City would save money by moving directly to the 2021 IECC instead of first adopting the 2018 IECC and then later adopting the 2021 IECC; and

WHEREAS, the Council passed Resolution No. 200449 that expressed the Council's continued commitment to climate action and its desire to delay consideration of an update to the City's energy efficiency code until the 2021 version of the IECC with a Zero-Code Appendix was released in the fall of 2020; and

WHEREAS, the adoption of Resolution No. 200449 allowed for further engagement of residents, stakeholders and City staff in the process of developing language associated with updating the City's energy efficiency code; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 18, Article III, Code of Ordinances of the City of Kansas City, Missouri, is hereby amended by repealing Section 18-57 and enacting, in lieu thereof, a new section of like number and subject matter to read as follows:

**Article III. RESIDENTIAL CODE FOR ONE- AND TWO FAMILY DWELLINGS**

**Sec. 18-57. Adoption of the International Residential Code (2018); amendments.**

The International Residential Code (2018), promulgated by the International Code Council, is adopted and incorporated in this article by reference as if fully set forth, except as it is amended by the following provisions of this section. Provisions of this article are in addition to the provisions of the International Residential Code. The following provisions coinciding with provisions of the International Residential Code supersede, delete or add text where indicated, to the corresponding provisions of the International Residential Code:

All references within the model codes to any building, electrical, gas, mechanical, plumbing, sewage disposal, elevator, energy conservation, or existing building code shall be construed to be a reference to the respective building, electrical, gas, mechanical, plumbing, sewage disposal, elevator, energy conservation, or existing building code specifically adopted by reference in articles II through XIV of this chapter.

[Chapter 1, Scope and Administration](#), is deleted. See article I of this chapter.

For temporary erosion and sediment control requirements see section 3307.2 of article II of this chapter.

**R202 DEFINITIONS** — The following definitions have been revised or added (remainder of section R202 unamended):

**TOWNHOUSE.** A single-family dwelling unit, in which each unit extends from foundation to roof and with a yard or public way on at least two sides, constructed:

In a group of three or more attached units; or,

In a group of two attached units where a property line exists between the units on the underlying parcels.

**WATER SERVICE PIPE.** The pipe from the water main or other source of potable water supply to the first shut-off valve downstream of all of the following (as applicable): 1. the point of entrance into the building; 2. the water meter; or 3. the service backflow prevention device.

The following table found in the referenced model code is amended as follows:

**Table R301.2 (1)  
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA**

GROUND SNOW LOAD <sup>o</sup>	WIND DESIGN				SEISMIC DESIGN CATEGORY <sup>f</sup>	SUBJECT TO DAMAGE FROM		
	Speed <sup>d</sup> (MPH)	Topographic Effects <sup>k</sup>	Special wind Region <sup>l</sup>	Windborne Debris zone <sup>m</sup>		Weathering <sup>g a</sup>	Frost line depth <sup>b</sup>	Termite <sup>c</sup>
20 psf	115	No	No	No	A	Severe	36"	Moderate to Heavy

WINTER DESIGN TEMP <sup>e</sup>	ICE BARRIER UNDERLAYMENT REQUIRED <sup>h</sup>	FLOOD HAZARDS <sup>g</sup>	AIR FREEZING INDEX <sup>i</sup>	MEAN ANNUAL TEMP <sup>j</sup>
6°F	Yes	See Ordinance <a href="#">Chapter 28</a>	1000 F-days	54.2 F

**MANUAL J DESIGN CRITERIA <sup>n</sup>**

Elevation	Latitude	Winter heating	Summer cooling	Altitude correction factor
<a href="#">909</a>	39° N	4° F	96° F	—

Indoor design temperature	Design temperature cooling	Heating temperature difference
72° F	75°	68° F

Cooling temperature difference	Wind velocity heating	Wind velocity cooling	Coincident web bulb
21° F	15	7.5	75° F

Daily range	Winter humidity	Summer Humidity
High	50%	30%

(See 2018 International Residential Code for footnotes.)

The following subsection found in the referenced model code is amended as follows:

**R302.2.2 (Common Walls, Townhouses).** Amend "Item 1" of this section as follows (remainder of this section is unchanged). [This amendment made pursuant to Missouri Statute RSMO 67.281.]

1. Where a fire sprinkler system in accordance with P2904 is provided, the common wall shall be not less than a 2-hour fire-resistance-rated wall assembly tested in accordance with ASTM E119, UL 263 or Section 703.3 of the International Building Code.

**R302.13 Fire protection of floors** is deleted.

The following subsection found in the referenced model code is amended as follows:

**R303.4 Mechanical ventilation.** Where the air infiltration rate of a dwelling unit is 3 air changes per hour or less where tested with a blower door at a pressure of 0.2 inch w.c. (50 Pa) in accordance with Section N1102.4.1.2, the dwelling unit shall be provided with whole-house ventilation in accordance with Section M1505.4.

The following section found in the referenced model code is amended as follows:

**R313 AUTOMATIC FIRE SPRINKLER SYSTEMS.** A builder of a one- or two-family dwelling or townhouse shall offer to any purchaser on or before the time of entering into the purchase contract the option, at the purchaser's cost, to install or equip fire sprinklers in the dwelling or townhouse. The purchaser shall have the right to choose or decline to install a fire sprinkler system. [This notification requirement is provided in accordance with, and shall expire in conjunction with, Missouri Statute (RSMO 67.281).]

The following section found in the referenced model code is amended as follows:

**R322 Flood-Resistant Construction.** See Code of Ordinances, [Chapter 28](#) - Floodplain Management.

The following section is added to the referenced model code:

**R328 Moved Structures.** See Article XIII of this Chapter.

The following section is added to the referenced model code:

**R329 Physical Security**

**R329.1 Purpose.** The purpose of this Section is to establish minimum standards that incorporate physical security to make dwelling units resistant to unlawful entry.

**R329.1.1 Scope.** This section shall apply to all dwelling unit exterior doors.

*Exceptions:*

1. Vehicle access doors.
2. Storm or screen doors.

**R329.2 Doors.** Doors shall comply with Sections R329.2.1 through R329.2.3.

**R329.2.1 Wood doors.** Wood doors shall be of solid core construction such as high-density particleboard, solid wood, or wood block core with a minimum nominal thickness of one and three-fourths inches (1 3/4") at any point.

**Exception:** Solid wood panels shall be a minimum of one inch (1") thick. The tapered portion of the panel that inserts into the groove of the door shall be a minimum of one-quarter inch ( $\frac{1}{4}$ ") thick. The groove shall be a dado groove or applied molding construction. The groove shall be a minimum of one-half inch ( $\frac{1}{2}$ ") in depth.

**R329.2.2 Steel doors.** Steel doors shall be a minimum nominal thickness of one and three-fourths inches ( $1 \frac{3}{4}$ ") and shall have a minimal skin thickness of 24 gauge.

**R329.2.3 Fiberglass doors.** Fiberglass doors shall be a minimum nominal thickness of one and three fourths inches ( $1 \frac{3}{4}$ ") and shall have a minimum skin thickness of one-sixteenth inch ( $1/16$ ").

**R329.3 Door frames.** Door frames shall comply with Sections R326.3.1 through R326.3.4 and shall be installed in accordance with the manufacturer's installation instructions. Door frames shall be installed prior to rough-in inspection.

**R329.3.1 Wall framing at door openings.** Door frames shall be set in openings constructed with double studs on each side. Doors with sidelights shall have double stud construction on each side of the door and on each side of the sidelight(s). Horizontal blocking shall be placed between studs at the door lock height for three (3) stud spaces on each side of the door opening.

**Exception:** Installations provided with alternative reinforcing methods as approved by the building official where it is determined that such alternative methods are at least the equivalent of that prescribed with respect to strength and safety.

**R329.3.2 Wood frames.** Door jambs shall be a minimum nominal thickness of three fourths inches ( $\frac{3}{4}$ ") and shall be installed with solid backing in a manner so no void exists between the strike side of the jamb and the frame opening for a vertical distance of twelve inches (12") each side of the strike. Filler material shall consist of solid wood blocking.

**Exception:** Installations provided with alternative reinforcing methods as approved by the building official where it is determined that such alternative methods are at least the equivalent of that prescribed with respect to strength and safety.

**R329.3.3 Steel frames.** Steel door frames shall be constructed of 18 gauge or heavier steel with reinforcement at the hinges and strikes. Steel frames shall be anchored to the wall in accordance with manufacturer specifications.

**R329.3.4 Sliding doors.** Sliding door assemblies shall be installed to prevent the removal of the panels and the glazing from the exterior. Shims or screws shall be installed in the upper track of doors that slide on the bottom track or doors shall be provided with equivalent protection as approved by the building official.

**R329.4 Door hardware.** Door hardware shall comply with Sections R326.4.1 through R326.4.7.

**R329.4.1 Hinges.** Hinges for swinging doors shall comply with the following:

- A. A minimum of three (3) four inch (4") hinges shall be installed on each swinging door.
- B. Each hinge shall be attached to the frame with at least two (2) screws, not less than three inches (3") in length and penetrating at least one inch (1") into the nearest stud. Solid wood fillers or shims shall be used to eliminate any space between the wall structure and door frame behind each hinge.

**Exception:** Installations provided with alternative reinforcing methods as approved by the building official where it is determined that such alternative methods are at least the equivalent of that prescribed with respect to strength and safety.

- C. Hinges for out-swinging doors shall be equipped with mechanical interlock to preclude the removal of the door from the exterior.

**R329.4.2 Locks.** Swinging doors shall be provided with a single-cylinder deadbolt locking device (keyed on exterior only) with a minimum projection of one inch (1"). The deadbolt shall penetrate at least three-fourths inch (3/4") into the strike receiving the projected bolt. The cylinder shall have a twist-resistant, tapered hardened steel cylinder guard. The cylinder shall have a minimum of five (5) pin tumblers, shall be connected to the inner portion of the lock by solid metal connecting screws at least one-fourth inch (1/4") in diameter and two and one-fourth inches (2-1/4") in length. The bolt assembly (bolt housing) unit shall be of single piece construction. All deadbolts shall meet ANSI grade 2 specifications.

**Exception:** Doors with integral multi-point locking devices.

**R329.4.3 Strike plates.** The deadbolt strike plate shall be a minimum of 18 gauge metal with four offset screw holes. The strike plate shall be attached to the door jamb with four screws not less than three inches (3") in length, and penetrating at least one inch (1") into the nearest stud.

**Exception:** Installations provided with alternative reinforcing methods as approved by the building official where it is determined that such alternative methods are at least the equivalent of that prescribed with respect to strength and safety.

**R329.4.4 Door edge protector.** A metal L-shaped or U-shaped door edge protector, or escutcheon plate, shall be installed around the bolt projection of the deadbolt to protect the door's edge.

**R329.4.5 Double doors.** The inactive leaf of a double swinging door shall be provided with flush bolts having an engagement of not less than one inch into the head and threshold of the door frame.

**R329.4.6 Sliding doors.** All sliding glass doors shall be equipped with a secondary locking device consisting of a metal pin, a surface mounted bolt assembly, or other equivalent device as approved by the building official. Where used, metal pins shall be installed at the intersection of the inner and outer panels of the inside door and shall not penetrate the frame's exterior surface.

**R329.5 Entry vision and glazing.** All main or front entry doors to dwelling units shall be arranged so that the occupant has a view of the area immediately outside the door without opening the door. The view may be provided by a door viewer having a field of view not less than 180 degrees or through windows or view ports.

**R329.6 Exterior Lighting.** In addition to the lighting outlet requirements of Section E3903, exterior lighting shall be provided in accordance with this section.

**R329.6.1 Front and street side exterior lighting.** All front and streetside door entrances shall be protected with a minimum of one lighting outlet providing a minimum of 60 watt lighting (or energy efficient equivalent).

**R329.6.2 Rear exterior lighting.** Dwelling units with windows or doors on the rear of the structure within eight feet (8') of grade or adjacent walking surface accessible from grade shall be equipped at the rear with a minimum of one lighting outlet of the flood light type providing a minimum of 65 watt lighting (or energy efficient equivalent) .

**R329.6.3 Lighting protection.** Lighting outlets required by this section shall be located a minimum of eight feet (8') above grade or adjacent walking surface accessible from grade, or shall be of a type manufactured such that the light bulb is not readily accessible.

The following subsection found in the referenced model code is amended as follows:

**R404.4 Retaining Walls.** Retaining walls that are not laterally supported at the top and that retain in excess of 48 inches (610 mm) of unbalanced fill, that support a surcharge, or are adjacent to a public right-of-way shall be designed to ensure stability against overturning, sliding, excessive foundation pressure and water uplift. Retaining walls shall be designed for a safety factor of 1.5 against lateral sliding and overturning. This section shall not apply to foundation walls supporting buildings.

The following exception is added to the referenced model code:

**R405.1, Exception 2.** A filter membrane is not required where the gravel or crushed stone drain extends at least eighteen inches (18") above the top of the footing, or where

the perforated pipe is covered with at least eighteen inches (18") of washed gravel or crushed stone.

The following subsection found in the referenced model code is amended as follows:

**R602.6.1, Figure R602.6.1 Drilling and notching of top plate.** Where piping or ductwork is placed in or partly in an exterior wall or interior load-bearing wall, necessitating cutting, drilling or notching of the top plate by more than 50 percent of its width, a galvanized metal tie of not less than 0.054 inch thick (1.37 mm) (16 ga) and 1 1/2 inches (38 mm) wide shall be fastened across and to the plate at each side of the opening with not less than four 10d (0.148 inch diameter) nails having a minimum length of 1-1/2 inches (38 mm) at each side, or equivalent (or as required by the product listing, evaluation report, or manufacturer's instructions, where applicable). The metal tie must extend a minimum of 6 inches past the opening. See Figure R602.6.1.

**Exception:** When the entire side of the wall with the notch or cut is covered by wood structural panel sheathing.

The following exception is added to the referenced model code:

**R703.7.2 Plaster, Exception.** Plaster installed per an approved listing or evaluation report.

The following subsection found in the referenced model code is amended as follows:

**R801.3 Roof drainage.** All dwellings shall have a controlled method of water disposal from roofs that will collect and discharge all roof drainage to the ground surface not less than 3 feet (1524 mm) from foundation walls or to an approved drainage system.

The following subsection is added to the referenced model code:

**R901.2 Restrictive covenants.** It shall be unlawful for any individual or organization to establish or enforce restrictive covenants which prohibit or effectively prevent the owner of a one- or two-family dwelling or townhouse from using any types of shingles for roof covering materials allowed by this code, including wood shingle, wood shake shingle, composition, slate, tile, clay, or concrete. Nothing in this ordinance shall prohibit a homes association, if it determines to do so, from adopting restrictive covenants or otherwise governing the use of such roofing materials only to the extent of regulating the colors, styles, or dimensions of roofing materials, or other aesthetic factors. Notwithstanding any existing procedural provisions governing the time period for consideration of amendments of restrictive covenants by home associations to the contrary, a home association, if it determines to do so, may amend their restrictive covenants to provide for such aesthetic regulations for a period of 180 days from the effective date of this ordinance. Any such amendments after that 180 day period of time shall be subject to any procedural requirements set forth in such covenants.

**Chapter 11** is deleted. See Article XIV of this chapter for adoption of IECC 2021.

**Part V, Chapter 12, Mechanical Administration,** is deleted.

The following exception is added to the referenced model code:

**M1602.2, Prohibited Sources (Return Air), Item #4, Exception #3.** Closets with a minimum floor area of 24 square feet and minimum interior dimension 4 feet, and that are conditioned by a source of supply air.

**Sections M2001, M2002, M2003, and G2452 (Boilers)** are deleted.

**Part VII, Chapter 25, Plumbing Administration,** is deleted.

The following subsection is added to the referenced model code:

**P2602.1.1.** For the purpose of this section, available means located in a public way or easement abutting the subject property and within 200 feet of the proposed building.

The following subsection found in the referenced model code is amended as follows:

**P2706.1.2 Standpipes.** Standpipes for automatic clothes washers shall extend a minimum of 30 inches (762 mm) and a maximum of 48 inches (1219 mm) above the finished floor. The trap for a clothes washer standpipe shall be installed at a maximum of 12 inches (305 mm) above the finished floor. Access shall be provided to all standpipe traps and drains for rodding.

**P2706.1.2.1 Laundry tray connection.** A laundry tray waste line is permitted to connect into a standpipe for the automatic clothes washer drain. The standpipes shall not be less than 30 inches (762 mm) as measured from the crown weir. The outlet of the laundry tray shall be a maximum horizontal distance of 30 inches (762 mm) from the standpipe trap.

The following subsection is added to the referenced model code:

**P2901.3.** References in this code to water service piping shall apply only to water service piping connected to a private source of water supply. All water service piping connected to the public water supply is under the jurisdiction of the Department of Water Services.

The following subsection found in the referenced model code is amended as follows:

**P2902.5.3 Lawn irrigation systems.** The potable water supply to lawn irrigation systems shall be protected against backflow by a double check valve assembly or a reduced pressure principle backflow preventer. Where chemicals are introduced into the

system, the potable water supply shall be protected against backflow by a reduced pressure principle backflow preventer.

The following subsection found in the referenced model code is amended as follows:

**P2903.8.2 Minimum size.** The minimum size of individual distribution lines shall be ½" (12.7 mm). Certain fixtures such as one-piece water closets and whirlpool bathtubs shall require a larger size where specified by the manufacturer. If a water heater is fed from one end of a cold water manifold, the manifold shall be one size larger than the water heater feed.

**Table P3002.2 Building Sewer Pipe.** Delete "PS 25, SDR 41 (PS 28), PS 35, SDR 35 (PS 46), PS 50, PS 100" from "Polyvinyl chloride (PVC) plastic pipe in sewer and drain diameters". (Remainder of Table unamended.)

The following exception is added to the referenced model code:

**P3008.1 Sewage backflow, Exception.** The backwater valve is not required unless the structure is connected to a combination storm/sanitary sewer, or the structure or the next downstream sewer manhole is located in the regulatory floodplain.

The following subsection is added to the referenced model code:

**P3105.4 Floor drain.** A floor drain (where used as such) need not be vented, provided it is within 25 feet of a three-inch stack or horizontal drain which has at least a three-inch-diameter vent extension through the roof.

The following subsection found in the referenced model code is amended as follows:

**P3114.3 Where permitted.** Vents may terminate to an air admittance valve under the following conditions:

- (1) For sinks located where there is no wall accessible from the sink location (e.g. island sinks); or where access to the vent system would require notching or boring of studs in excess of the limitations of section R602.6.
- (2) In existing construction, where the existing vent system is not accessible to the fixture location without the removal of finish materials or other existing construction.

**E3901.12 HVAC outlet** is deleted.

The following subsection found in the referenced model code is amended as follows:

**E3902.2 (Garage and accessory building receptacles), Exception.** Receptacles utilizing the provisions of this exception shall be permanently marked to indicate "[Type of equipment] Only - No GFCI Protection".

1. A dedicated receptacle supplying only a permanently installed fire alarm or burglar alarm system.
2. A dedicated receptacle supplying only a garage door opener.
3. A dedicated receptacle supplying only a refrigerator and/or freezer.

The following subsection found in the referenced model code is amended as follows:

**E3902.5 (Unfinished basement receptacles), Exception.** Receptacles utilizing the provisions of this exception shall be permanently marked to indicate "[Type of equipment] Only - No GFCI Protection".

1. A dedicated receptacle supplying only a permanently installed fire alarm or burglar alarm system.
2. A dedicated receptacle supplying only a sump pump.
3. A dedicated receptacle supplying a refrigerator and/or freezer.

The following subsection found in the referenced model code is amended as follows:  
**E3902.16 Arc-fault circuit-interrupter protection.** Branch circuits that supply 120-volt, single-phase, 15- and 20-ampere outlets installed in bedrooms shall be protected by any of the following: [The remainder of the section remains unamended.]

**Part X, Appendices:** The following appendix chapters are hereby adopted:

**Appendix I, Private Sewage Disposal.** See Article VIII of this chapter.

**Appendix Q, Tiny Houses**

Section 2. That Chapter 18, Article XIV, Code of Ordinances of the City of Kansas City, Missouri, is hereby amended by repealing Section 18-367 and enacting, in lieu thereof, a new section of like number and subject matter to read as follows:

## ARTICLE XIV. ENERGY CONSERVATION CODE

**Sec. 18-367. Adoption of International Energy Conservation Code (2021); amendments.**

The International Energy Conservation Code (2021), promulgated by the International Code Council, is adopted and incorporated in this article by reference as if fully set forth, except as it is amended by the following provisions of this section. Provisions of this article are

in addition to the provisions of the International Energy Conservation Code. The following provisions coinciding with provisions of the International Energy Conservation Code supersede, or delete, when indicated, the corresponding provisions of the International Energy Conservation Code.

In addition, the IECC Appendix CC: Zero Energy Commercial Building Provisions is an option for builders to voluntarily implement.

All references within the model codes to any building, electrical, gas, mechanical, plumbing, sewage disposal, elevator, energy conservation, or existing building code shall be construed to be a reference to the respective building, electrical, gas, mechanical, plumbing, sewage disposal, elevator, energy conservation, or existing building code specifically adopted by reference in articles II through XIV of this chapter.

**Chapter 1** [CE], SCOPE AND ADMINISTRATION is deleted. See Article I of this chapter.

**C405.12 Electrical for future use on new buildings with electrical services**

- 1. Provide 2-inch conduit run up to attic for future photovoltaic systems.**
- 2. Provide 2-inch conduit run into parking areas for future electric vehicle charging stations.**

**Chapter 1** [RE], SCOPE AND ADMINISTRATION is deleted. See Article I of this chapter.

**Table R402.4.1.1. Under 'Walls'.** Amend first sentence to read: "Corners and headers shall be sealed and the junction of the foundation and sill plate shall be sealed."

**R403.3.7, Exception.** In IRC projects building framing cavities may be used as ducts or plenums where sealed to prevent leakage through the thermal envelope.

**R404.4 Electrical for future use on new buildings with electrical services**

- 1. Provide 2-inch conduit run up to attic for future photovoltaic systems.**
- 2. Provide 2-inch conduit run into garage areas for future electric vehicle charging stations.**

Section 3. Pursuant to Section 67.280, Revised Statutes of Missouri, the Council finds that a copy of the model code proposed for adoption was filed with the City Clerk and made available for public use, inspection, and examination at least 90 days prior to the adoption of this ordinance.

Section 4. Compliance with the changes made to Chapter 18 with this ordinance is mandatory for applications made on or after 90 days after the effective date of this ordinance (such date, the "Grace Period End Date"). Until the Grace Period End Date, applicants may choose to have applications reviewed under this ordinance provided that if an applicant so chooses, the application must comply with this ordinance in its entirety.

..end

Approved as to form and legality:

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Eluard Alegre  
Associate City Attorney

# GENERAL

## Ordinance Fact Sheet

220364

Ordinance Number

Brief Title	Approval Deadline
Amending Chapter 18 Code of Ordinances to update the City's Energy Conservation Code.	

Reason
Amending of Chapter 18, Article III, Section 18-57 and Article XIV, Section 18-367, entitled "Adoption of International Building Code; amended"

**Details**

<p><b>Reason for Legislation</b></p> <p>Amending various parts of Chapter 18, Article III, Section 18-57 and Article XIV, Section 18-367, entitled "Adoption of International Building Code (2018); amendments" to update the City's Energy Conservation Code.</p>
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**Positions/Recommendations**

<b>Sponsor</b>	Councilmember Bough
<b>Programs, Departments, or Groups Affected</b>	City Planning and Development Office of Environmental Quality
<b>Applicants / Proponents</b>	<p><b>Applicant</b></p> <p>City Department</p> <p>Other</p>
<b>Opponents</b>	<p>Groups or Individuals</p> <p>Basis of opposition</p>
<b>Staff Recommendation</b>	<p><input type="checkbox"/> For</p> <p><input type="checkbox"/> Against</p> <p>Reason Against</p>
<b>Board or Commission Recommendation</b>	<p>By</p> <p><input type="checkbox"/> For   <input type="checkbox"/> Against   <input type="checkbox"/> No action taken</p> <p><input type="checkbox"/> For, with revisions or conditions (see details column for conditions)</p>
<b>Council Committee Actions</b>	<p><input type="checkbox"/> Do pass</p> <p><input type="checkbox"/> Do pass (as amended)</p> <p><input type="checkbox"/> Committee Sub.</p> <p><input type="checkbox"/> Without Recommendation</p> <p><input type="checkbox"/> Hold</p> <p><input type="checkbox"/> Do not pass</p>

<p><b>Details:</b></p> <p>The KCMO 2008 Climate Protection Plan recognizes the large role of buildings and structures in the City as consumers of energy and the concomitant result in significant greenhouse gas emissions. Kansas City passed Resolution No. 200005 updating its Climate Protection and Resiliency Plan with goals to reduce greenhouse gas emissions citywide 100% from the electricity sector by 2030, 100% greenhouse gas reduction from municipal operations by 2022, and to become climate neutral by 2040 in order to protect the health and welfare of all our residents, and adopting modern building codes is instrumental in meeting this goal.</p> <p>Ordinance No. 200418 was introduced on June 4, 2020, to update the Kansas City Building and Rehabilitation Code by adopting the latest editions of the currently adopted, nationally recognized model codes for use in building construction. The 2021 International Energy Conservation Code ("IECC") with a Zero-Code Appendix was scheduled to be available by the International Code Council in the fall of 2020 to replace the 2018 IECC as the most up to date version of America's model energy code; and</p> <p>The Council passed Resolution No. 200449 that expressed the Council's continued commitment to climate action and its desire to delay consideration of an update to the City's energy efficiency code until the 2021 version of the International Energy Conservation Code with a Zero-Code Appendix was released. Because implementing new code regulations results in costs for training and communication, the City would save money by moving directly to the 2021 IECC instead of first adopting the 2018 IECC and then later adopting the 2021 IECC.</p> <p>The adoption of Resolution No. 200449 allowed for further engagement of residents, stakeholder and City staff in the process of developing the language of this proposed ordinance to update the City's energy efficiency code.</p>
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(Continued on reverse side)





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**File #: 220371**

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ORDINANCE NO. 220371

Vacating an alley generally located north of W. 40th Street in between State Line Road to the west and Bell Street to the east, to allow for the construction of a new apartment building; and directing the City Clerk to record certain documents. (CD-ROW-2021-00037)

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 28th day of February, 2022, a petition was filed with the City Clerk of Kansas City by Taliaferro & Browne, Inc., for the vacation of all of the east-west alley located north of 40th Street and south of 39th Street, between Stateline Road and Bell Street, being part of Block 9, Mellier Place, a subdivision in Kansas City, Jackson County Missouri., described as follows. Beginning at the southwest corner of Lot 10 of said Block 9; thence South 87°15'49" East, along the south line of Lot 10 and Lot 15, said Block 9, 247.87 feet, to the southeast corner of said Lot 15; thence South 02°42'56" West, 15.00 feet to the northeast corner of Lot 14, said Block 9; thence North 87°15'49" West, along the north line of Lot 14, Lot 13, Lot 12 and Lot 11, said Block 9, 247.21 feet, to the northwest corner of said Lot 11; thence North 00°12'19" East, 15.01 feet, to the point of beginning, containing 3,713 square feet, 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 all of the east-west alley located north of 40th Street and south of 39th Street, between Stateline Road and Bell Street, being part of Block 9, Mellier Place, a subdivision in Kansas City, Jackson County Missouri., described as follows. Beginning at the southwest corner of Lot 10 of said Block 9; thence South 87°15'49" East, along the south line of Lot 10 and Lot 15, said Block 9, 247.87 feet, to the southeast corner of said Lot 15; thence South 02°42'56" West, 15.00 feet to the northeast corner of Lot 14, said Block 9; thence North 87°15'49" West, along the north line of Lot 14, Lot 13, Lot 12 and Lot 11, said Block 9, 247.21 feet, to the northwest corner of said Lot 11; thence North 00°12'19" East, 15.01 feet, to the point of beginning, containing 3,713 square feet, 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, subject to the following conditions:

1. The developer shall retain utility easement and protect facilities for the Charter.
2. The developer shall retain utility easement and protect facilities for Evergy.
3. AT&T has a cable crossing the alley being vacated. The applicant must either omit that portion of the alley where AT&T's facilities are located from the vacation request or relocate AT&T's facilities at 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



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 Fact Sheet

Case No. CD-ROW-2021-00037

### Brief Title

Vacating an alley generally located north of W. 40th Street in between State Line Road to the west and Bell Street to the east, to allow for the construction of a new apartment building.

### Details

**Location:** Generally located north of W. 40th Street in between State Line Road to the west and Bell Street to the east

**Reason for Legislation:** Vacations of right-of-ways require City Council approval.

See attached City Plan Commission Staff Report for a detailed description and analysis of proposal.

### SUMMARY OF CHANGES FOLLOWING CITY PLAN COMMISSION:

- None.

### CITY PLAN COMMISSION RECOMMENDATION:

Approval Subject to Conditions

1. The developer shall retain utility easement and protect facilities for the Charter.
2. KCMO Public Works Department has facilities or interests within the right-of-way but has no objects to the proposed vacation.
3. The developer shall retain utility easement and protect facilities for Evergy.
4. ATT has a cable crossing the alley being vacated. ATT would need that section not included in the vacation request. ATT can relocate the cable at the partitioner's expense.

**220371**

Ordinance Number

### Positions/Recommendations

<b>Sponsors</b>	Jeffrey Williams, AICP, Director Department of City Planning & Development
<b>Programs, Departments, or Groups Affected</b>	4 <sup>th</sup> District (Shields, Bunch)
<b>Applicants / Proponents</b>	<b>Applicant</b> Christian Hinton Helix Architecture + Design 1629 Walnut St Kansas City, MO 64108  <b>City Department</b> City Planning & Development <b>Other</b>
<b>Opponents</b>	<b>Groups or Individuals</b>  <b>Basis of Opposition</b>
<b>Staff Recommendation</b>	<input checked="" type="checkbox"/> <b>For</b> <input type="checkbox"/> <b>Against</b>  <b>Reason Against –</b>
<b>Board or Commission Recommendation</b>	City Plan Commission (5-0) 03-15-2022 By Nay: Allender, Beasley, Crowl, Enders, Hill <input checked="" type="checkbox"/> <b>For</b> <input type="checkbox"/> <b>Against</b> <input type="checkbox"/> <b>No Action Taken</b> <input type="checkbox"/> <b>For, with revisions or conditions</b> (see details column for conditions)
<b>Council Committee Actions</b>	<input type="checkbox"/> <b>Do Pass</b> <input type="checkbox"/> <b>Do Pass (as amended)</b> <input type="checkbox"/> <b>Committee Sub.</b> <input type="checkbox"/> <b>Without Recommendation</b> <input type="checkbox"/> <b>Hold</b>

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

**Finances**

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

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Appropriation Account Codes	

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<b>Fact Sheet Prepared By:</b> Ahna Nanoski, AICP Lead Planner	<b>Date:</b> 03-18-2022		
<b>Reviewed By:</b> Joe Rexwinkle, AICP Division Manager Development Management	<b>Date:</b>	<b>Initial Application Filed:</b> 10-08-2021	<b>City Plan Commission Action:</b> 03-15-2022
		<b>Revised Plans Filed:</b> NA	<b>Total Days in City Review:</b> 49
		<b>Total Days in Applicant's Hand:</b> 110	
<b>Reference Numbers:</b> Case No. CD-ROW-2021-00037			



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**File #: 220376**

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RESOLUTION NO. 220376

RESOLUTION - Recognizing the Wendell Phillips Downtown East Neighborhood Plan and Development Strategy as the Wendell Phillips Downtown East Neighborhood Association's guide for future development and redevelopment for that part of Kansas City, Missouri, that is generally delineated on the north by Truman Road, on the south by East 27th Street, on the east by Prospect Avenue and on the west by Paseo Boulevard. (CD-MISC-2022-00004)

WHEREAS, the Wendell Phillips Downtown East Neighborhood Association has conducted a study delineating the characteristics of the Wendell Phillips Downtown East Neighborhood Plan and Development Strategy study area; and

WHEREAS, if this plan conflicts with other adopted city plans, the other adopted city plans would supercede the Wendell Phillips Downtown East Neighborhood Plan and Development Strategy; and

WHEREAS, said study provides a guide for future development and redevelopment of the area, for specific and general policies to guide future decisions, and for identification of public and private needs throughout the district and possible solutions to those needs; and

WHEREAS, public notice of the hearing on the Wendell Phillips Downtown East Neighborhood Plan and Development Strategy before the City Plan Commission was published on March 31, 2022; and

WHEREAS, after all interested persons were given an opportunity to present testimony, the City Plan Commission considered and recommended approval of the Wendell Phillips Downtown East Neighborhood Plan and Development Strategy on April 19, 2022; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section A. That the Wendell Phillips Downtown East Neighborhood Plan and Development Strategy is hereby recognized as a guide for the future development and redevelopment for that part of Kansas City, Missouri, that is generally delineated on the north by Truman Road, on the south by East 27th Street, on the east by Prospect Avenue and on the west by Paseo Boulevard. A copy of the plan is attached hereto, in substantial form, and is hereby approved.

Section B. That the Council finds and declares that before taking any action on the proposed Wendell Phillips Downtown East Neighborhood Plan and Development Strategy hereinabove, all public notices have been given and hearings have been had as required by law.

..end

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# COMMUNITY PROJECT/REZONING

## 220376

### Ordinance Fact Sheet

Ordinance Number

**Case No.** CD-MISC-2022- 00004

**Brief Title**

To approve the recognition of the Wendell Phillips Downtown East Neighborhood Plan & Development Strategy.

**Details**

<p><b>Location:</b> Generally the area bound by Truman Rd on the north, Prospect Ave. on the east, E. 27<sup>th</sup> St. on the south and The Paseo Blvd on the west.</p>
<p><b>Reason for Legislation:</b> To provide guidance for the future of the Wendell Phillips Downtown East area.</p>
<p><b>CITY PLAN COMMISSION</b> The City Plan Commission heard this case on April 19, 2022. The Commission recommended approval to recognize the plan.</p>
<p><b>PROJECT HISTORY:</b> Wendell Phillips and Downtown East neighborhoods were once two different neighborhoods adjacent to each other. The neighborhoods shared culturally significant experiences due to music, culture, history, education, development, investment and politics. Each neighborhood at one time was part of a strong localized economy. After the 1960s-1990s, the neighborhoods experienced rapid deterioration of their area due to the construction of Bruce R. Watkins freeway and the condemnation of properties, the decline in maintenance of structures and loss of population. The neighborhoods saw their similarities and determined to combine efforts as one new neighborhood. As a new neighborhood, they wanted to create new opportunities for creative industries to thrive, respect &amp; celebrate history of the past, be involved with every aspect of development projects in their neighborhood, establish new partnerships, include a variety of mixed income housing with affordable quality housing and activate youth programs. These priorities were the driver for the creation of the neighborhood plan and development strategy.</p>
<p><b>PLAN REVIEW:</b> In 2019, residents of Wendell Phillips Downtown East Neighborhood Association came together to participate in a visioning session &amp; focus group sessions for their neighborhood area which is from Truman Rd. on the north, Prospect Avenue on the east, E.27<sup>th</sup> Street on the south and The Paseo Boulevard on the west. The goal of the Plan was to develop a neighborhood level analysis to provide more specific redevelopment guidance for the area. Also, the plan paved the way to inform and empower relationships between new collaborators and the neighborhood by defining the need, the process and the desired outcomes. Through the public input process, this plan outlined a number of strategies through action steps.</p>
<p><b>COMMUNITY INPUT:</b> The Wendell Phillips Downtown East Neighborhood Association has met with community over 10 times in 2019 to</p>

**Positions/Recommendations**

<b>Sponsors</b>	
<b>Programs, Departments or Groups Affected</b>	3 <sup>rd</sup> District (Ellington, Robinson)
<b>Applicants / Proponents</b>	<p><b>Applicant</b></p> <p><b>City Department</b> John James, Wendell Phillips Downtown East Neighborhood Association</p>
<b>Opponents</b>	<p><b>Groups or Individuals</b></p> <p><b>Basis of Opposition</b></p>
<b>Staff Recommendation</b>	<p><input checked="" type="checkbox"/> For</p> <p><input type="checkbox"/> Against</p> <p><b>Reason Against</b></p>
<b>Board or Commission Recommendation</b>	<p>City Plan Commission (6-0)    04-19-2022 By Allendar, Baker, Crowl, Enders, Hill, and 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>
<b>Council Committee Actions</b>	<p><input type="checkbox"/> Do Pass</p> <p><input type="checkbox"/> Do Pass (as amended)</p> <p><input type="checkbox"/> Committee Sub.</p> <p><input type="checkbox"/> Without Recommendation</p> <p><input type="checkbox"/> Hold</p> <p><input type="checkbox"/> Do not pass</p>

deep dive into the concerns and desires of the residential and business community. Through many exercises, the group was able to target specific goals such as Social Cohesion & Communication, Faith & Social Services, Culture & History, Reduce Crime & Improve Safety, Quality Housing, Health & Wellness, Recreation and Green Space, Education & Workforce Development, Employment & Economic Development and Mobility. Seven Focus Groups and four Steering Committee meetings and a public open housed were conducted to gain additional input from more community stakeholders.

**SUMMARY:**  
 This proposal has been a neighborhood driven effort of many residents, property owners and business owners. They have worked to understand the City’s Zoning and Development Code, area plans and the different perspectives of each of the groups. As a group they have developed the Wendell Phillips Downtown East Neighborhood Plan and Development Strategy. The community representatives want to produce a new model of rebuilding and reconciling based in the love of their place and people. The want to be intentional about the rebuilding of their community.

**RECOMMENDATION:**  
 Staff recommends approving recognition of Case No. CD-MISC-2022-00004.

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

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

Continued from Page 2

**Fact Sheet Prepared By:** Angela Eley, AICP  
**Date:** 4-19-22

**Initial Application Filed:** 03-22-2022

**Reviewed By:**  
**Date:** 4-19-22

Kyle Elliott, AICP  
Division Manager  
Long Range Planning &  
Preservation

**Reference Numbers:**

Case No. CD-MISC-2022-00004



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**File #: 220378**

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ORDINANCE NO. 220378

Approving a development plan that will also serve as a preliminary plat in Districts M1-5 to allow for 2.46 million square feet of office, commercial and warehouse development on 12 lots and 2 tracts on approximately 245 acres of land generally located at the northeast corner of Missouri Route 150 and Botts Road. (CD-CPC-2021-00109)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan that will also serve as a preliminary plat in District M1-5 (Manufacturing 1 (dash 5)) on approximately 245 acres of land generally located at the northeast corner of Missouri Route 150 and Botts Road, and more specifically described as follows:

A tract of land in the Southwest Quarter and Southeast Quarter of Section 26 Township 47 North, Range 33 West of the 5th Principal Meridian in Kansas City, Jackson County, Missouri being bounded and described by or under the direct supervision of Jason S Roudebush, P.L.S. 2002014092 as follows: Commencing at the southwest corner of said Southwest Quarter; thence North 03°40'55" East, along the west line of said Southwest Quarter, 1100.00 feet; thence South 86°19'05" East, 20.00 feet to the point of beginning of the tract of land to be herein described, said point being on the easterly right of way line of Botts Road as established by Book 15 at page 314; thence North 03°40'55" East, along said easterly right of way line, 1398.94 feet to a point on the easterly right of way line of Botts Road as established by Document No. 2010E0079591 and Document No. 2010E0079590; thence northerly along said easterly right of way line along a curve to the left having an initial tangent bearing of North 15°51'43" East with a radius of 1132.00 feet, a central angle of 06°32'21" and an arc distance of 129.19 feet; thence North 03°40'55" East, along said easterly right of way line 42.22 feet to a point on the north line of said Southwest Quarter; thence South 86°10'11" East, along the north line of said Southwest Quarter, 1277.11 feet to the northeast corner of the west half of the Southwest Quarter of said Section 26; thence South 86°10'11" East, along the north line of said Southwest Quarter, 1,317.16 feet; thence South 86°14'19" East, along the north line of said Southeast Quarter, 1,513.97 feet to the west right-of-way line of the Kansas City Southern Railroad; thence on said westerly right-of-way line, southerly along a curve to the right having an initial tangent bearing of South 09°24'54" East with a radius of 5,679.65 feet, a central angle of 13°02'23" and an arc distance of 1,292.60 feet; thence South 03°37'29" West, 641.82 feet to the northeast corner of Lot 2,

Hawthorne Park, a subdivision recorded in said Jackson County; thence South 03°36'31" West, along the east line of said lot 2, 350.00 feet to the southeast corner of said Lot 2; thence North 86°24'09" West, along the south line of said Lot 2, 386.86 feet to the southwest corner of said Lot 2; thence continuing North 86°24'09" West along the westerly extension of said south lot line, 80.00 feet to the northeast corner of Lot 4, said Hawthorne Park; thence South 03°36'31" West, along the east line of said Lot 4, 335.00 feet; thence southwesterly along said easterly lot line, along a curve to the right being tangent to the last described course with a radius of 15.00 feet, a central angle of 89°59'20" and an arc distance of 23.56 feet; thence North 86°24'09" West, along the south line of said Lot 4, 335.00 feet to the southwest corner of said Lot 4; thence North 86°24'09" West, along the northerly right of way line of Missouri State Highway No. 150 as now established, 645.15 feet; thence North 82°52'54" West, along said northerly right of way line, 536.05 feet to a point on the northerly right-of-way line of said Missouri State Highway No. 150, as described in Document No. 2011E0002515; thence along said northerly right of way line the following eight (8) calls, North 79°23'17" West, 156.03 feet; thence north 03°35'13" east, 80.57 feet; thence North 86°24'47" West, 121.39 feet; thence South 03°35'13" West, 65.62 feet; thence North 86°24'47" West, 164.04 feet; thence South 72°38'43" West, 175.64 feet; thence North 86°15'01" West, 164.04 feet; thence North 80°08'18" West, 211.33 feet to a point on the west line of the east half of the southwest half of said Section 26, said point also being on the northerly right of way line of Missouri State Highway No. 150 as established by Document No. 2011E0002515, Document No. 1999K0065426 and Document No. 1999K0040664; thence North 80°10'54" West, along said northerly right of way line, 118.72 feet; thence North 82°58'42" West, along said northerly right of way line, 164.34 feet; thence South 82°16'36" West, along said northerly right of way line, 15.03 feet to a point on the northerly right of way line of said Missouri State Highway No. 150 as established by Document No. 2010E0079591 and Document No. 2010E0079590; thence North 67°46'01" West, along said northerly right of way line, 677.56 feet; thence North 62°18'19" West, along said northerly right of way line, 271.28 feet; thence North 01°46'47" East, along the easterly right of way line of said Botts Road as established by said Document No. 2010E0079591 and Document No. 2010E0079590, 177.50 feet; thence North 13°34'46" West, along said easterly right of way line, 201.59 feet; thence North 86°19'05" West, along said easterly right of way line, 39.28 feet; thence North 03°40'55" East, along the easterly right of way line of said Botts Road as established by Document No. B-572006, in Book B-5948 at page 282, 324.90 feet; thence North 86°19'05" West, along said easterly right of way line, 10.00 feet to the point of beginning. Containing 10,693,088 square feet or 245.48 acres, more or less.

is hereby approved, subject to the following conditions:

1. Overall parking along Missouri Route 150 shall be properly screened with a significant berm. Extend screening and berming along the west side of Colorado

Avenue north of Missouri Route 150 to ensure that the truck parking is properly screened.

2. The developer shall submit a preliminary stream buffer plan in accordance with the requirements of Section 88-415, including information regarding the floodplain limits for the property and all of the regulated streams present on the property.
3. The developer shall revise the preliminary plat drawing to remove any proposed easements shown inside the City's right-of-way for the proposed east-west roadway. Any existing easements will need to be subordinated prior to recording of the plat.
4. The developer shall show and label the public and private water mains and fire hydrants. Label the sizes of the water mains. Show and label public street right-of-way and water main easements. Submit plans at 1"=100' maximum scale.

Please label and show size of the public and private water mains, fire hydrants, domestic water service lines and fire service lines. Please show location of fire hydrants (both public and private) existing and proposed, located every 300 feet or less. Please label/name all street by name or proposed name, please label private drives. The drawings show fire lines (wtrf) in public right-of-way and water mains (wtrm) in private right-of-way) and no domestic lines (wtrd) are shown entering any building. Some fire lines (wtrf) are not shown entering the buildings. Please update plan sheets to show proper water services to all buildings.

5. The developer shall secure approval of a project plan from the City Plan Commission for each building or phase prior to issuance of a building permit.
6. The design guidelines shall incorporate the Martin City Area Plan design guidelines wherever the opportunity presents itself. The guidelines shall call out all preferred and prohibited building materials.
7. Prior to issuance of a final certificate of occupancy for each applicable building or phase, all landscaping as shown on the approved landscape plan, including trees, plant material and structural elements, must be in place and healthy, as certified by a sealed letter submitted by a registered landscape architect licensed in the State of Missouri.
8. The developer shall grant on City approved forms, a stream buffer easement to the City or show and label the final stream buffer zones on the subdivision plat within a private open space tract, as required by Chapter 88 and the Land Development Division, prior to issuance of any stream buffer permits.

9. 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.
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 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.
12. 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.
13. The developer shall obtain 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.
14. The developer shall submit covenants, conditions and restrictions to the Land Development Division for approval by the Law Department and enter into covenant agreements for the maintenance of any private open space tracts with stream buffer zones or stormwater detention area tracts, prior to recording the plat.
15. 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.
16. The developer shall 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 the developer shall be responsible for all costs associated with subordination activities now and in the future.
17. The developer shall provide an erosion hazard analysis for areas where any improvements or public right-of-way dedications are proposed within stream buffer zones or adjacent to the outside of stream meanders as required by the Water Services Department.

18. The developer shall pay impact fees as required by Chapter 39 of the City's Code of Ordinances, as required by the Land Development Division.
19. The developer shall show the limits of the 100-year floodplain on the final plat and show the Minimum Low Opening Elevation (MLOE) of any structure on each lot that abuts a 100-year floodplain area (including detention basins and engineered surface drainage conveyances) on any plat and plan, as required by the Land Development Division.
20. 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.
21. The developer shall submit a final stream buffer plan to the Land Development Division for approval prior to issuance of any building permits and obtain permits for the stream buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with Section 88-415 requirements.
22. 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.
23. The developer shall design and construct all interior public streets to City standards, as required by Chapter 88 and the Land Development Division, including curb, gutter, storm sewers, streetlights, and sidewalks.
24. The developer shall submit a macro storm drainage study with the first plat or phase, from a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including water quality BMP's, to the Land Development Division for review and acceptance for the entire development area, and submit a micro storm drainage study with each subsequent plat or phase showing compliance with the approved macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a building permit, whichever occurs first, as required by the Land Development Division.
25. If planned construction activities encroach into any designated floodplain, the developer must obtain a floodplain certificate from Development Services prior to beginning any construction activities within the floodplain.

26. The project will meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
27. Fire hydrant distribution shall follow IFC-2018 Table C102.1.
28. 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)
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 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)
31. Required Fire Department access roads are designed to support a fire apparatus with a gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
32. 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).
33. Buildings exceeding 62,000 square feet in area shall have at least two means of fire apparatus access. (IFC-2018: § D104.2).
34. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (IFC-2018: § D104.3)
35. Prior to a certificate of occupancy for any building in the north phase of construction, the developer shall construct a southbound left turn lane with at least 140 feet of storage on Botts Road at the North NNSA access road.
36. Prior to a certificate of occupancy for any building in the south phase of construction, the developer shall construct a southbound left turn lane with at least 140 feet of storage and 100 feet of taper on Botts Road at the South NNSA access road.
37. Prior to a certificate of occupancy for any building in the south phase of construction, the developer shall construct a northbound right turn lane with at least 90 feet of storage and 100 feet of taper on Botts Road at the South NNSA access road.

38. Prior to certificate of occupancy for any building in the south phase of construction, the developer shall construct traffic signals at the intersection of Botts Road and the South NNSA access road.
39. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
40. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations.
41. The developer must submit water main extension drawings prepared by a registered professional engineer in Missouri to the main extension desk for review, acceptance and contracts per the Kansas City Water rules and regulations for water main extensions and relocations.

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

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

..end

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I hereby certify that as required by Chapter 80, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

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Secretary, City Plan Commission

Approved as to form and legality:

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Sarah Baxter  
Assistant City Attorney

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

**220378**



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**File #: 220380**

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RESOLUTION NO. 220380

RESOLUTION - Directing the City Manager to update the Quality of Urban Life Report; and report back to Council in six months.

WHEREAS, on May 4, 1968, Mayor, Ilus W. Davis, commissioned a study to provide recommendations to address civil discord, prevent civil disorder and ensure harmonious relations among the people in Kansas City; and

WHEREAS, on August 15, 1968 the Commission published a final report with recommendations to improve the economic conditions, education and police-African American relations; and

WHEREAS, the report detailed:

- Seventeen recommendations for the Kansas City Police Department including returning to local control, increasing diversity, improving pay, addressing complaints, improved public communications and community policing;
- Twelve recommendations for the Kansas City School District including racial integration, expanding community services, vocational training and improving counseling services;
- Nine recommendations for the City of Kansas City including fortifying the Human Rights Commission, neighborhood stabilization, fully staffing Human relations functions, improved communications, sanitation and increased recreational opportunities; and

WHEREAS, racism was explored and the "necessity for all citizens to recognize the concept of human dignity for all people regardless of skin color or ethnic background." The final report acknowledged that "white superiority must be recognized, understood and corrected before meaningful long-term progress in the community's race relations can be expected"; and

WHEREAS, on February 26, 1969 the Commission on Human Relations, staffed by Alvin Brooks, was tasked by the Mayor Charles B. Wheeler, Jr, to provide a report to follow up on the recommendations issued in 1968. Three conclusions were noted in the interim report:

- a. Administrators agreed with the majority of the recommendations;

- b. Administrators perceived evidence of progress in implementation;
- c. Favorable actions regarding implementation of the recommendations were related generally to those which did not involve major financial or structural change; and

WHEREAS, in 1971 a Three Year Report: The Quality of Urban Life was issued to provide new guidelines for action in aggressively pursuing justice, freedom, equality, dignity, peace and respect; and

WHEREAS, the report detailed the following:

- Nineteen recommendations for the Police Department including the creation of a Citizen Advisory Council, expanding community relations, increased cooperation from the Board of Police Commissioners and Human Relations Commission, fair promotional system for African American officers and community conflict resolution programming;
- Fourteen recommendations for education including racial integration, increasing public school funding, after-school programming, job placement, improved community relations and drop-out prevention;
- Eleven recommendations for City government functions including strengthening the Fair Housing, Public Accommodations, EEO ordinances, neighborhood stabilization, youth services, discrimination in the workplace, Zero/low fare, consumer protection and improved community relations;
- Eight recommendations for Housing including establishing housing goals with an emphasis on low-moderate income housing, housing subsidies, integration, stronger Federal advocacy and empowering residents to be a part of the decision-making processes;
- Nine recommendations for Employment including equal employment opportunities, diversity inclusion, coalition building, efforts to increase opportunities for minority contractors and improved communications between academia and business;
- Four recommendations for Health including supporting the "Health Resources Institute", increasing comprehensive neighborhood health centers, improved local, state and federal coordination and social determinates of health;
- Ten recommendations for Mass Media including improved human relations academic curriculum for journalism and mass media students, training for members of the media, intensive recruitment for minority employees and increased resident awareness of Federal regulations (FCC); and

WHEREAS, the report concluded the following:

- a. Systemic change is imperative for the eradication of racism in our institutions;
- b. Federal funds should act as a catalyst for local change, not an end itself;
- c. Sometimes the shallow excuse of insufficient local funds is a poor defense against the failure to reorder local priorities and initiate improvements that can be made with no increase in budgetary allocations; and

WHEREAS, in 2020, the murder of George Floyd and the racial health inequities witnessed during the pandemic requires the City Council to examine the harmful impacts of racism and develop solutions to address racial disparities; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the City Manager is directed to update the Quality of Urban Life report and present recommendations to address racial inequities and dismantle systemic racism in the public and private sectors.

Section 2. That the City Manager is directed to report back to the Council in six months.

..end

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

**220380**



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**File #: 211122**

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ORDINANCE NO. 211122

Amending Chapter 88, Code of Ordinances, by repealing Section 88-605-03, Street Naming Committee, and enacting in lieu thereof a new section of like number and subject matter for the purpose of requiring City Council approval for the renaming of streets.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 88, Code of Ordinances, is hereby amended by repealing Section 88-605-03, Street Naming, and enacting in lieu thereof a new section of like number and subject matter, to read as follows:

**88-605-03 - STREET NAMING COMMITTEE**

**88-605-03-A. ESTABLISHMENT AND PURPOSE**

There is hereby established a street naming committee with the prime function of assigning names to the public and private streets.

**88-605-03-B. MEMBERSHIP**

The following individuals are members of the street naming committee:

1. city planning and development director;
2. public works director;
3. parks and recreation director;
4. fire chief;
5. police chief.

**88-605-03-C. EX OFFICIO MEMBERS**

The following are ex officio members of the street naming committee:

1. U.S. post office; and
2. other agencies as deemed necessary by the city planning and development director to render a complete and competent review of proposed street names.

**88-605-03-D. PROCEDURES**

The city planning and development director is the chairperson of the street naming committee. The chair's function is to coordinate committee activities. The committee shall review requests to rename streets and make recommendations to the city council when needed. The committee shall assign street names as part of the subdivision plat approval process. The chair must inform the developer of recommendations by the committee and must present recommendations to the city plan commission or the city council, as necessary.

**88-605-03-E. HONORARY STREET NAMES**

Honorary street names may be used to honor neighborhood and local leaders, community activists, and state and national figures. The following guidelines apply.

1. **CONSIDERATION OF NOMINEES**

The nominating person or organization must prepare an autobiography or historical statement of the proposed recipient of the honorary street name designation. The statement should outline the historical or cultural significance of the nominated person, place, or event to the community and to the city. Attached to the autobiography or historical statement should be a map indicating where the honorary street name is being requested and additional information as to why the identified section of street is appropriate.

2. **PETITION OF SUPPORT**

The nominating person or organization must include with the request package a petition of support for the proposed honorary street name. The petition must be signed by no fewer than 50 residents of the city, and must also include at least 75% of the property owners abutting that section of the street proposed to be honored. Special circumstances regarding street segment length or location, etc., will be considered by the city council on a case-by-case basis.

3. **CONSIDERATION BY THE STREET NAMING COMMITTEE**

The nomination request package must be referred to the street naming committee for review. After the street naming committee reviews the application, a report discussing the validity of the petition and the anticipated costs that will be incurred to carry out the request must be prepared and submitted to the city council. The city council may act to approve or deny the application. A simple majority vote is required by city council.

4. **FINANCIAL BURDEN**

The costs of fabrication and installation of the honorary signs as well as all future maintenance and replacement of the signs will be the responsibility of the nominating person or group.

5. **PLACEMENT AND DESIGN OF SIGNS**

Honorary street name signs may not exceed the regulatory size of a green guide street sign. The department of public works has sole authority for the fabrication and installation of honorary street name signs in the city.

6. **TERMINATION OF AN HONORARY STREET NAME DESIGNATION**  
The city may choose at any time and for any reason to discontinue any honorary street name designation by approval of the city council. Should all of the signs become missing or vandalized and remain so for a period of one year with no remedy, the designation will be considered abandoned. The city will not replace or repair any honorary signs without compensation.
  
7. **HONORARY STREET NAME AS ALIAS FOR OFFICIAL STREET NAME**  
The honorary street name must be logged as an alias in the city's emergency communications system and by the U.S. Postal Service for mail delivery purposes.

### **88-605-03-F. STREET RENAMING**

Street renaming is a process to establish a new name for a street that has already been given a street name by an approved plat, by the street naming committee or by the city council.

1. **CONSIDERATION OF RE-NAMING**  
The city council or the Parks Board in the case of streets under their jurisdiction may initiate renaming of a street. The city planning and development director may initiate renaming only in the instance of fixing an error. A statement outlining the need to rename a street and a map indicating where the street re-naming is being requested shall be provided.
  
2. **CONSIDERATION BY THE STREET NAMING COMMITTEE**  
The application must be referred to the street naming committee for review. After the street naming committee reviews the application, a report discussing the impacts on the property owners, the anticipated costs that will be incurred to carry out the request and a recommendation must be prepared and submitted to the city council.
  
3. **NOTICE OF HEARING**  
Notice of the city council public hearing must be sent by the initiator by U.S. mail, first class at least 13 days before the date of the hearing to all property owners adjacent to the section of street proposed to be renamed, any registered neighborhood organization and/or registered civic organization whose boundaries include the subject street, and all owners of property within 300 feet of the street to be renamed. Addresses must be based on the latest available, city-maintained property ownership information. The mailed notice shall indicate the date, time and place of the public hearing, describe the requested action to be taken, indicate where to obtain additional information, and provide contact or other information sufficient for those interested to determine when the city council will hold its hearing on the re-naming.
  
4. **HEARING AND FINAL ACTION**

Following the close of the public hearing, the city council may act to approve or deny the proposed renaming. A simple majority vote is required by city council.

Section 2. That the Council finds and declares that before taking any action on the proposed amendment hereinabove, all public notices and hearings required by law have been given and had.

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

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Secretary, City Plan Commission

Approved as to form and legality:

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Sarah Baxter  
Assistant City Attorney

# COMMUNITY PROJECT/REZONING

**211122**

## Ordinance Fact Sheet

Ordinance Number

**Case No.** CD-CPC-2021-00204

### Brief Title

A request to amend Chapter 88, street naming to clarify the process for street renaming and approvals for honorary street naming allow for other types of signs to be relocated that are a part of an eminent domain action.

### Details

**Location:** City Wide

**Reason for Legislation:** To amend Chapter 88, Street Naming to clarify the process for street re-naming and approvals for honorary street naming.

### PLAN REVIEW

The proposed code amendment began based on direction from CS Resolution 200838, which directed staff to amend Chapter 88 to provide process for re-naming of streets and for approving authority for honorary street names. The proposed amendment provides a formal process for re-naming of streets including notification of all adjacent landowners and everyone within 300' of the street to be renamed. The city council and the parks board (when streets under their jurisdiction) can initiate renaming a street. City Planning Director has the authority to apply only if the change is to fix an error on a plat. The street naming committee shall review and make recommendation to the city council. Notice shall be made to all adjacent property owners and owners within 300' of the street. The council shall have a public hearing and then with a simple majority vote, choose to approve or deny. The other adjustment is requiring honorary street names be approved by the city council. This is to ensure those being honored meet the city council's desire for individuals that were leaders, community activist or state and national leaders.

### CPC RECOMMENDATION

On December 7, 2021 the CPC recommended approval of CD-CPC-2021-00204 without conditions.

### Positions/Recommendations

<b>Sponsors</b>	Jeffrey Williams, AICP, Director Department of City Planning & Development
<b>Programs, Departments or Groups Affected</b>	City Wide
<b>Applicants / Proponents</b>	<b>Applicant</b>
	<b>City Department</b> City Planning & Development <b>Other</b>
<b>Opponents</b>	<b>Groups or Individuals</b>
	<b>Basis of Opposition</b>
<b>Staff Recommendation</b>	<input checked="" type="checkbox"/> <b>For</b>
	<input type="checkbox"/> <b>Against</b>
	<b>Reason Against</b>
<b>Board or Commission Recommendation</b>	City Plan Commission (6-0)      12-07-2021 By Beasley, Crowl, Enders, Hill, Rojas, Allender
	<input checked="" type="checkbox"/> <b>For</b> <input type="checkbox"/> <b>Against</b> <input type="checkbox"/> <b>No Action Taken</b>
	<input type="checkbox"/> <b>For, with revisions or conditions</b> (see details column for conditions)
<b>Council Committee Actions</b>	<input type="checkbox"/> <b>Do Pass</b>
	<input type="checkbox"/> <b>Do Pass (as amended)</b>
	<input type="checkbox"/> <b>Committee Sub.</b>
	<input type="checkbox"/> <b>Without Recommendation</b>
	<input type="checkbox"/> <b>Hold</b>
	<input type="checkbox"/> <b>Do not pass</b>

Continued from Page 1

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

**Finances**

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

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Appropriation Account Codes	

**Continued from Page 2**

<b>Fact Sheet Prepared By:</b>	Date: 12-15-2021		
Diane Binckley Deputy Director			
<b>Reviewed By:</b>	Date: 12-15-2021	<b>Initial Application Filed:</b>	
Diane Binckley Deputy Director		<b>City Plan Commission:</b>	12-07-2021
		<b>Revised Plans Filed:</b>	N/A
<b>Reference Numbers:</b>			
Case No. CD-CPC-2021-00204			



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**File #: 220233**

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ORDINANCE NO. 220233

Amending Section 68-449, Code of Ordinances, to provide parameters for the amendment of contracts for Central City Economic Development Sales Tax funds without City Council approval.

*WHEREAS, Ordinance No. 160861 put before the voters the question of enacting an economic development sales tax devoted to projects located within the area bounded by 9th Street on the north, Gregory Boulevard on the south, The Paseo on the west, and Indiana Avenue on the east; and*

*WHEREAS, in a Special Election called on April 4, 2017, the voters of the City of Kansas City, Missouri approved Question 4 allowing the City of Kansas City to impose a sales tax of 1/8 percent to be used for funding economic development projects within the above defined area; and*

*WHEREAS, upon the voters' approval of Question 4, the imposition of this sales tax and the establishment of a Central City Economic Development ("CCED") Sales Tax Board responsible for analyzing and considering project proposals for the use of CCED sales tax revenues and providing the Council with its recommendations regarding which projects to fund with CCED sales tax revenues were codified in Section 68-449, Code of Ordinances; and*

*WHEREAS, Section 68-449, Code of Ordinances was amended in 2019 by Ordinance. No. 190738; and*

*WHEREAS, the Council recognizes the need for contracts for the use of CCED sales tax funds to be flexible with an efficient process, while still ensuring accountability and appropriate use of funds, and wishes to set standards for the amending of contracts without city council approval; NOW, THEREFORE,*

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

*Section 1. That Section 68-449, Code of Ordinances, is hereby amended by repealing Section 68-449 and enacting a new subsection, to read as follows:*

**Sec. 68-449. Imposition of tax (Central City Economic Development Sales Tax 2017)**

(a) *Sales tax enacted.* Pursuant to the authority granted by and subject to the provisions

of section 67.1305, RSMo, a tax for the benefit of the city is hereby imposed upon all sellers for the privilege of engaging in the business of selling tangible personal property or rendering taxable services at retail to the extent and in the manner provided in sections 144.010 – 144.525 RSMo, and the rules and regulations of the director of revenue issued pursuant thereto. The rate of the tax shall be 1/8 percent on the receipts from the sale at retail of all tangible personal property or taxable services at retail within the city, if such property and such services are subject to taxation by the state under the provisions of section 144.010 – 144.525 RSMo. The tax shall become effective October 1, 2017, for a period of 10 years and shall apply to all sales made after September 30, 2017, and shall be collected as provided in section 67.1305, RSMo.

(b) *Use of sales tax - geographic limitations.* The sales tax authorized pursuant to this section shall be used for projects located in the area bounded by 9th Street on the north; Gregory Boulevard on the south; The Paseo on the west; and Indiana Avenue on the east.

(c) *Economic development tax board.* A five member economic development tax board shall be established with City representatives appointed by the Mayor and approved by the City Council pursuant to section 67.1305, RSMo. prior to the expenditure of any revenue received pursuant to this sales tax for the purpose of:

- (1) considering economic development plans, economic development projects, or designations of an economic development area;
- (2) holding public hearings and providing notice of any such hearings;
- (3) recommending to the City Council actions concerning the adoption of or amendment to economic development plans, economic development projects, or designations of an economic development area;
- (4) considering, as to each proposed project, the following criteria: (i) effect on the City's long-term strategic plans for the impacted community, (ii) economic impact, including impact on the tax base, (iii) compliance with the City's existing zoning and area plan, (iv) relevant demographic data, including, but not limited to, the current population and expected population growth or decline in the impacted community, (v) current neighborhood stabilization and potential disruption of the neighborhood and (vi) environmental impacts; and
- (5) performing other duties established by the City Council.

(d) *Exclusion of revenues.* When imposed within a special taxing district this economic development sales tax shall be excluded from the calculation of revenues available to such districts, and no revenues from this sales tax shall be used for the purposes of any such special taxing district unless recommended by the economic development tax board and approved by the governing body imposing the tax. A special taxing district includes, but is not limited to a tax increment financing district, neighborhood improvement district, or community improvement district.

(e) *Debt retirement.* No revenues generated from the sales tax authorized pursuant to this section shall be expended for the retirement of debt under previously authorized bonded indebtedness or to repay bonds not yet issued unless such expenditures are expressly authorized by ordinance or resolution adopted by the City Council. The appropriation of funds to the Central City Economic Development Sales Tax Fund shall not be deemed sufficient for purposes of granting the authorization required herein.

(f) *Assistance of strategic long-term planner.* Without utilization of revenues from this sales tax, the economic development tax board shall be provided an experienced long-term strategic planner to assist it in carrying out its responsibilities. In addition to other assigned responsibilities, the strategic long-term planner shall assist the economic development tax board with analyzing all of the criteria listed above in Subsection 68-449(c)(4), as well as with the preparation of a chronological timeline of activities related to the assessment of proposed projects, an evaluation presented in an easily understood format compiling relevant data regarding each proposed project's impacts on population growth or decline, economic impact, economic impact on the tax base, a detailed listing of the individual and business organizations working on the proposed project and a detailed compilation of resources related to the proposed project and any cross benefits to be derived from the proposed project.

(g) *Amendment of contracts.* Any contract entered into upon authorization by city council for use of revenues of this sales tax may subsequently be amended by written agreement signed by the director of housing and community development without further city council authorization, provided that the amendment has been considered and recommended by the economic development tax board, does not alter the amount of this sales tax contributed under the contract by more than ten percent, and does not substantively change the development project. The city council may by ordinance modify the threshold for amendment without council approval.

..end

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Approved as to form and legality:

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Emalea Black  
Assistant City Attorney

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

**220233**



**File #: 220327**

ORDINANCE NO. 220327

Rezoning an area of about 32 acres generally located on the north side of E. 63<sup>rd</sup> Street on both sides of Prospect Avenue and bordered by E. 61<sup>st</sup> Street on the north, Bruce R. Watkins Drive on the east and Park Avenue on the west from Districts B4-2, B3-2, R-2.5 and R-5 to District UR. (CD-CPC-2021-00211)

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-1323, rezoning an area of approximately 32 acres generally located on the north side of E. 63<sup>rd</sup> Street on both sides of Prospect Avenue and bordered by E. 61<sup>st</sup> Street on the north, Bruce R. Watkins Drive on the east and Park Avenue on the west, from Districts B4-2 (Heavy Business/ Commercial), B3-2 (Community Business), R-2.5 (Residential 2.5) and R-5 (Residential 5) to District UR (Urban Redevelopment), which also serves as a preliminary plat to allow for mixed use development that includes multifamily residential, office and retail/ commercial, said section to read as follows:

Section 88-20A-1323. That an area legally described as:

All that part of the Northwest Quarter of Section 3 and Northeast Quarter of Section 4, Township 48, Range 33, including all that part of Lot 1, Summers Wharf, Lots 1 thru 6, inclusive, and Lots 18 thru 105, inclusive, Beachwood, Lots 1 thru 25, inclusive, Eastlake Addition, Lots 1 thru 22, inclusive, Millers Addition, Lots 69 thru 73, inclusive, Beaufort, and Lots 1 thru 15, inclusive, Jost Plaza, all in Kansas City, Jackson County, Missouri, together with the rights-of-ways of Prospect Avenue, Wabash Avenue, Olive Street, Park Avenue, E. 61<sup>st</sup> Street and E. 62<sup>nd</sup> Street, all described as follows:

Beginning at the southerly most southeast corner of said Lot 1, Summers Wharf, said point being on the north right-of-way line of E. 63<sup>rd</sup> Street, 50 feet north of the centerline thereof; thence North 86°58'41" West (plat: North 86°49'02" West), along the north right-of-way line of said E. 63<sup>rd</sup> Street and its westerly prolongation, 50 feet north of and parallel with the centerline thereof, 295.91 feet to the west right-of-way line of Wabash Avenue, said point being on the east line of lot 40 in said Beachwood; thence South 02°15'37" West, along the east line of said Lot 40, 10.00 feet to the north right-of-way line said E. 63<sup>rd</sup> street, 30.00 feet north of the south line of the Northeast Quarter of said Section 4; thence North

86°58'41" West, along the north right-of-way line of said E. 63rd Street and its westerly prolongation thereof, 30.00 feet north of and parallel with the south line of said Northeast Quarter, 885.65 feet to the southeast corner of a tract of land for new right-of-way described by Document No. 1990-K-0930339, being the west 5 feet of the south 5 feet of Lot 99 in said Beachwood; thence north 02°15'37" East, parallel with the west line of said Lot 99, 5.00 feet to the northeast corner of said tract of land; thence North 86°58'41" West, parallel with the north right-of-way line of said E. 63rd Street, 5.00 feet to the west line of said Lot 99, said point being on the east right-of-way line of Brooklyn Avenue; thence North 02°15'37" East, along said east right-of-way line, 280.05 feet to the northwest corner of Lot 105 in said Beachwood; thence South 86°58'41" East, along the north line of said lot, 137.64 feet to the northeast corner thereof, said point being the southwest corner of Lot 91 in said Beachwood; thence North 02°15'37" East, along the west line of Lots 91, 90, 89, 88, 87, 86, and 85 in said Beachwood, 280.04 feet to the northwest corner of said Lot 85, said point being on the south right-of-way line of E. 62nd Street; thence South 86°58'41" East, along said south right-of-way line and its easterly prolongation thereof, 316.34 feet (plat: 316.09 feet) to the northeast corner of Lot 84 in said Beachwood; thence North 01°56'58" East, 50.01 feet to the north right-of-way line of said E. 62nd Street, said point being the southwest corner of Lot 15 in said Eastlake Addition; thence North 02°15'30" East, along the west line of lots 15 thru 25, inclusive, in said Eastlake Addition, 385.00 feet, to the northwest corner of said Lot 25; thence South 86°58'41" East, along the north line of said lot, 146.79 feet to the northeast corner thereof, said point being on the west right-of-way line of olive street; thence South 86°58'41" East, 51.15 feet to the east right-of-way line of said Olive Street, said point being the southwest corner of Lot 3 in said Eastlake Addition; thence in a northerly direction, along the east right-of-way line of said Olive Street, along a curve to the right with an initial tangent bearing of North 15°36'49" East, having a radius of 700.00 feet through a central angle of 014°13'02", an arc distance of 173.70 feet (plat: 172.64 feet) to the northwest corner of Lot 1 in said Eastlake Addition; thence South 87°28'08" East, along the north line of said lot, 49.50 feet (plat: 50 feet) to the northeast corner thereof, said point being on the west line of Lot 22 in said Millers Addition; thence North 02°15'37" East, along the west line of said lot, 16.45 feet to the northwest corner thereof; thence South 86°58'41" East, along the north line of said lot, 128.97 feet to the northeast corner thereof, said point being on the west right-of-way line of Wabash Avenue; thence continuing South 86°58'41" East, 50.00 feet to the east right-of-way line of said Wabash Avenue, said point being the northwest corner of Lot 1 in said Millers Addition; thence South 86°58'41" East, along the north line of said lot, 128.97 feet to the northeast corner thereof, said point being 169 feet west of the east line of the Northeast Quarter of said Section 4; thence North 02°15'37" East, 169 feet west of and parallel with the east line of said Northeast Quarter, 380.84 feet to the northwest corner of a tract of land described by Document No. 1993-K-1106908; thence South 87°28'09" East, along the north line of said tract of land, 129.00 feet to the northeast corner thereof, said point being on the west right-of-way line of Prospect Avenue; thence South 02°15'37" West, along said west right-of-way

line, 331.87 feet to the westerly prolongation of the north right-of-way line of E. 61st Street; thence South 86°43'02" East, along the north right-of-way line of said E. 61st Street, and its westerly prolongation thereof, 280.01 feet to the southeast corner of Lot 74 in said Beaufort, being the southeast corner of a tract of land described by Exhibit E40350 in Document No. 2006-E-0030540, said point being on the westerly right-of-way line of Missouri Route 71; thence along the westerly right-of-way line of said Missouri Route 71, the following courses and distances: South 02°15'37" West, 150.00 feet to the southeast corner of Lot 73 in said Beaufort, being the southeast corner of a tract of land described by Exhibit E40351 in said Document No. 2006-E-0030540, said point being 211.58 feet right of Centerline Sta. 355+55.67; thence South 02°15'37" West, 150.00 feet to a point 212.42 feet right of Centerline Sta. 357+07.08; thence South 07°09'08" West, 234.50 feet to a point 232.19 feet right of Centerline Sta. 359+41.67, said point being on the south line of Lot 69 in said Beaufort; thence North 86°43'02" West, along the south line of said Lot 69 and continuing along the westerly right-of-way line of said Missouri Route 71, 50.00 feet to the northeast corner of the west 10 feet of Lot 28 in said Jost Plaza; thence South 02°15'37" West, 656.21 feet to the northeast corner of a tract of land for said Missouri Route 71 right-of-way by Document No. 1990-K-0914472; thence along the north line of said tract of land, being the westerly right-of-way line of said Missouri Route 71, the following courses and distances: South 74°14'22" West (deed: North 74°08'08" East), 45.75 feet; thence South 82°04'12" West (deed: North 81°57'58" East), 25.50 feet; thence North 86°37'12" West (deed: South 86°43'26" East), 61.39 feet to the east right-of-way line of Prospect Avenue; thence leaving the westerly right-of-way line of said Missouri Route 71, North 83°50'28" West, 80.19 feet to the northerly most southeast corner of said Lot 1, Summers Wharf, said point being the intersection of the west right-of-way line of said Prospect Avenue with the north right-of-way line of said E. 63rd Street; thence South 43°01'57" West (plat: South 43°51'23" West), along the north right-of-way line of said E. 63rd Street, 18.54 feet (plat: 18.46 feet) to the point of beginning, containing 31.897 acres, more or less.

And the vacant lot prt NE 1/4 NE 1/4 Sec 4 48 33 including prt vac Wabash Ave beg on s li 60 St 129 ft w of w li Prospect Ave th s 125 ft th w to sly prolg Wabash Ave th n 125 ft th e to beg also beg on s li 60 St 258 ft w of w li of Prospect Ave th s 125 ft th e 129 ft th s 450.23 ft th w 179 ft th n to pt 125 ft s of 60 St th e to sly prolg of w li of Wabash Ave th n 125 ft to 60th St th e to beg also beg sw cor 60th St & Prospect Ave th w alg s li of 60th St 308.0 ft th s 200 ft to tpob th s 375.57 ft th e to tpob also beg 1227.15 ft s & 169 ft w of ne cor sd sec th s 35 ft th w 308 ft th n 51.08 ft th e 129 ft th s 16.08 ft th e to beg also beg 200 ft s of se cor of 60<sup>th</sup> St & Olive St th e 129 ft th s 425 ft th w 129 ft th n 425 ft to beg exc prt in Wabash Ave also exc prt in 61st St. Containing 5.135 acres, more or less.

is hereby rezoned from Districts B4-2 (Heavy Business/ Commercial), B3-2 (Community Business), R-2.5 (Residential 2.5) and R-5 (Residential 5) to District UR (Urban

Redevelopment), all as shown outlined on a map marked Section 88-20A-1323, 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 secure approval of a street tree planting plan from the City Forester and plant according to said plan prior to recording the final plat.
2. The developer shall submit a design guideline for the proposed development per staff approval prior to ordinance request. The design guidelines shall incorporate the Heart of the City design guidelines wherever the opportunity presents itself. The guidelines shall call out all preferred and prohibited building materials. Staff recommends that the guidelines call for four-sided architecture for buildings E, I, J and K. See sample uploaded in Compass. If there are no design guidelines, the developer shall submit a project plan in lieu of a final UR plan to the City Plan Commission for approval, including detailed information on landscaping, signage (including elevations), lighting (including a photometric study showing zero footcandles at the property line and no direct illumination beyond the property line) and building elevations prior to issuance of a building permit.
3. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to a certificate of occupancy.
4. The developer shall apply for a street naming plan prior to issuance of any building permit if streets are to be vacated.
5. The developer shall design and construct all interior streets to City standards, as required by Chapter 88 and the Land Development Division, including curb, gutter, storm sewers, streetlights, and sidewalks. 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 arterial improvements proposed on the development plans must be reviewed and accepted by the Transportation Development Committee and the Impact Fee District Committee before an application for impact fee credits will be accepted.
8. 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.
9. The developer shall submit construction plans in compliance with adopted standards for all improvements required by the traffic study approved by the Public Works Department and shall secure permits for those improvements as required by the Land Development Division, prior to recording the plat.
10. The developer must grant on City approved forms, a stream buffer easement to the City or show and label the final stream buffer zones on the subdivision plat within a private open space tract, as required by Chapter 88 and the Land Development Division, prior to issuance of any stream buffer permits.
11. 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.
12. The developer shall 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 the developer shall be responsible for all costs associated with subordination activities now and in the future.
13. 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.

14. The developer shall dedicate additional right-of-way for Prospect Avenue as required by the adopted Major Street Plan along those areas being platted or seek approval recommendations from the Transportation and Development Committee for any variances requested to the Major Street Plan prior to City Plan Commission approval.
15. The developer shall submit a final stream buffer plan to the Land Development Division for approval prior to issuance of any building permits and obtain permits for the stream buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements.
16. Please note that any proposed on-street parking shall be approved by the Public Works Department prior to the issuance of a permit from the Land Development Division for construction. Requests for on-street parking require review by Public Works staff during the plan review process.
17. The developer shall obtain a floodplain certificate from Development Services prior to beginning any construction activities within the floodplain.
18. The developer shall submit covenants, conditions and restrictions to the Land Development Division for approval by the Law Department and enter into covenant agreements for the maintenance of any private open space tracts with stream buffer zones or stormwater detention area tracts, prior to recording the plat.
19. 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.
20. The developer shall provide acceptable easement and secure permits to relocated sanitary sewers out from under proposed buildings and structures, while continuing to ensure individual service is provided to all proposed lots as required by the Land Development Division prior to recording the plat or issuance of a building permit, whichever occurs first.
21. 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.

22. The developer shall integrate into the existing streetlight system any relocated streetlights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.
23. The developer shall show the limits of the 100-year floodplain plus the 1-foot freeboard on the final plat and show the Minimum Low Opening Elevation (MLOE) of any structure on each lot that abuts a 100-year floodplain area (including detention basins and engineered surface drainage conveyances) on any plat and plan, as required by the Land Development Division.
24. 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.
25. 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.
26. 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
27. 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.
28. The developer shall dedicate additional right-of-way for 63rd Street as required by the adopted Major Street Plan along those areas being platted or seek approval recommendations from the Transportation and Development Committee for any variances requested to the Major Street Plan prior to City Plan Commission approval.
29. The project will meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
30. Fire hydrant distribution shall follow IFC-2018, Table C102.1.
31. 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 -2013 § 8.7.2)

32. Fire Department connection 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)
33. The building's Fire Department Connection shall be immediately recognizable from the street or nearest point of Fire Department access. (IFC-2018 § 912.2.1).
34. All Fire Department Connections (FDC) shall be threaded connections, Storz connections are not allowed in the City of Kansas City, Missouri. (IFC-2018 § 903.3.6; NFPA 13-2010 § 6.8.1).
35. 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)
36. Access 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).
37. 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
38. 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. If dedicating private open space, said areas must be platted into private open space tracts. 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.
39. The developer indicates 5 tracts totaling 3.45 acres are to be platted as private open space tracts to satisfy the parkland dedication requirements of 88-408. The developer shall submit a final UR plan via the City Planning and Development Management detailing each private open space tract reserved for parkland dedication detailing amenities to be provided within each tract. The final plan shall be submitted and approved by the Parks and Recreation/City Planning staff prior to recording final plat.
40. The developer shall construct a westbound right turn lane with 150 feet of storage plus taper on 63rd Street at Prospect Avenue, prior to a certificate of occupancy.
41. The developer shall construct an additional left turn only lane with 170 feet of storage plus taper on the southbound US-71 exit ramp at Prospect Avenue, prior

- to a certificate of occupancy.
42. The layout and design of Prospect Avenue will need further review prior to construction.
  43. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations.
  44. An engineer will need to perform a water flow and pressure analysis in the area of the development. This analysis will need to confirm the adequacy of the water distribution system for the new fire and domestic demands. If the existing system is inadequate the developer will be required to make all improvements necessary to deliver adequate flows and pressures.
  45. The developer shall submit water main extension drawings prepared by a registered professional engineer in Missouri to the main extension desk for review, acceptance and contracts per the Kansas City Water rules and regulations for water main extensions and relocations.
  46. The developer shall provide a soils analysis showing the soil is asbestos free, before any underground work is started for the Kansas City Water Services Department.
  47. The developer shall provide a utility plan showing and labeling the water mains including designating size, type, as well as public or private. Show and label existing and proposed easements, domestic and fire service lines, kills, meters, and backflow preventers.

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

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

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Joseph Rexwinkle, AICP  
Secretary, City Plan Commission

Approved as to form and legality:

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Sarah Baxter  
Assistant City Attorney

# COMMUNITY PROJECT/ZONING

## Ordinance Fact Sheet

Case No. CD-CPC-2021-00211

Ordinance Number

**Brief Title**

**Approval Deadline**

To consider rezoning about 32 acres from Districts B4-2 (Heavy Business/ Commercial), B3-2 (Community Business), R-2.5 (Residential 2.5) and R-5 (Residential 5) to District UR (Urban Redevelopment).

**Details**

**Specific Address**

Generally at on the north side of E. 63rd Street on both sides of Prospect Avenue.

**Reason for Legislation**

To consider rezoning about 32 acres from Districts B4-2 (Heavy Business/ Commercial), B3-2 (Community Business), R-2.5 (Residential 2.5) and R-5 (Residential 5) to District UR (Urban Redevelopment), which also serves as a preliminary to allow for mixed use development that includes multifamily residential, office and retail/ commercial on about 32 acres generally located at on the north side of E. 63rd Street on both sides of Prospect Avenue.

**Discussion**

SEE ATTACHED STAFF REPORT.

**Positions/Recommendations**

<b>Sponsor</b>	Jeffrey Williams, AICP, Director Department of City Planning and Development
<b>Programs, Departments, or Groups Affected</b>	5th District (Barnes, Jr. & Parks-Shaw)
<b>Applicants / Proponents</b>	<b>Applicant</b> Anthony Brown McClure Engineering  <b>City Department</b> City Development <b>Other</b>
<b>Opponents</b>	<b>Groups or Individuals</b>  <b>Basis of opposition</b>
<b>Staff Recommendation</b>	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against  Reason Against
<b>Board or Commission Recommendation</b>	City Plan Commission (5-0) 3-15-2021 By Aye: (Allender, Beasley, Crowl, Enders, and Hill) <input checked="" type="checkbox"/> For <input type="checkbox"/> Against <b>No action taken</b> <input type="checkbox"/> For, with revisions or conditions (see details column for conditions)
<b>Council Committee Actions</b>	<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

**Details**

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**Policy/Program Impact**

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

**Finances**

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

**Fact Sheet Prepared By:**

Olofu O. Agbaji  
Staff Planner

**Date:** 4-11-2022

**Reviewed by:**

Joseph Rexwinkle, AICP, Division Manager  
Development Management

**Date:**

Initial application filed: 11-14-2021

Revised Plans Recieved: 02-23-2022

**Reference Numbers**